

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 21, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-08 – First Reading – amending the City's Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure.

SUMMARY:

The proposed project (Detroit Street Planned Development) is multi-family 3-story development with 60 units generally located south of 2nd Avenue North between Buffalo Street and Detroit Street. The subject site +/- 2.4.14 acre site is currently vacant in the Mixed Use – West Zoning District. The applicant, Brie Lemmerman of Pacific Land Holdings, LLC, is requesting approval of the following for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street:

- A planned development and major site plan request to construct an approximately 3-story, 60-unit multi-family mid-rise residential structures (two buildings).
- A conditional use permit request to develop a multi-family residential structure with sixteen 3-bedroom units and forty-four 2-bedroom units.
- A Sustainable Bonus request for an additional 1- story (approximately 6') of bonus height. Project is approximately 36' high and is 43' 10.5" to top of the roof peak.

The Applicant is proposing a multi-family development on a 2.414-acre vacant lot with the purpose of improving the area while contributing to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

BACKGROUND AND JUSTIFICATION:

The subject application is scheduled before the Planning and Zoning Board (PZB) on June 15, 2022. Staff shall present the recommendation of the PZB at first reading.

As outlined in the staff report, the proposed planned development meets all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan. The application includes is requesting a parking reduction to reduce the required parking from 109 spaces to 90 spaces.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 6 feet) and an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community-based improvements and overall design excellence as part of a development proposal. Per condition of approval, the applicant shall be required to pay 50% of the sustainable bonus

incentive value to the City in the amount of \$79,950. For the remaining 50% of the incentive award value (\$79,950), the applicant is proposing a tot lot (\$16,369) and a Florida Green Building certification (\$39,975). The total value of the qualifying improvements is \$56,344. The total payment by the applicant to the City for the additional height and 1 - story is \$103,556 ($\$103,556 = \$79,950 + \$23,606$).

Additional background, history and justification can be found in the attached documentation, including the advisory board staff report.

MOTION:

Move to approve/disapprove Ordinance No. 2022-08 on first reading and scheduling the second reading and public hearing on July 19, 2022.

ATTACHMENT(S):

Ordinance 2022-08
PZB Staff Report
Site Plan Package