



INTEROFFICE MEMORANDUM		DATE:	January 17, 2024
TO:	Development Review Committee Members		
FROM:	Alison Christie, AICP, Development Review Chief Planner		
SUBJECT:	January 17, 2024 Development Review Committee		

(Note: Development Review Committee meetings are open to the public. However, participation is limited to committee members, unless a committee member requests information of an applicant [Reference: Zoning Code, Section III-603]. Opportunities for citizen comment on proposed developments are provided through the Neighborhood Workshops, by scheduling appointments with individual City Staff, or by speaking or submitting written comments at public hearings before the Planning Board or City Commission.)

Notice of Meeting

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DEVELOPMENT APPLICATIONS

1. 23-ASP-08 (Resubmittal) D & R Automotive, 901 & 802 Mango Ave: Application seeking Administrative Site Plan approval to construct a ±8,494 square foot automotive service shop with associated stormwater facilities, parking, and utilities. The development is proposed on two parcels, 802 and 901 Mange Ave. totaling ±1.43 acres. A portion of unimproved Mango Avenue runs through the site, between the two parcels. The subject site is located in the Industrial Light Warehousing (ILW) zone district with a Future Land Use (FLU) classification of Urban Edge. It is also located in the Limelight District (Business). Vehicular access is proposed via Apricot Avenue. There is no residential use proposed with this project. (Alison Christie, AICP, Development Review Chief Planner)

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2. 23-ASP-10 (Resubmittal) Kumquat II, 420 Kumquat Ct: Application requesting Administrative Site Plan approval for 9 residential units with a ground-floor non-residential space in a 5-story building. The site is located on a platted alley approximately 70 feet north of 4th Street and 69.5 feet east of Kumquat Ct. The site is 5,900 square feet in area. The parcel is located within the Downtown Edge (DTE) zone district and Rosemary Residential Overlay District (RROD), and the Future Land Use

is Urban Edge. There is one (1) attainable unit, and the project does propose to utilize the attainable housing density bonus of the RROD. Access will be from the alley which connects to 4th Street and Boulevard of the Arts. (Noah Fossick, AICP, Development Review Senior Planner)

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3. 23-SP-16 (Resubmittal) Oakridge Expansion, 4900 N Tamiami Trail: An application for Site Plan approval to construct a three-story, 36-unit affordable multifamily apartment building and associated infrastructure. The ±4.91-acre subject parcel is zoned North Trail (NT), is part of the North Trail Overlay District (NTOD), and has a Future Land Use (FLU) classification of Urban Mixed Use. The site contains 120 existing affordable multi-family units and an existing 3,713-square foot restaurant and reception office. Vehicular access is proposed to remain from N Tamiami Trail, which abuts the property to the west. (Noah Fossick, AICP, Development Review Senior Planner)

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4. 24-SP-03 (New Submittal) Amaryllis Park Place III, 0 19th Street: An application for Site Plan approval to redevelop ± 6.65 acres, replacing the existing 64 residential units with 144 residential units in four (4) three story buildings. The site is unaddressed and located southeast of Amaryllis Park Place at 2012 N Orange Avenue and south of Amaryllis Park Place II located on 21st Street. The property is within the Government (G) zone district within the Housing Authority Overlay District (HAOD) and has a Future Land Use classification of Multiple Family (Medium Density). Vehicular access is proposed from 21st Street via Gregg Street and Carver Street. All units are proposed as attainable. (Noah Fossick, AICP, Development Review Senior Planner)

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5. 24-PRE-04 Bayside Fruitville Parking Revision, 3375 Fruitville Road: Application seeking a Pre-Application Conference regarding an additional parking area on the existing Bayside Community Church site, located on the northwest corner of Fruitville Road and Bailey Road. The subject site is approximately 4.3-acres in size, zoned Residential Multiple Family 2 (RMF-2) and Residential Single Family 3 (RSF-3), and has a Future Land Use classification of Urban Mixed Use. Access is to remain as existing from Fruitville Road, Beethoven Avenue, and Bailey Road. (Amy Pintus, Development Review Planner)

[Click Here to View Application Materials](#)

6. 24-PRE-05 Mixed Use Building, 1312 N. Tamiami Trail: Application seeking a Pre-Application Conference for the construction of a new, four (4)-story 11,072-square foot mixed-use building with two (2) levels of parking, one (1) level of commercial, and one (1) level of residential with eight (8) units, located on the northeast corner of North Tamiami Trail and 13th Street. The subject site is approximately 0.40-acres in size, zoned North Trail (NT), and has a Future Land Use classification of Urban Mixed Use. Access is proposed from both North Tamiami Trail and 13th Street. (Amy Pintus, Development Review Planner)

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PROJECTS HAVE RECEIVED FULL SIGN-OFF

1. The following project(s) that previously received partial sign-off have now received full sign-off:

STAFF DISCUSSION

1. Pending Building Permits and Projects Under Construction

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