Agenda Item: 3.f

Meeting Date: November 19, 2026

MEMORANDUM

To:	City Commission
Through:	Jennifer K. Bramley, City Manager
From:	Joseph DiPasqua, Assistant Director of Community Development
Date:	2026-11-19
Subject:	First Hearing of Application DR-2026-0002 - Request for Design Review Approval for the development of a multifamily residential project called Sunrise Townhomes, consisting of a two-story building comprising eight (8) townhomes located at 1161 Martin Luther King Jr. Avenue f/k/a 534 Howell Street
Presenter(s):	George Kinney, Director of Community Development
Staff Recommendation:	Staff find that Application DR-2026-0002 for Design Review is consistent with 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:	The annual ad valorem tax revenue for this project upon completion is expected to be approximately $11,500 at the current millage rate.
Past Action:	August 8, 2024 - City Commission unanimously approved Application DR 24-02 for Design Review but the approval expired on August 8, 2025. August 4, 2026 & September 1, 2026 - ARC reviewed the project and recommended approval of the design. October 14, 2026 - The LPA voted unanimously to recommend approval of the application to the City Commission, subject to conditions.
Next Action:	December 17, 2026 - Second hearing by the City Commission
Attachments:	A. Staff Report B. 8/8/2024 CCRM Minutes

C. Aerial, Land Use & Zoning Maps
D. Aerial Maps of Surrounding Properties & Uses
E. Design Review Application DR-2026-0002
F. Boundary & Topographic Survey
G. Civil-Site Drawings
H. Landscape Plan & Planting Palette
I. Architectural Drawings
J. Sustainability Requirement
K. Public Art Application
L. PIF Application & Calculation Sheet
M. Traffic Impact Analysis
N. 5/27/2026 DRC Meeting Notes
O. 8/4/2026 & 9/1/2026 ARC Meeting Minutes
P. Proof of Public Notice
Q. 10/14/2026 LPA Meeting Draft Minutes

Background:

Please see the Staff Report (Exhibit A).

If the application is approved, with or without conditions, and no revisions are required, the applicant respectfully requests that the City Commission waive the second public hearing on December 17, 2026.