

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: March 15, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-01 - Second Reading – (quasi-judicial) Consideration of a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development commonly referred to as “Casa Bella” within the Mixed Use – West (MU-W) zoning district

SUMMARY:

The applicant, Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Julie Cruz of Creative Financing, LLC, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct an 18-unit mixed-use multifamily development.
2. Major Site Plan for the development of a new mixed-use development in excess of 7,500 square feet.
3. Conditional Use for the establishment of residential uses in excess of 7,500 square feet.
4. Sustainable Bonus Incentive Program for additional density of 3 units.

BACKGROUND AND JUSTIFICATION:

The 0.52-acre subject site is currently vacant and is located on the east side of Boutwell Road approximately 230 feet south of 10th Avenue North. The site currently contains a single-family residence as well as a vacant lot. The existing single-family residence is proposed to be demolished prior to the project’s construction if the project is approved. The proposed project consists of a 2-story building with 18 dwelling units and 417 square feet of office space.

On July 7, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance (6-0 vote).

First reading of the application was delayed to allow for an ownership transfer of Creative Financing, LLC to Julie Cruz on September 13, 2021, subsequent to the passing of Richard Cruz.

The applicant submitted revisions on January 3, 2022 per a Planning & Zoning Board condition of approval that required the applicant to provide a photometric plan and revised site and landscape plans to reflect the location of the monument sign. A condition of approval has been added to require that 50% of the \$21,600 sustainable incentive bonus fee for the three (3) additional residential units be paid to the City prior to the issuance of a building permit or to vest the project, whichever occurs first.

The City Commission voted to approve the project on first reading (3-2 vote) at the February 15, 2022 meeting with additional conditions of approval regarding the addition of a bicycle rack and

dog bag dispenser, the requirement that laundry be provided in each unit and the requirement to provide security cameras and doorbell cameras.

MOTION:

Move to approve/disapprove Ordinance No. 2022-01 for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development commonly referred to as “Casa Bella” within the Mixed Use – West (MU-W) zoning district.

ATTACHMENT(S):

Ordinance 2022-01
PZB Staff Report
Site Plan Package
Supplemental Supporting Documents