



Legislation Text

File #: 21-0033, **Version:** 1

7. SP 2020-04, Pines Village Market Residences (F.K.A 16000 Pines Market Residences), generally located south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

SUMMARY EXPLANATION AND BACKGROUND

Dennis Mele, agent for contract purchaser 16000 Pines Retail Investments, LLC., requests site plan consideration to allow for the construction of 165 townhouse units with associated amenity areas, parking, landscape, lighting, traffic circulation and signage for the Pines Village property generally located south of Pines Boulevard and east of Dykes Road.

The Pines Village Market property formerly housed the 347,000 square foot United States Postal Service (USPS) Distribution facility which operated 24-hours a day. The previous USPS mail distribution facility has since been demolished and the commercial north half of the site is currently under construction.

On November 14, 2016, the City Commission approved the rezoning of the subject +- 27 acre property to its current zoning of Mixed Use Development (MXD) which contemplated the development of a commercial shopping center on the northern half of the property as well as the development of single family homes on the south half. The City Commission at the same date approved a site plan (SP 2016-14) for the commercial portion of this property consisting of the development of a main shopping center building, a post office building and the subject perimeter building (Perimeter Building 4) with associated parking, landscape, traffic circulation and lighting. Several grassed areas were included on the site plan which were to be the site of future perimeter buildings.

The City Commission at its June 19, 2019 meeting approved the latest (fourth amendment) amendment to the purchase and sale agreement which provided for the following:

Provided for the development of up to 182 townhome units by allocation of reserve units.

Clarified thresholds to close the phase II real estate transaction.

Established that the southern buffer including a berm, fencing and landscaping would be installed prior to vertical construction.

Established that the Buyer will contribute \$500 per site plan approved unit to the City's Affordable Housing Trust Fund, due prior to the issuance of the first building permit.

October 8, 2020, the City Planning and Zoning Board reviewed changes to the design guidelines for the Pines Village Market design guidelines with flexibility allocation request and voted to transmit this item to the City Commission with a favorable recommendation, but limiting the total number of units to 140, thereby limiting the allocated flex units to fifteen (15).

On December 2, 2020 the City Commission adopted Ordinance 1953, allowing for the development of up to 165 townhouse units to be built on site, inclusive of a flexibility allocation of 40 units to the property.

This site plan will require City Commission approval for development within the Pines Village Market MXD district. A delegation request to amend the existing plat note to reflect the development of 165 townhome units

will also be processed concurrently with this site plan at City Commission.

BUILDINGS / STRUCTURES:

The following buildings are proposed on the site as a result of this application:

Building Type	Reference Building Number	Number of Buildings on Plan	Building Height (Highest Point)	# of stories	Total TH Units	Total Bedrooms
5 Unit Type	15	1	27'6"	2	5	16
6 Unit Type	1,2,8,9,18,19,20,23	8	27'6"	2	48	152
7 Unit Type	4,5,21	3	27'6"	2	21	66
8 Unit Type	6,7,10,11,14,16,17,22,8		27'6"	2	64	192
9 Unit Type	3,12,13	3	27'6"	2	27	51
Cabana		1	17'0"	1		
Total		24			165	477
		(including cabana)				

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

Unit Type	Bedrooms	Bathrooms	Unit Area	Garage
Unit B	3	2.5	1,761	1
Unit C	3	2.5	1,865	1
Unit D	3	2.5	1,971	1
Unit E	4	2.5	2,026	1
Unit F	3	2.5	2,102	1
Unit G	4	2.5	2,133	1

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

Townhouse Buildings:

Body:	SW 7005 (Pure White), SW7570 (Egret White), SW 7029 (Agreeable Gray)
Accent	SW 7632 (Modern Gray)
Fascias	SW 7041 (Van Dyke Brown)

Roof Tile Saxony 900 Slate Chestnut Brown
Doors SW 6006 (Black Bean)

Cabana:

Exterior Colors SW 7005 (Pure White)

Accent SW 7632 (Modern Gray)

Fascias SW 7041 (Van Dyke Brown)

Roof Tile Saxony 900 Slate Chestnut Brown

ACCESS:

Access to this the townhouse project will be through an existing entrance on Dykes Road at the western side of the community. This entry is will be shared access with the commercial parcel to the north. Residents and visitors of the townhome community will be able to directly access the northern commercial parcel without needing to utilize Dykes Road. In addition, emergency vehicle access only will be provided near the southwest corner of the parcel.

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 566 parking spaces on site. The following is a breakdown of the parking spaces.

165 parking spaces within garages. (1 garage space per unit)

330 parking spaces within driveways (2 spaces per unit)

70 guest parking spaces (consisting of parallel and standard parking throughout the site).

1 mail parking space.

The applicant provided a note on the page SP-1 requiring the garages are used for vehicular parking only and cannot be used for storage or converted from garage to any other use.

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 at 4 square feet in area will be depicted on the sign in pin mounted aluminum letters. The sign will be externally illuminated.

Temporary signs include the following:

- 1, 32 square foot construction sign on the south side of the main entrance to the community.
- 2, 1.5 square foot directional signs leading to the models for sale.
- 1 model display sign (3 square feet each) for each unit within model building.

LANDSCAPING:

Landscape for this property consists of the following:

Installation of 721 trees, 289 palm trees and 11,868 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Dahoon Holly, Green Buttonwood, and Sweet Acacia. Primary species of palm trees include Montgomery Palm, Double Montgomery Palm and Royal Palms. Primary species of shrubs, accent plants, and ground covers include Small Leaf Clusia, Green Buttonwood, and Podocarpus.

As per staff request, plant material was added to southern perimeter to help enhance the buffer. Additional plant materials provided include Royal Palms, Single Montgomery Palms, and Pigeon Plums. Trees are proposed at 12' on center while the code requires trees to be planted 50' on center.

OTHER SITE FEATURES:

The perimeter of the community will be secured by the following barriers:

East and South Perimeter - 6 foot high vinyl coated chain-link fence.

North Perimeter - Existing 6 foot high masonry wall.

West Perimeter - 6 foot vinyl coated high chain-link fence with masonry pilasters.

The applicant will be providing an amenity area consisting of a pool and tot-lot adjacent to the proposed cabana. The pool area will be enclosed by a four foot high aluminum picket fence while the tot lot will be enclosed by 6 foot high vinyl chain-link fence with pilasters. The amenity areas are for guests only and will not be leased to others outside the community. A dumpster with enclosure is proposed north of the cabana / pool area.

The street lighting for this community will be illuminated by a series of LED fixtures (black) mounted atop +/-15 foot black fiberglass poles.

A temporary sales trailer over the site where building #22 is proposed. It is the intent of the builder to utilize building #21 for models during their sales period. Sales will continue in the trailer until sell out or until construction of building #22 begins.

Staff has reviewed the proposed site plan and finds that the proposal meets Pines Village Market MXD requirements. Staff therefore recommends transmittal to the City Commission with a favorable recommendation subject to the following:

- 1. City Commission approval of the site plan and associated delegation request.**
- 2. Installation of the southern buffer-yard prior to vertical construction and contribution to the affordable housing fund as per provisions established within the fourth amendment to purchase and sale agreement.**