

**Agenda Item:** 3.d

**Meeting Date:** January 8, 2026

## **MEMORANDUM**

**To:** City Commission

**Through:**

**From:** Frances Sharp, Planner II

**Date:** 2025-12-22

**Subject:** Application DR-2025-0004 - First Hearing of Design Review Approval for the development of a two-story, 21-unit residential vacation home project called Azul Ave Vacation Homes located at 1380 Pinehurst Rd.

**Presenter(s):** Frances Sharp and George Kinney

**Staff Recommendation:** Staff has determined that the 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:** November 12, 2025- The LPA reviewed this application and unanimously recommended approval to the City Commission.

**Next Action:** February 5, 2026- Second hearing by the City Commission

**Attachments:** [A. Staff Report](#)  
[B. Application DR-2025-0004](#)  
[C. Aerial, Land Use & Zoning Maps](#)  
[D. Aerial Map of Surrounding Properties & Uses](#)  
[E. Civil Drawings](#)  
[F. Greenspace Plan and Tree Preservation Plan](#)  
[G. Architectural Drawings](#)  
[H. Citizen Participation Plan and Report](#)  
[I. Traffic Impact Analysis Report](#)  
[J. Sustainability Matrix](#)  
[K. Parkland Impact Fees](#)  
[L. Public Art Program](#)

M. 12-19-2024 DRC Meeting Notes  
N. ARC Meeting Minutes  
O. Public Notices

**Background:**

Please see Exhibit A for Staff Report.