



Legislation Text

File #: 21-0082, Version: 1

MOTION TO APPROVE THE PINES VILLAGE MARKET RESIDENCES AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND EAST OF DYKES ROAD. (QUASI CONSENT AGENDA)

SUMMARY EXPLANATION AND BACKGROUND:

1. 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.
2. 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.
3. 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 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 which have subsequently been approved.
4. 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.
5. On 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).
6. 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. At same meeting, City Commission approved a delegation request to the property (Resolution 3723) assigning the 165 townhouse units to the subject parcel.

7. This site plan requires City Commission approval for development within the Pines Village Market MXD district.

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

5 Unit Type

Building Number: 15

Height 27'-6", 2 Stories

6 Unit Type

Building Numbers: 1,2,8,9,18,19,20,23

Height 27'-6", 2 Stories

7 Unit Type

Building Numbers: 4,5,21

Height: 27'-6", 2 Stories

8 Unit Type

Building Numbers: 6,7,10,11,14,16,17,22

Height: 27'-6", 2 Stories

9 Unit Type

Building Numbers: 3,12,13

Height: 27'-6", 2 Stories

Cabana

Height: 17'-0"

Total Buildings: 24 (including cabana)

Total Townhome Units: 165

9. 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

10. 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

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

- East and South Perimeter - 6 foot high vinyl coated chainlink fence.
- North Perimeter - Existing 6 foot high masonry wall.
- West Perimeter - 6 foot vinyl coated high chainlink fence with masonry pilasters.

18. 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 chainlink 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.

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

20. 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.

21. The applicant has included a financial analysis with their project submission (**Attachment 3**).

22. The Planning and Zoning Board at its January 14, 2021 meeting voted to transmit this item with a favorable recommendation subject to the following:

1. City Commission approval of the site plan within a Mixed Use District.
2. Installation of the southern bufferyard prior to vertical construction and contribution to the affordable housing fund as per provisions established within the fourth amendment to purchase and sale agreement.

23. Since the proposed site plan is located within a Mixed Use District, City Commission approval is required for the initial site plan.

24. The applicant concurs with the Planning and Zoning Board Decision and has executed the attached consent agenda affidavit (**Attachment 1**).

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project :** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.