

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

- 2 **ZC 2022-02**, the purpose of this Public Hearing is to consider, at the request of **Sky Rise Plaza LLC**, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development (**Skyrise Townhomes**) with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Sky Rise Plaza LLC, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development (Skyrise Townhomes) with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed zoning change request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, has submitted a zoning change application for the Skyrise Plaza property, generally located south of Pines Boulevard and west of Southwest 184 Avenue. The applicant requests the following zoning for the property:

- Rezone a +- 5.2 Acre portion of the property (Northern Parcel - Parcel A) from B-3 (General Business) to R-TH (Townhouse District) to develop townhouse units. This zoning change request includes the allocation of 54 flexibility units, which can be applied to this property with approval of the city in accordance with Broward County Administrative Rules, Article 3, section 3.2.
- Parcel B (Southern Parcel +- 1.5 acres) will remain Agricultural zoned and will remain a conservation area / bufferyard between the existing neighborhood (Estancia) and the future development. The applicant is not proposing to amend the zoning for parcel B.

The City previously approved the following applications for this property:

- March 3, 2005 -The Board of Adjustment approved a variance from minimum finish floor elevation requirements (ZV 2004-40 – variance expired due to inactivity).
- April 6, 2005 – City Commission approval of the Skyrise Plaza Plat allowing for the development of 77,500 office use and 2,500 square foot restaurant on Tract A and conservation area on Tract B. (SUB 2004-01)
- December 9, 2005 – City Commission approval of a 4-story, 78,924 gross square foot building with 2,500 square feet of restaurant use and 76,424 square feet of office. SP 2004-55 (Never built - site plan expired)

The applicant has also applied for a replat of the Skyrise Plaza plat (SUB 2022-0001 – Skyrise Townhomes Plat), consistent with this rezoning request, which will be heard concurrently at tonight’s meeting.

On December 13, 2018, the Planning and Zoning Board approved the adjacent Siena at Pembroke Pines (AKA: Tuscan Pines) site plan (SP 2018-07), consisting of 58 townhouse units, directly west of this parcel.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties are as follows:

North	Zoning: PUD (Planned Unit Development) (Chapel Trail) Land Use: Commercial
East	Zoning: B-3 (General Business) Land Use: Commercial
South	Zoning: A (Agriculture) (Parcel B) / R-1C (Residential Single Family) (Estancia Residential) Land Use: Agriculture / Low 2 residential
West	Zoning: R-TH (Residential Townhouse) / A Agriculture (Tuscan Pines Townhouse Community) Land Use: Irregular 7.9 / Agriculture

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this application and finds that the proposed townhouse zoning as proposed, is compatible with the adjacent Tuscan Pines (FKA: Stellar Pines) townhome community directly west of this site. The proposed residential use on this property is also compatible with the Estancia residential to the south.

Residential Density

The proposed allocation of 54 units on this +-6.7 gross acre property will result in a residential density on site of roughly 8 units per acre. This density is generally consistent with the permitted density (Irregular 7.9 du/acre) of the Tuscan Pines townhome community to the west.

Compatibility with Comprehensive Plan Policy

The applicant provided a letter (Greenspoon Marder - Flexibility Unit Allocation Request (3/16/2023)) identifying the following comprehensive plan policies in which the proposed design guidelines and flexibility allocation comply:

Policy 1.1 - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 7.4 - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications and acquisitions, and adequate access for service and emergency vehicles.

Policy 12.4 - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

Staff reviewed the rezoning request and flexibility allocation request against the stated comprehensive plan policies listed and finds the submittal to generally comply with the stated comprehensive plan strategies.

ADDITIONAL CONSIDERATIONS:

The applicant intends to build market rate townhouse units on this property. The applicant acknowledges the City's efforts in providing affordable units within the City. To that extent, the applicant is providing a voluntarily contribution of \$54,000 (\$1,000 per unit) to the affordable housing fund.

Trip Generation

The applicant provided the City with a traffic analysis performed by TrafTech Engineering, Incorporated which concludes that the traffic generation the proposed 54 townhome units will result in the reduction of 764 overall trips compared to the previously approved office / restaurant plan. This includes a reduction of 113 peak AM trips and 125 peak PM trips.

Engineering Division reviewed the proposed Trip Generation plan and has no objections.

STAFF RECOMMENDATION:

Staff has reviewed the proposed zoning change application and finds that the proposal meets code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application, inclusive of assignment of 54 residential flexibility units, to the City Commission with a favorable recommendation.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following members of the public spoke in opposition:

Susan Snyder, 730 SW 191 Avenue
Scott Barnett, 19346 SW 5 Street

The following submitted emails in opposition to this item:

Heather Lambert, 19969 SW 3 Place
Susan Snyder, 730 SW 191 Avenue

On a motion by Member Girello, seconded by Member Labate, to close the Public Hearing, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 3.

3. **ZC 2022-02**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of **Sky Rise Plaza** LLC, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

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The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman, Members Girello, Gonzalez, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director/ACM
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Lippman, to transmit ZC 2022-02 (Sky Rise Plaza) zoning change request, to the City Commission, with a favorable recommendation inclusive of assignment of 54 residential flexibility units, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman, Member Girello

NAY: Members Gonzalez, Labate