

ARIA APARTMENTS REZONING, DEVELOPMENT REVIEW, DESIGN REVIEW, & CONDITIONAL USE



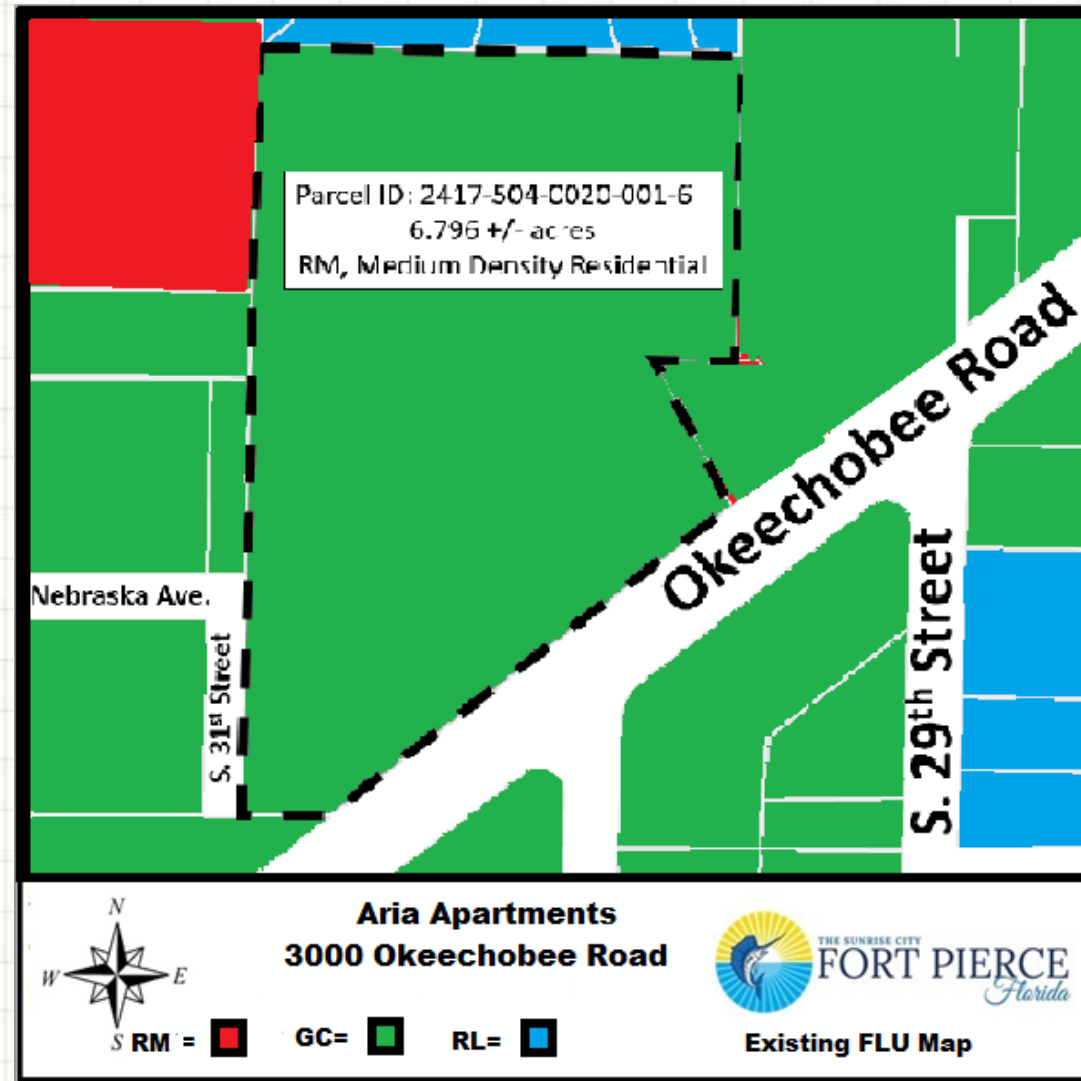
3000 Okeechobee Road



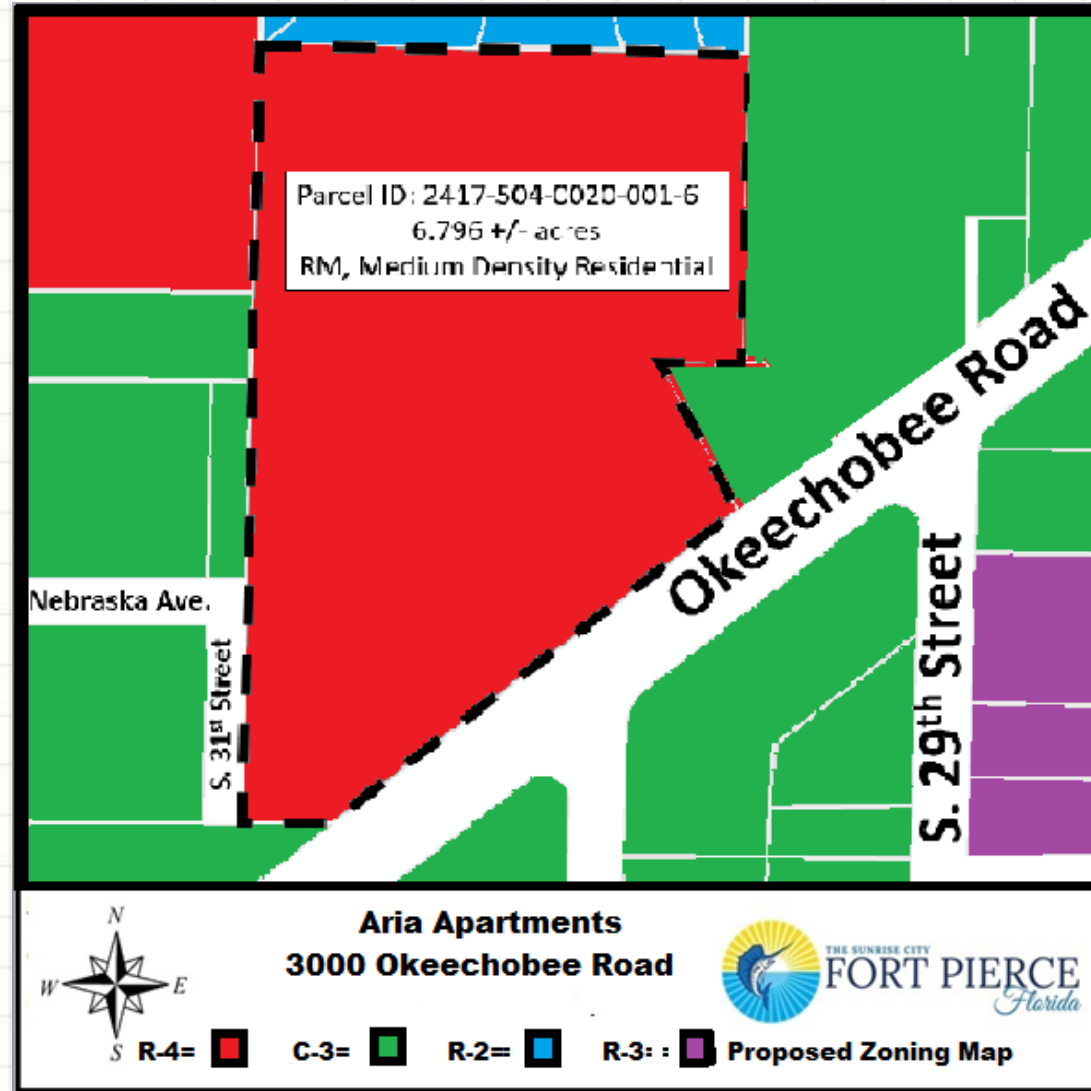
Site Map



Existing Future Land Use Map



Proposed Zoning Map

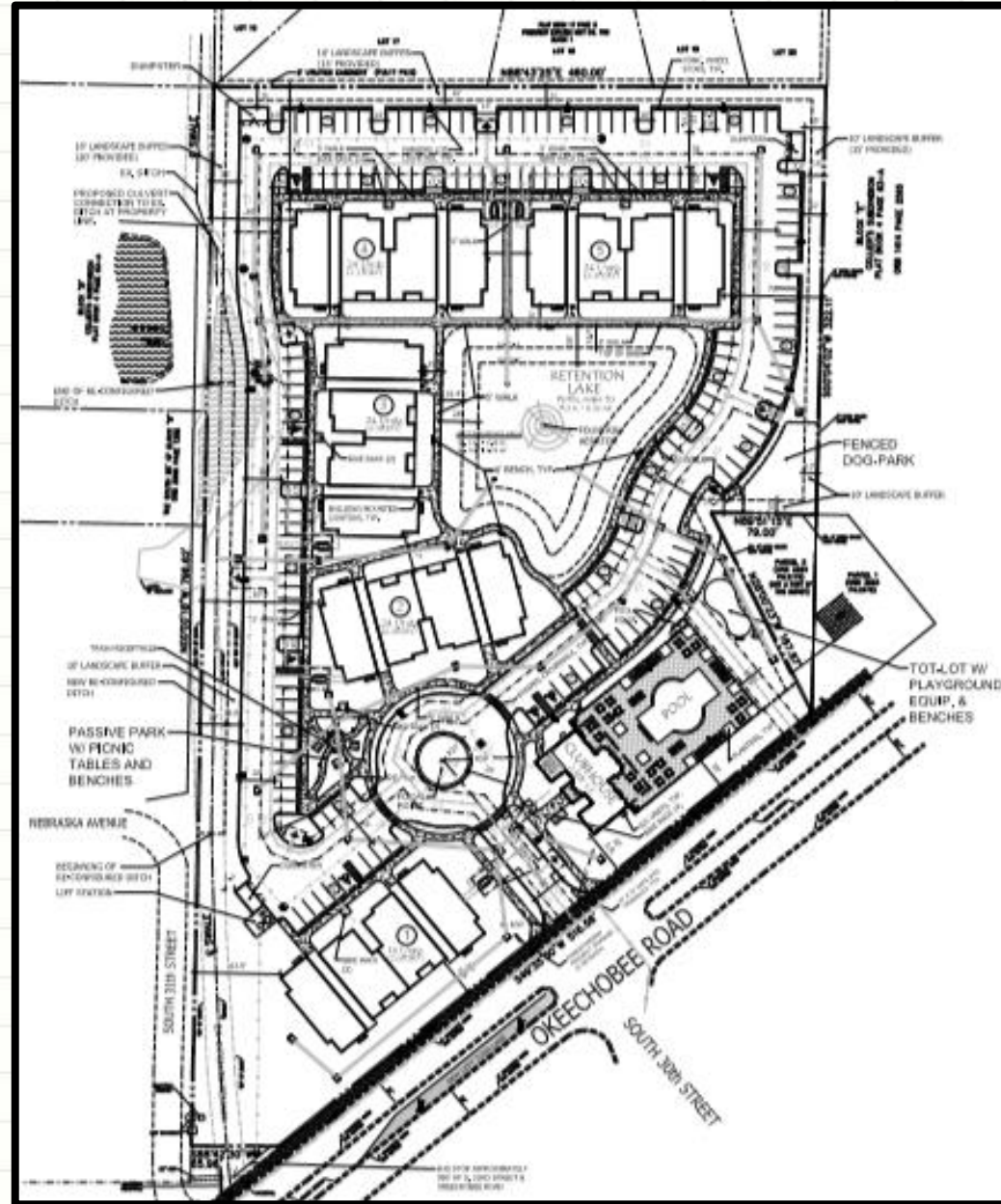


Request

Zoning Atlas Map Amendment -AND-
Development Review, Design Review & Conditional
Use for the construction and operation of a multi-family
development with 112 units.

- Staff recommends **Approval** of the request:
 - Consistent with the City Code & the Comprehensive Plan. (including Section 125-136 that has standards for review of zoning change requests).
 - Does not adversely affect the public health, safety, convenience and general welfare.
 - Is within proximity to key commercial and institutional amenities.

Site Plan



Design Review



Conditional Use

Conditional Use for the construction and operation of a “Innovative Residential Multi-family Development” with 112 units.

- Staff recommends **Approval** of the request:
 - Consistent with the City Code & the Comprehensive Plan.
 - Does not adversely affect the public health, safety, convenience and general welfare.
 - The site is within ¼ mile of a transit stop and is eligible for a density bonus of up to 5 units per acre pursuant to Comp Plan Policies 1.1.6(a) and 1.1.7.

Staff Recommendation

Staff recommends **APPROVAL** of the request, subject to four (4) conditions:

1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for each building pursuant to City Code 123-6. The Landscape Bond for the common areas, clubhouse, lakes, & parking areas shall be submitted before the Certificate of Occupancy is issued for the first building in each phase.
2. At the time of Building Permit submit a signed and sealed boundary and topographic survey to the City Engineering Department in accordance with City Code 119-2 (a)(7).
3. Remove the light grey from the color scheme and use colors from the blue-violet or blue-green color palette.

Staff Recommendation (cont.)

4. Include a landscaped area around base of the monument sign which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.

***Advisory Comment:**

Consider a gated entry for the health, safety, and welfare of the future tenants of the proposed development. Details need to be worked out between the design team and the Planning Department.

Planning Board Recommendation

At the Planning Board August 11, 2020 meeting, recommended 7-0 **Approval** of the Zoning Atlas Map Amendment, Development Review & Design Review, and the Conditional Use.

This presentation requires three (3) separate motions

CC Actions

Possible actions of the City Commission:

- **APPROVAL** of the proposed Rezoning, Development Review, Design Review, & Conditional Use with no changes
 - Staff recommends approval of the request with four (4) conditions.
- **APPROVAL** of the proposed Rezoning, Development Review, Design Review, & Conditional Use with changes.
- **DISAPPROVAL** of the proposed Rezoning, Development Review, Design Review, & Conditional Use

Aria Apartments

Rezoning, Development Review, Design Review, & Conditional Use



3000 Okeechobee Road