



## Legislation Text

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**File #:** 18-1441, **Version:** 1

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**SP 2018-07, Siena Townhomes**, generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), site plan application. (Joseph)

### Project Description / Background

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 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 applicant seeks site plan approval for the construction of 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. Section 155.113 (D) (19) of the underlying TH-12 zoning district allows for certain development regulations within that zoning district to be waived with approval of the Planning and Zoning Board. As part of site plan approval for this site, the applicant is seeking relief from the following development regulations as a result of this application:

- Section 155.113(D)(7)(b) - Rear yard requirements - Nonplatted lots. When individual townhouse lots are not used, in place of rear setback, the minimum distance between fronts or rears of buildings shall be 50 feet, of which a minimum of 15 feet of open space, not to be used for parking, is required for each building, and a setback shall be required from any right-of-way or adjacent property.

**Provided - Varies (25 feet minimum setback).**

- Section 155.113(D)(8)(a) - Side yard requirements. A minimum side yard of 15 feet shall be provided between the end of a group of townhouses and an interior side lot line, and 25 feet between the end of such a group and a public or private street. **Provided - Varies (Closest setback from road is 13 feet).**
- Section 155.113(D)(14) - Walls. All patios (outdoor living areas) on each townhouse site shall be enclosed by a wall affording complete screening, except in cases where a natural feature of the site

would suggest a special exception. Such cases shall be determined by review of the site plan by the Planning and Zoning Board. The wall shall be of masonry or other material having a life- expectancy of not less than ten years. The minimum height of the wall shall be six feet, and a walled-in patio may include a screen-roof. **Provided - No separation walls proposed.**

The applicant provides a letter which outlines their special exception request as well as a justification for each exception. Staff reviewed the proposed justification and has no objections to the exceptions being granted given the applicant's set aside of open space and retention on the rear of the property which limits the amount of developable property. The proposed 58 units comply with the underlying approved land use, residential density and approved plat development restrictions.

#### BUILDINGS / STRUCTURES:

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

**Building Type / 5 Unit Type**

**Building Number(s)** 4

**Number of buildings** 1

**Building Height (Highest Point)** 31'-2"

**Number of Stories** 2

**Total TH Units** 5

**Total Bedrooms** 19

**Building Type / 6 Unit Type**

**Building Number(s)** 3,6,7,8,9

**Number of buildings** 5

**Building Height (Highest Point)** 31'-2"

**Number of Stories** 2

**Total TH Units** 30

**Total Bedrooms** 117

**Building Type / 7 Unit Type**

**Building Number(s)** 1

**Number of buildings** 1

**Building Height (Highest Point)** 31'-2"

**Number of Stories** 2

**Total TH Units** 7

**Total Bedrooms** 26

**Building Type / 8 Unit Type**

**Building Number(s)** 2,5

**Number of buildings** 2

**Building Height (Highest Point)** 31'-2"

**Number of Stories** 2

**Total TH Units** 16

**Total Bedrooms** 58

**Building Type / Cabana**

**Number of buildings** 1  
**Building Height (Highest Point)** 16'-2"  
**Number of Stories** 1

**Total Number of Buildings** 10 (Including Cabana)  
**Total Number of TH Units** 58  
**Total Number of Bedrooms** 220

Each building will contain one or more of the following unit types:

**Unit Type** Unit A  
**Bedrooms** 3  
**Bathrooms** 2.5  
**A/C Area** 1  
**GFA** 2,055  
**Garage** 1

**Unit Type** Unit B  
**Bedrooms** 4  
**Bathrooms** 3.5  
**A/C Area** 5  
**GFA** 2,100  
**Garage** 1

**Unit Type** Unit C  
**Bedrooms** 4  
**Bathrooms** 3.05  
**A/C Area** 1  
**GFA** 2,467  
**Garage** 1

**Unit Type** Unit D  
**Bedrooms** 4  
**Bathrooms** 3.5  
**A/C Area** 2  
**GFA** 2,422  
**Garage** 1

The following colors are proposed for the buildings within this townhouse project:

**Townhouse Buildings:**

**Exterior Colors:** SW 7103 (Whitetail)

**Accent** - SW 7026 (Griffin)

**Fascias** - SW 6089 (Gounded)

**Roof Tile** - Eagle Dark Gray Range

**Garage Door** - SW 7038 (Tony Taupe)

### **Cabana:**

**Exterior Colors** - SW 7103 (Whitetail)

**Accent** - SW 7026 (Griffin)

**Fascias** - SW 6089 (Gounded)

**Roof Tile** - Eagle Dark Gray Range

**Stone** - Coronado Quickstack Bookside

### **ACCESS:**

Access to this the townhouse project will be 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 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 208 parking spaces (+- 3.5 spaces per unit) on site. The following is a breakdown of the parking spaces.

- 116 parking spaces within driveways.
- 24 guest parking spaces.
- 1 mail parking space.
- 18 garage parking spaces (9 two car garages)
- 49 garage parking spaces (49 one car garages)

Staff notes that the applicant is required to provide 145 parking spaces on site to meet Code requirements. Since all parking cannot be met without some of the garages being occupied, staff will require the applicant to ensure the garages are used for vehicular parking and cannot be converted from garage to any other use. The applicant provided staff a letter agreeing to such commitment.

### **SIGNAGE:**

The applicant is proposing a monument sign at the entry of the community. The proposed monument structure will be 8 feet tall by 19'-8". The development name, "Siena" (4 square feet in area) will be depicted on the sign in pin mounted aluminum letters. The sign will be externally illuminated.

### **LANDSCAPING:**

Landscape for this property consists of the following:

- Installation of 253 trees, 58 palms, and 6,565 shrubs is proposed on the property. Primary species of trees include Silver Buttonwood, Dahoon Holly, and Satinleaf. Primary species of palms includes

Royal Palm and Montgomery palm. Primary species of shrubs include Green Island Ficus, Green Buttonwood, and Dwarf Yaupon.

As part of this application, a 224' x 330' mitigation area is proposed on south side of the property. This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. A proposed 8 foot high masonry wall will also separate the water retention area from the Estancia residential development to the south.

#### OTHER SITE FEATURES:

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

The applicant provided staff with a letter restricting the cabana for the enjoyment of residents and their guests only. The amenity will not be leased to others outside the community.

A temporary sales trailer over the site where building #1 is proposed. It is the intent of the builder to utilize building #2 for models during their sales period. Sales will continue in the trailer until sell out or until construction of building #1 begins.

#### STAFF RECOMMENDATIONS:

Approval subject to 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.