

PLANNING & ZONING BOARD STAFF REPORT

DATE: January 4, 2018

TO: Chairman and Members of the Planning and Zoning Board

FROM: Joseph Yaciuk, Planning Administrator 

Project: Century Village

Project No: SP 2017-13

Location: South of Pines Boulevard and west of Flamingo Road

Applicant: Derek Schenavar

Existing Zoning: R-4 (Apartment)

Project Summary:

Derek Schenavar, agent for Century Village, is requesting approval for internal roadway, parking, landscape and guardhouse entry improvements to the retirement community generally located south of Pines Boulevard and west of Flamingo Road.

The applicant is proposing the following improvements to the site:

Internal Roadway

- Selective milling and repaving of main community roadways (Southwest 136 Avenue, Southwest 129 Avenue, Southwest 10 Street/Flamingo Drive West)
 - Roadways being modified to be in conformance with State and Local roadway standards.
 - New pavement markings on modified roadways.
 - Installation of pedestrian interconnections (sidewalks, crosswalks) where required by the Engineering Division and compliant with MUTCD standards.
 - Modifications to certain medians to accommodate the proposed changes as well as to provide opportunities for additional pervious space / landscape areas.

Parking Improvements

- Asphalt Parking maintenance and curb modifications at the Clubhouse

- Installation of new curbing within the parking areas as well as the installation of new root barriers to prevent future damage to the parking lot.
- Restriping existing handicapped parking to meet ADA standards.
 - The proposed parking modifications will result in the following parking changes:

	EXISTING STANDARD PARKING	PROPOSED STANDARD PARKING	EXISTING HANDICAPPED PARKING	PROPOSED HANDICAPPED PARKING
HEALTH CLUB	40	40	5	5
EMPLOYEE PARKING	12	12	n/a	n/a
CLUBHOUSE	576	549	68	70
GOLF COURSE	120	129	6	6

- Provide dedicated access routes to the clubhouse for handicapped parking.

Landscape Improvements

Century Village will be planting new trees and shrubs as a result of the proposed changes above, dead / dying landscape material replacements, replenishment of Pembroke Road bufferyard and general landscape mitigation on site. A summary of all landscape being provided for the areas within the scope of work is included in separate memo from the landscape architect (Debra Northsea Landscape Architect Letter - 12/15/17). Residential building sites are not included within this scope. The proposed landscape changes have been reviewed by the landscape planner and found to comply with the City's landscape Code.

Guardhouse Improvements

- North Guardhouse replacement (Southwest 136 Avenue)
 - Demolition of the existing clubhouse.
 - The installation of a two story, 30 foot high guardhouse in the roadway median to the south of the existing gatehouse. The guardhouse will house guard workspace with bathroom facilities on first floor and office area and kitchen on second floor. The guardhouse will include a covered entry and exit bays.
 - Proposed guardhouse colors / materials
 - Main Body –Sherwin Williams Arid Sands (HGSW 3167)
 - Accent –Airstone Autumn Mountain Stone Veneer
 - Roof –Weathered Wood asphalt shingles
 - Existing clubhouse to be demolished after new clubhouse is completed.
 - Installation of guardhouse lane medians on entry and exit lanes.
 - Installation of new gate system and guard parking space.
 - Installation of sidewalks and pedestrian gates on west side of the right of way.

- Associated modifications to the road medians on Southwest 136 Avenue to accommodate the new clubhouse.
 - The addition of a parking space for guard within a newly designed landscape median to the south of the proposed guardhouse.
- Installation of rumble strips and speed tables for entry lanes on Southwest 136 Avenue leading up to clubhouse.
- South Guardhouse modification
 - Removing the vehicular overhangs and columns from existing structure due to repetitive collisions.
 - Extension of a landscape planter at the entry and exit road to create a protective barrier for the guard on duty.
 - Installation of speed table on exit lanes and rumble strips on entry and exit lanes.
 - Installation of guard parking space within a new landscaped median.

The applicant provides a staging plan which utilizes jersey barriers to route guests into the community while the guardhouses are under construction. The existing northern guardhouse will not be demolished until construction of new guardhouse is completed.

The proposed site plan amendment has been reviewed by staff and found to meet Code requirements. Staff therefore recommends approval of this application.

Staff Recommendation: Approval, subject to installation of Pembroke Road landscape prior to issuance of a certificate of occupancy for the north guardhouse.

Enclosures:

- Site Plan Amendment Application
- Debra Northsea RLA Letter (12/15/17)
- Memo from Landscape Planner (1/4/18)
- Memo from Zoning Administrator (1/4/18)
- Memo from Planning Division (1/3/18)
- Memo from Environmental Services (12/21/17)
- Memo from Landscape Planner (12/5/17)
- Memo from Zoning Administrator (12/4/17)
- Memo from Zoning Administrator (10/4/17)
- Memo from Landscape Planner (10/3/17)
- Memo from Landscape Planner (6/6/17)
- Memo from Planning Division (5/25/17)
- Memo from Zoning Administrator (5/25/17)
- Memo from Landscape Planner (5/24/17)
- Memo from Environmental Services (5/24/17)
- Memo from Fire Prevention Bureau (5/23/17)
- Development Plan

Debra L. Northsea | Landscape Architect

Fla Registration #1521

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Revised 12.15.17

TOTAL TREES AND PALMS BY SHEET NUMBER:

AREA: ENTRY ROADWAY PLANS / Sheets LA 1 and LA 2

Totals for Sheet LA6/ Tree Disposition Entry Roadway

Total Trees and Palms Inventoried: 168

Total Trees: 54 (21 are native)

Total Palms: 114 (76 are native)

Total Trees to be Removed/Mitigated: 8 (X 1.5= 12 TREES REQUIRED)

Total Palms to be Removed/Mitigated: 6 (X 1.5 = 9 PALMS REQUIRED)

AREA: CLUB HOUSE PARKING LOTS / Sheets LA 3 and LA 4

Totals for Sheet LA5 / Tree Disposition Club House Parking

Total Trees and Palms Inventoried: 278

Total Trees: 195 (70 are native PLUS 118 REPLACEMENTS PROPOSED TO BE NATIVE)

Total Palms: 83 (23 are native)

Total Trees to be Mitigated 10 (x 1.5 = 15 TREES REQUIRED)

Total Trees to be Replaced: 118 (These will be replaced as native)

Palms to be removed / mitigated: 15 (X 1.0 = 15 PALMS REQUIRED)

AREA: ENTRY DRIVE / Sheets LA 7 and LA 8

Total Trees and Palms:57

Total Trees: 13 (0 are native)

Total Palms: 44 (1 is native)

AREA: CLUB HOUSE PARKING / Sheets LA 9 and LA 10

Total Trees and Palms: 135

Total Trees: 110 (110 are native)

Total Palms: 25 (0 are native)

AREA: CLUB HOUSE PARKING SW / Sheet LA 11

Totals for Sheet LA11/ Tree Disposition Club House Parking SE

Total Trees and Palms: 23

Total Trees: 10 (0 are native)

Total Palms: 13 (10 are native)

AREA: CLUB HOUSE PARKING SE / Sheet LA 12

Totals for Sheet LA12/ Tree Disposition Club House Parking SW

Total Trees and Palms: 6

Total Trees: 2 (0 are native)

Total Palms: 4 (1 is native)

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AREA: CLUB HOUSE PARKING SE / Sheet LA 13

Totals for Sheet LA13 Planting Club House Parking SW

Total Trees and Palms: 8

Total Trees: 1 (1 are native)

Total Palms: 7 (3 are native)

AREA: CLUB HOUSE PARKING SE / Sheet LA 14

Totals for Sheet LA14 Planting Club House Parking SE

Total Trees and Palms: 17

Total Trees: 8 (6 are native)

Total Palms: 9 (6 are native)

AREA: NORTH GUARD HOUSE / Sheet LA 15

Totals for Sheet LA15/ Tree Disposition North Guard House

Total Trees and Palms: 58

Total Trees : 25 (0 are native)

Total Palms: 30 (18 are native)

Total Trees to be Removed/Mitigated: 3

AREA: NORTH GUARD HOUSE / Sheet LA 16

Totals for Sheet LA16/ Planting for North Guard House

Total Trees and Palms: 23

Total Trees : 0 (0 are native)

Total Palms: 23 (0 are native)

AREA: GOLF SHOP AND CAFE / Sheet LA 17

Totals for Sheet LA17/ Tree Disposition Golf Shop and Cafe

Total Trees and Palms: 13

Total Trees : 11 (2 are native)

Total Palms: 2 (0 are native)

AREA: GOLF SHOP AND CAFE / Sheet LA 18

Totals for Sheet LA18 / Tree Disposition Golf Shop and Cafe

Total Trees and Palms: 23

Total Trees: 17 (3 are native)

Total Palms: 6 (3 are native)

AREA: GOLF SHOP AND CAFE / Sheet LA 19

Totals for Sheet LA19 / Planting for Golf Shop and Cafe

Total Trees and Palms: 24

Total Trees: 11 (10 are native)

Total Palms: 13 (9 are native)

AREA: GOLF SHOP AND CAFE / Sheet LA 20

Totals for Sheet LA20 / Planting for Golf Shop and Cafe

Total Trees and Palms: 22

Total Trees: 17 (17 are native)

Total Palms: 5 (0 are native)

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AREA: PEMBROKE PINES ROADWAY / Sheet LA 21

Totals for Sheet LA 21 Tree Disposition Pembroke Pines Roadway

Total Palms to Remain: 12

Total Trees: 0

Total Palms: 12 (12 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 22

Totals for Sheet LA 22 / Tree Disposition Pembroke Pines Roadway

Total Trees and Palms: 28

Total Trees to Remain: 1

Total Palms to Remain: 27

AREA: PEMBROKE PINES ROADWAY / Sheet LA 23

Totals for Sheet LA 23 / Tree Disposition Pembroke Pines Roadway

Total Palms to Remain: 27

Total Trees: 0

Total Palms: 27 (27 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 24

Totals for Sheet LA 24 / Tree Disposition Pembroke Pines Roadway

Total Trees and Palms: 56

Total Trees: 3 (1 is native)

Total Palms: 53 (37 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 25

Totals for Sheet LA 25 / Tree Disposition Pembroke Pines Roadway

Total Palms to Remain: 67

Total Trees: 0

Total Palms: 67 (57 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 26

Totals for Sheet LA 26 / Tree Disposition Pembroke Pines Roadway

Total Palms to Remain: 13

Total Trees: 0

Total Palms: 13 (8 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 27

Totals for Sheet LA 27 / Planting Pembroke Pines Roadway

Total Trees and Palms: 16

Total Trees: 16 (15 are native)

Total Palms: 0

AREA: PEMBROKE PINES ROADWAY / Sheet LA 28

Totals for Sheet LA 28 / Planting Pembroke Pines Roadway

Total Trees and Palms: 76

Total Trees: 69 (53 are native)

Total Palms: 7 (7 are native)

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AREA: PEMBROKE PINES ROADWAY / Sheet LA 29

Totals for Sheet LA 29 / Planting Pembroke Pines Roadway

Total Trees and Palms: 82

Total Trees: 71 (47 are native)

Total Palms: 11 (11 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 30

Totals for Sheet LA 30 / Planting Pembroke Pines Roadway

Total Trees and Palms: 67

Total Trees: 47 (27 are native)

Total Palms: 20 (20 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 31

Totals for Sheet LA 31 / Planting Pembroke Pines Roadway

Total Trees and Palms: 40

Total Trees: 29 (15 are native)

Total Palms: 11 (11 are native)

AREA: PEMBROKE PINES ROADWAY / Sheet LA 32

Totals for Sheet LA 32 / Planting Pembroke Pines Roadway

Total Trees and Palms: 7

Total Trees: 6 (6 are native)

Total Palms: 1 (1 is native)

AREA: SOUTH GUARD HOUSE / Sheet LA 33

Totals for Sheet LA 33 / Tree Disposition South Guard House

Total Trees and Palms: 9

Total Trees: 6 (0 are native)

Total Palms: 3 (0 are native)

AREA: SOUTH GUARD HOUSE / Sheet LA 34

Totals for Sheet LA 34 / Planting for South Guard House

Total Palms: 14

Total Trees: 0

Total Palms: 14 (0 are native)

TOTAL TREES AND PALMS: 1369

TOTAL TREES: 722 (522 ARE NATIVE of 722 trees / 72%)

TOTAL PALMS: 647 (368 ARE NATIVE of 647 palms / 57%)