



Legislation Text

File #: 21-0031, Version: 1

5. **ZC 2020-04**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND

Kristen Nowicki of WGI, Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration to amend the previously approved Pembroke Shores Planned Unit Development (PUD) design guidelines to create a new townhome housing designation with related development restrictions

D.R. Horton is currently under contract to purchase a 23.5 (net) acre property located south of Pines Boulevard and east of Southwest 172 Avenue from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units. The new PUDZONE SF-5 (Townhome) designation with associated design standards is being requested primarily to allow D.R. Horton to develop their townhome project on the School Board parcel.

On May 20, 2020, the City Commission passed on first reading a Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The item is tentatively scheduled before the Broward County Board of Commissioner on January 26, 2021. Second reading and possible adoption of this request is tentatively scheduled to be heard by the City Commission on February 17, 2021 after County Commission adoption.

A related zoning map change application (ZC 2019-02) is being heard concurrently at tonight's meeting. This request will incorporate a +/- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD.

DETAILED REQUEST:

The applicant proposes the following amendment to the Pembroke Shores PUD standards:

- The addition of a new Townhome zone (PUDZONE SF-5) to the Pembroke Shores PUD guidelines.
- Designation of this new PUDZONE SF-5 criteria to the 23.5 (net) acre School Board property under contract with D.R. Horton.
- Creation of development PUDZONE SF-5 criteria to include the following restrictions:

PUDZONE SF-5 (Townhome)

PUDZONE SF-5 pertains only to the property boundary identified in the attached Map 1 and Survey 1.

<u>Permitted Use:</u>	Attached single-family dwelling units and related accessory uses
<u>Minimum Parcel Size:</u>	20 acres
<u>Lot Coverage:</u>	60% maximum coverage for each townhome lot
<u>Minimum Open Space:</u>	35%
<u>Minimum Floor Area:</u>	1,700 sq. ft. for three-bedroom units 1,800 sq. ft for four-bedroom units
<u>Maximum Height:</u>	35 ft. (to the highest point of the roof)
<u>Minimum Width of Unit:</u>	22 ft.
<u>Maximum Building Length:</u>	155 ft.

Setback from Property Line: 20 ft.

Setback Between Building:

<u>Front to Front:</u>	75 ft
<u>Rear to Rear:</u>	70 ft
<u>Side to Street:</u>	12 ft
<u>Side to Side:</u>	20 ft
<u>Side to Front or Rear:</u>	30 ft

Parking: A minimum of two (2) off-street parking spaces (each space measuring 9' in width and 19' in length) shall be provided for each unit. Tandem parking shall not be counted as required.

Guest Parking: Paved guest parking shall be provided in common areas at the rate of 5.5 cars for each ten units or fraction thereof.

Landscaping:

Community Standards

<u>Trees:</u>	Average of 2.5 trees or 7.5 palms per unit
<u>Perimeter ROW Buffer Trees:</u>	1 tree per 30 L.F. (can substitute palms or pines at 3:1)
<u>Interior Common Area Trees:</u>	1 tree per 1,900 S.F.

Shrubs: Average of 35 shrubs per unit

Interior Common Area Shrubs: 50 shrubs per 5,000 S.F.

Individual Unit Standards

Interior Units (Trees): Minimum of 1 Category 3 tree or 3 palms

End Units (Trees): Minimum of 3 Category 3 trees or 9 palms

Shrubs: Minimum of 25 shrubs per unit

Buffers:

<u>Buffer between SF-5 and other residential uses:</u>	6 ft high concrete wall plus 6 ft wide landscape area
<u>Perimeter Fencing:</u>	6 ft high
<u>Private Lot Fencing:</u>	5 ft high with access gate for fire/maintenance

PUDZONE SF-5 Within the Pines Boulevard Corridor 40ft Platted Buffer

Allowed in the buffer: Landscaping, drainage, site lighting, subdivision entry/exit signage, subdivision entry/exit driveways, public utilities (within easements), sidewalks, subdivision perimeter wall, subdivision perimeter fencing (connecting to wall at entryway), standard private lot fencing, standard residential patio not to exceed 10 ft wide x 6 ft extending from the building façade.

Not Allowed in the buffer: Accessory structures (such as gazebo, pool, screen room, shed, covered patios and the like).

Architectural Standards

The building's front and rear facades shall be enhanced visually with reliefs and projections.

In addition, the applicant provides a survey of the D.R. Horton property to be designated as SF-5 as well as a PUD Zone map of the entire Pembroke Shores PUD to be incorporated as exhibits.

SURROUNDING PROPERTIES

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

North - Pines Boulevard / Planned Unit Development (PUD) / Commercial

East - Planned Unit Development (PUD) / Irregular Residential

South - Planned Unit Development (PUD) / Irregular Residential, Commercial

West - Southwest 172 Avenue / B-2 (Community Business), C-1 (Commercial) / Low 3 residential with Commercial Flexibility Applied

ANALYSIS:

Compatibility with Adjacent Use

Pembroke Shores PUD, as built, is primarily a single family community with one townhouse parcel, Sterling Place. The Sterling Place townhome site was developed utilizing the existing PUDZONE SF-4 Townhome guidelines. Sterling Place townhomes are directly east of the D.R. Horton parcel.

The applicant provides a comparison of regulations between the existing PUDZONE SF-4 district and proposed PUDZONE SF-5 district which has been attached as an exhibit to this report. Staff notes that the proposed PUDZONE SF-5 district directly exceeds PUDZONE SF-4 requirements in the following ways:

1. Larger minimum parcel size requirement.
2. Larger unit size requirement.
3. More required guest parking.

In addition, many of the building separation requirements in PUDZONE SF-5 between buildings are larger than the PUDZONE SF-4 requirements.

Residential Density

By comparison, the approved site plan for Sterling Place townhomes was approved with 144 townhome units

on +- 14.07 acres (10.23 units per acre) using the PUDZONE SF-4 criteria currently in place. In DR. Horton's case, PUDZONE SF-5 regulations will be used for the development of maximum of 211 townhomes on 23.5 net acres which results in a density of roughly 9 units per acre. This lower townhome density proposed by D.R. Horton for PUDZONE SF-5 can be attributed to the increased building separations and larger unit size requirements.

The D.R. Horton proposed townhome location adjacent to major roads (southeast corner of Pines Boulevard and Southwest 172 Avenue) is compliant with City comprehensive policy 1.5 - Continue to structure higher density near major arterials.

Staff has reviewed the proposed zoning change application and finds that the proposal is compatible with the housing types and residential densities existing within the Pembroke Shores PUD. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated zoning map change application (ZC 2019-05) which would be required procedurally to build units on the designated property.

Enclosures: Unified Development Application
Broward County School Board Authorization
Proposed PUDZONE SF-5 Design Guidelines
Exhibit - Proposed MAP 1 - Pembroke Shores PUD Zones
Exhibit - Proposed Survey and Legal Description of Merrick Square Property
Comparison of PUDZONE SF-4 vs. PUDZONE SF-5
Economic Impact Statement (D.R. Horton)
Memo from Zoning Administrator (12/24/2020)
Memo from Planning Administrator (12/24/2020)
Memo from Zoning Administrator (8/25/2020)
Memo from Planning Administrator (8/24/2020)
Aerial Map
Existing Pembroke Shores PUD