

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: July 20, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-04 – First Reading (continuance) - Quasi-judicial – amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development (Deco Green Apartments) located at 1715 North Dixie Highway

SUMMARY:

Deco Green is a 127-unit mixed-use multi-family project being proposed by IBI Group on behalf of OAG Investment 5, LLC. The subject site is a vacant 2.29 acre parcel located on the west side of North Dixie Highway, between 17th and 18th Avenues North as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries, and the project is the result of competitive solicitation process sponsored by the CRA.

The Applicant, IBI Group on behalf of OAG Investment 5, LLC C, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
2. Development of Significant Impact to construct a residential development in excess of 100 units.
3. Major Site Plan for the development of a new multifamily, mixed use development in excess of 7,500 square feet.
4. Conditional Use Permit to establish a mixed-use master plan greater than 7,500 square feet.
5. Sustainable Bonus Incentive Program for additional density, intensity and height.
6. Transfer of Development Rights Incentive Program for a 10% increase in residential density.

If approved, the City's official zoning map also will be amended to reflect the establishment of the mixed-use, urban planned development.

BACKGROUND AND JUSTIFICATION:

On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (4-1 vote). At the time, the proposed project had 3 buildings with a large central plaza that was open to the public.

On June 15, 2021, the City Commission voted to continue the first reading on the project for further discussion and identified areas of concern for the applicant to address, including reducing the height of the main building to 6 stories from 7 stories, providing security for the open plaza, reducing the impermeable surface, improving the landscaping, adding more shade trees, eliminating the use of artificial turf, committing to affordable housing, and improving the west elevation of Building 2.

The applicant submitted modifications of the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on the direction provided by the

City Commission on July 2, 2021. Buildings 1 and 3 remain three floors in height with a green roof, and each contain 6 dwelling units and +/-3,725 square feet of non-residential use area, including commercial and amenity space. Some of the residential amenities including gym, yoga room, and club room as well as back of house functions have been relocated to the first floor of these buildings. Building 4 is a new building added to allow for the reduction in height of the larger building and to provide the ability to secure the common areas of the project. It also serves as a liner of retail along the Dixie Highway frontage. Building 2 is now six floors in height with a roof terrace and contains 103 dwelling units. Of the total 127 units, 71 will be one bedroom, 48 will be two-bedroom, and 8 will be three-bedroom.

In making these changes, the mix of unit types and uses was adjusted and the parking ratio, pervious surface area and landscaping were improved as well as overall access and security of the site. The project will be constructed in one phase. The applicant also is no longer requesting any waivers for the proposed project. In addition, the applicant aggressively has been seeking County developers, who have affordable units available through the County's Affordable Housing Exchange Program, in order to dedicate a portion of the units as affordable.

Staff has attached a memo with preliminary analysis of the proposed modifications to the site plan and building design.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 on first reading and schedule the second reading and public hearing for August 3, 2021.

ATTACHMENT(S):

Staff Analysis Memo to City Commission of Revised Plans 7-2-21
Ordinance 2021-04
Site Plan Package (New/Revised 7-2-21)
PZB Staff Report
May 5, 2021 PZB Minutes
Site Plan Package (Old / 6-15-21 Meeting)