

Agenda Item: 3.b

Meeting Date: May 7, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Joseph DiPasqua, Assistant Director of Community Development

Date: 2026-05-07

Subject: First Hearing of Application DR-2026-0001 - Request for Design Review Approval for the development of a mixed-use project consisting of 12 townhomes, a retail winery and a 7-room hotel on the 1.05-acre vacant property located at 265 Causeway Blvd and 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 Outlook Way.

Presenter(s): George Kinney, Director of Community Development

Staff Recommendation: Staff has determined that this application meets all of the applicable review criteria for approval by the City Commission.

Strategic Themes: Good Governance, Infrastructure Planning and Growth

Boards & Committees: Development Review Committee (DRC)
Architectural Review Committee (ARC)
Local Planning Agency (LPA)

Budget Impact: N/A

Past Action: July 11, 2024 - City Commission unanimously approved Application DR 23-03 for Design Review on first hearing and waived the second hearing but the approval expired on July 11, 2025.
March 20, 2025 - City Commission unanimously approved Resolution 25-09 for the 265 Causeway subdivision plat of this property.
March 3, 2026 - ARC re-reviewed and recommended approval of the design of the project.
April 8, 2026 - LPA unanimously recommended approval of this application to the City Commission.

Next Action: June 4, 2026 - Second hearing by the City Commission

Attachments: [A. Staff Report](#)

- B. Design Review Application DR-2026-0001
- C. Aerial, Land Use & Zoning Maps
- D. Aerial Map of Surrounding Properties & Uses
- E. Civil/Site Drawings
- F. Greenspace Plan
- G. Architectural Drawings
- H. Sustainability Matrix
- I. Public Art Application
- J. Parkland Impact Fee Application
- K. Citizen Participation Plan Report
- L. Traffic Impact Analysis
- M. 2/25/2026 DRC Meeting Notes
- N. 3/3/2026 ARC Meeting Minutes
- O. Proof of Public Notices
- P. 7/11/2024 CCRM Minutes
- Q. 3/20/2025 CCRM Minutes
- R. Resolution 25-09 & 265 Causeway Subdivision Plat
- S. 4/8/2026 LPA Meeting Draft Minutes

Background:

Please see the Staff Report (Exhibit A).

If this application is approved and no changes are required, the applicant is asking the City Commission to waive the second hearing set for June 4, 2026.