



**City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025**

Summary

Agenda Date:	April 25, 2019	Application ID:	MSC 2019-06
Project:	Siena at Pembroke Pines (AKA: Stellar Pines)	Project Number:	PRJ 2017-28
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	Lennar Homes	Agent:	Greenspoon Marder
Location:	South of Pines Boulevard and west of Southwest 184 Avenue (just east of Estancia entry road)	Acreage:	+/- 7.5
Existing Zoning:	TH-12 (Townhouse District) / A-1 (Limited Agricultural)	Existing Land Use:	Irregular Residential (7.9 du / acre)
Reference Applications:	SP 2018-07, ZV 2018-05, SUB 2017-02, PH 2016-03, SUB 2004-02, SUB 98-7		
Applicant Request:	Miscellaneous plan consideration for modifications to a previously approved site plan as requested by the developer.		
Staff Recommendation:	<p>Approval subject to the following:</p> <p>Applicant to comply with original site plan conditions of application SP 2018-07.</p> <p>Applicant to restrict number of four bedroom units to 33.</p>		
Reviewed for the Agenda:	Director: _____ Planning Administrator: _____		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	

Project Description / Background

Lennar Homes, owner, requests modifications to the previously approved site plan in order to modify townhome unit layouts and architectural features to conform to the builder's typical model types. In addition, the applicant seeks the ability to adjust unit types within any building as determined by sales. The proposal will not change the general layout of the project, roads, or buildings as a result of the application.

The City Commission at its May 3, 2000 meeting approved the 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the 26 acre parcel into a 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Siena at Pembroke Pines site (AKA: Stellar Pines parcel) and the Skyrise Plaza property (to the east of Siena) are the remaining vacant parcels within this former grouping.

In 2007, the City Commission approved a plat application for commercial and office use on this property (Mont Developers plat) but the plat was never recorded. On June 7, 2017 the City Commission approved a Land Use Plan Amendment (Ordinance 1873) for the subject property, changing the land use from commercial to Irregular Residential (7.9 du/acre). The City Commission later approved a zoning change (Ordinance 1918) for a portion of this property from B-3 (General Business) to TH-12 (Townhouse District) on October 3, 2018 and a plat (Resolution 3627) for the property (Stellar Pines Plat) on October 17, 2018. The Planning and Zoning Board at its November 15, 2018 meeting voted to approve a variance for this property (ZV 2018-05) to allow to allow two buildings to be a maximum 183 feet in length instead of the allowed maximum 160 feet in length.

The Planning and Zoning Board at its December 13, 2018 meeting approved a site plan (SP 2018-07) for this site with conditions to develop 58 townhouse units with gated entry and pool cabana area on this +- 7.5 acre site with associated parking, landscape, signage, traffic circulation and lighting. The conditions of the site plan includes the following:

1. Applicant to construct proposed 8 foot concrete wall at the south property line prior to issuance for building permit for vertical construction of townhouse units.
2. Garages must be utilized for the storage of vehicles and cannot be converted to living space.

The applicant has since sold the property to Lennar Homes who plans to build on this approved site. The applicant agrees to comply with the previous Planning and Zoning Board conditions of the December 13, 2018 site plan (SP 2018-07).

BUILDINGS / STRUCTURES:

The following buildings will be located on the site as a result of this application:

Building Type	Building Numbers	Number of buildings	Building Height (Highest Point)	Number of Stories	Total TH Units
5 Unit Type	4	1	27'-6	2	5
6 Unit Type	3,6,7,8,9	5	27'-6	2	30
7 Unit Type	1	1	27'-6	2	7
8 Unit Type	2,5	2	27'-6	2	16
Cabana		1	17'	1	
Total		10 (Including Cabana)			58

The applicant is replacing the 4 previously approved floorplans (1,797 a/c square feet – 2,170 a/c square feet) with six new floorplan options (1,597 a/c square feet – 2,001 a/c square feet). The following outlines the proposed units:

Unit Type	Bedrooms	Bathrooms	A/C Area	GFA	Garage
Unit C	3	2.5	1,597	1,865	1
Unit D	3	2.5	1,697	1,971	1
Unit E	4	2.5	1,749	2,026	1
Unit F	3	2.5	1,828	2,102	1
Unit G	4	2.5	1,828	2,133	1
Unit H	4	2.5	2,001	2,231	1

Staff notes that the units proposed in this submittal overall are slightly smaller than those previously approved but offer more layouts for the customer to consider. Also, the previously approved 2 car garage unit has been removed in favor of all one car garages. Two car driveways will continue to be provided on all units. In addition, all proposed units have been standardized to 22 feet in width, allowing the client to customize the unit mix in a building within the community to market demand. In an effort to be sensitive to parking needs of the community, the applicant has agreed to build a maximum of 33, 4-bedroom units on the property.

The cabana building has been expanded from 474 square feet to 1,249 square feet in size as a result of this application.

The applicant also plans to modify the colors and architecture within this townhouse project and cabana consistent with their design theme. A copy of the elevations are included within the backup:

Townhouse Buildings and Cabana:

- Exterior Color – SW 7005 (Pure White)
- Accent –SW 7632 (Modern Gray)
- Fascias – SW 7041 (Van Dyke Brown)
- Roof Tile – Boral Saxony Slate (Chestnut Burnt)
- Doors – SW 6006 (Black Bean)

ACCESS:

Access to this the townhouse project will match the previously approved plan, through a new opening from Pines Boulevard at the northeast corner of the property. Off-street improvements will include a right hand turn lane on Pines Boulevard leading into the main entry. The proposed opening on Pines Boulevard will also include a future connection to the Skyrise parcel to the east once the Skyrise parcel is developed.

The proposed dual lane entry to the community is gated, utilizing a dedicated visitor (via call box) and resident lane (via card reader). A turn around area is proposed before the entry gate to facilitate exiting the community.

PARKING:

The applicant proposes 203 parking spaces (+-3.5 spaces per unit) on site as a result of this application. The following is a breakdown of the parking spaces provided.

- 116 parking spaces within driveways.
- 28 guest parking spaces.
- 1 mail service parking space.
- 58 garage parking spaces

SIGNAGE:

The applicant is proposing to change the colors of the previously approved monument signs to match the new townhouse building scheme.

LANDSCAPING:

Landscape for this property will consist of the following:

- Installation of 255 trees, 61 palms, and 6,601 shrubs is proposed on the property. Primary species of trees include Silver Buttonwood, Dahoon Holly, and Satinleaf. Primary species of palms is Royal Palm and Single Montgomery. Primary species of shrubs include Green Buttonwood, Green Island Ficus, and Podocarpus Pringles Dwarf.

A previously approved 224' x 330' mitigation area will remain at the south side of the property. This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. The previously approved 8 foot high masonry wall will remain as part of this plan, providing a physical barrier from the Estancia residential development to the south.

OTHER SITE FEATURES:

Each townhouse unit will come with a fenced in backyard.

- Buildings 1, 3, 4, 6, and 7 will have a 6' wood shadow box fence on the sides and rear of the backyard
- Buildings 2 and 5 will have a 6' tall wood shadow box fence on the sides and a 6' tall chain link fence in the rear.
- Buildings 8 and 9 will have a 6' tall wood showdown box fence on the sides and a 4' tall aluminum picket fence in the rear.

The street lighting for this community will continue to be illuminated by a series of LED fixtures (bronze) mounted on 20 foot poles.

Staff recommends approval subject to the following:

- **Applicant to comply with original site plan conditions of application SP 2018-07.**
- **Applicant to restrict number of four bedroom units to 23.**

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division (4/17/19)
Memo from Zoning Administrator (4/17/19)
Memo from Fire Prevention Bureau (4/4/19)
Memo from Zoning Administrator (4/2/19)
Memo from Planning Division (3/27/19)
Memo from Environmental Services (3/27/19)
Memo from Landscape Planner (3/26/19)
Miscellaneous Plan
Subject Site Aerial Photo