



Legislation Text

File #: 21-0264, Version: 1

SP 2020-03, Merrick Square Townhomes, generally located on the southeast corner of SW 172 Avenue and Pines Boulevard, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND:

Project Description / Background

Kristen Nowicki of WGI Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration of a site plan application to build 211 townhouse units with associated amenities, signage, parking, landscape, internal circulation and site lighting on the property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

On February 17, 2021, the City Commission approved Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The revised City land use map has been submitted for recertification to the County.

On March 17, 2021, the City Commission approved the following related applications:

- A zoning map change request to incorporate a +- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD. (ZC 2019-02)
- A zoning text change application to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property. (ZC 2020-04)

A related plat application (SUB 2020-01), associated municipal dedication, and vacation of lift station utility easement for this property are being considered at the April 7 City Commission meeting. At time of draft of this report, no City Commission action had taken place with regards to these items.

BUILDINGS / STRUCTURES:

Building Type	Reference Building Number(s)	Number of Buildings on Plan	Building Height	Number of Stories	Total Bedrooms	Total Baths
4 Unit Type	6,7,8,17,26, 28	6	30'-8 3/4"	2	90	69
5 Unit Type	10,19,20,23, 25,27,31,32,36	9	31'-6"	2	171	126
6 Unit Type	18,21,24,30,35	5	31'-6"	2	115	85
7 Unit Type	1,2,3,4,5,9,11,12,13,14,15,16, 22,29,33,34	16	31'-6"	2	416	312
Clubhouse		1	23'-4 7/8"	1		
Total		37			792	592

The applicant contemplates the construction of 36 townhome buildings with clubhouse using the

following specifications:

The following buildings will consist of a mixture of the following unit types:

Unit Type	Bedrooms	Bathrooms	Unit Area	Garage
Unit A	3	2.5	1,731	1
Unit B	4	2.5	1,855	1
Unit C	4	3	1,926	1
Unit D	4	3	1,955	1

The applicant will provide a mixture of two slightly different color schemes (Scheme 1 and 2) for the buildings and roof tiles in an effort to create some interest throughout the development. Townhouse scheme 1 will also incorporate Bahama shutters into the building design while scheme 2 will include ledgestone in the main body.

Townhouse Buildings Scheme 1 - Coastal

Body Color: SW 9166 (Drift of Mist)
Siding: SW 7016 (Mindful Gray)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile
Front Door and Bahama Shutters (Unit C,D): SW 7659 (Gris)
Front Door and Bahama Shutters (Unit A,B): SW 6235 (Foggy Gray)
Garage: SW 7046 (Anonymous)

Townhouse Buildings Scheme 2 - Contemporary

Body Color SW 9165 (Gassamer Veil)
Siding: SW 9171 (Felted Wool)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Concord Blend Flat Tile
Front Door (Unit C,D): SW 7619 (Labradorite)
Front Door (Unit A,B): SW 7616 (Breezy)
Garage: SW 7009 (Iron Ore)
Natural Ledgestone: White Frost

Clubhouse:

Body Color: SW 7045 (Intellectual Gray)
Bahama Shutters: SW 6250 (Granite Peak)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile

Rear yards of each townhouse unit will be delivered to the purchaser with backyard enclosed by 6 foot tall white PVC fence. The resident will be required to maintain the fencing as per Planned Unit Development requirements. A small rear patio will also be provided for each unit by the developer.

ACCESS:

Access to this property will be via the following:

- Main community access off of Southwest 172 Avenue.
 - The proposed dual lane entry to the community is gated, utilizing a dedicated resident lane with card reader and a visitor lane with a covered canopy (via call box). A turn around area is proposed before the entry gate to facilitate exiting the community.
- Residents only entrance to the community off of Pines Boulevard. General public will be permitted to exit the community at this location.

Gates for both entrances will be black powder coated aluminum swing gates.

TRAFFIC IMPROVEMENTS:

Off street roadway improvements proposed on this plan include the following:

Pines Boulevard:

- Extend the existing eastbound right turn lane (into Merrick Square).
- Construct an eastbound bus bay and relocate the bus shelter to line up with the new bus bay.
- Bus landing pad (expanded sidewalk) at the bus bay.
- Sidewalk improvements at driveway access points.

Southwest 172nd Avenue:

- Extend the dual northbound, left turn lanes (westbound) onto Pines Boulevard.
- Extend the southbound, left turn lane (into Merrick Square).
- Sidewalk and crosswalk improvements at driveway access points.
- Removal of existing driveway not consistent with approved openings in the development.

PARKING:

The applicant proposes 759 parking spaces on site where 538 spaces are required based on PUD guideline requirements of a minimum of two (2) off-street parking spaces for each unit and guest parking provided at a rate of 5.5 cars for each ten units.

The following is a breakdown of the parking spaces.

- 211 parking spaces within garages. (1 garage space per unit)
- 424 parking spaces within driveways (2-3 driveway spaces per unit)
- 124 guest parking spaces.
- 1 mail parking space (Not counted as general parking)

SIGNAGE:

The applicant proposes the following signage on property:

- A monument sign to the south of the main entry of the community. The proposed V-shaped monument structure will be 10 feet tall. The community name at 32 square feet in area will be depicted on the sign on each side in pin mounted aluminum letters. The sign will be externally illuminated. The monument will incorporate an illuminated water feature into the sign design.

- A 7-foot tall monument sign will be placed within a median of the residence only entrance off Pines Boulevard. The one sided, externally illuminated, sign will display the community name at 22.35 square feet in pin mounted aluminum letters.

All monument signs will incorporate base colors and materials used on the buildings.

Temporary signs include the following:

- One, 32 square foot, construction sign on the north side of the main entrance to the community.
- One, 32 square foot, construction sign on the west side of the resident only entrance to the community.
- One model display sign (3 square feet each) for each unit within model building.

LANDSCAPING:

Landscape for this property consists of the following:

Installation of 556 trees, 601 palm trees and 16,838 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Dahoon Holly, Green Buttonwood, and Pigeon Plum. Primary species of palm trees include Alexander Palm, Florida Royal Palm, and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Evergreen Giant Border Grass, Podocarpus, and Horizontal Cocoplum. On the north and west buffer they are proposing a wall the installation of staggered trees and palms along with groupings of shrubs on both sides of the wall to increase the landscape buffer using a variety in species and heights. Along the East and South buffers in addition the required trees and shrubs, they are installing additional trees staggered between the required trees in the rear of the townhomes.

OTHER SITE FEATURES:

The applicant will be providing an amenity area consisting of a pool and tot-lot adjacent to the proposed clubhouse. The pool patio and tot lot area will be enclosed by a four foot high aluminum rail fence. The amenity areas are for residents and guests only and will not be leased to others outside the community.

A 1.73 acre conservation easement will remain at the southeast corner of this site and will be maintained and managed as a functioning wetland. The conservation easement will be secured from the remainder of the site by a 6 foot high perimeter vinyl coated chain link fence on the north, east and west sides. The south side of the conservation easement will not be fenced to allow for connection adjacent off-site wetlands.

The remainder of the site (outside of the conservation easement) is proposed to be secured by the following barriers:

- North
 - 6 foot high masonry wall along Pines Boulevard frontage.
- East

- 6 foot high masonry wall from Pines Boulevard extending south to the K Hovanian parcel.
 - A 6 foot high black vinyl coated chain link fence and gate to be provided across the K Hovanian parcel.
- South
 - 6 foot high black vinyl coated chain link fence.
- West
 - 6 foot high masonry wall along Southwest 172 Avenue.

Staff has no objection to the use of black vinyl chain link fence along the conservation easement, however recommends a 6 foot high decorative chain link fence with masonry columns (Maximum 50' spacing) along the south property line and along the K Hovanian parcel to the east of the site in lieu of vinyl chain link fence proposed by the applicant. The decorative fence with columns will provide a more finished and durable barrier than the chain link fence alone.

The streets for this community will be illuminated by a series of FPL LED fixtures (black) on poles with a total height of 17'. Parking areas will contain full cut off LED fixtures (black) on poles with a total height of 15'-6".

It is the intent of the builder to use building #36 for model display and sales office during their sales period. A temporary model trap with fencing will be installed to facilitate sales. Once all units are sold, the model trap and associated sales signs will be removed.

As part of this application, the applicant has voluntarily agreed to donate \$500 a unit toward the City's affordable housing fund. In addition, the applicant will be providing the City a municipal dedication as required by City Code.

City Commission review of this site plan is required as the applicant is developing with a Planned Unit Development.

Staff recommendation: Transmit to City Commission with a favorable recommendation subject to the following:

- 1. Recertification of the City Land Use Map.**
- 2. City Commission approval of a municipal dedication for a portion of this property.**
- 3. City Commission approval and recordation of the underlying plat.**
- 4. Perimeter wall and fence modifications to the property as recommended by the Planning Division.**
- 5. City Commission approval of vacation on lift station utility easement on this property.**