

Agenda Item: 3.d

Meeting Date: February 5, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Frances Sharp, Planner II

Date: 2026-01-13

Subject: Application DR-2025-0004 - Second 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.
January 8, 2026- City Commission reviewed and approved first public hearing of this application.

Next Action: None

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
P. Section 103-14.7. Short Term Rentals.pdf

Background:

Please see Exhibit A for Staff Report.