



## Legislation Text

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File #: RES 2018-281, Version: 1

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## AGENDA ITEM REPORT

### **TITLE:**

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF PALMIERS INVESTMENTS LLC FOR THE DEVELOPMENT OF SIX (6) SINGLE-FAMILY HOMES GENERALLY LOCATED ON THE SOUTH SIDE OF COCONUT CREEK BOULEVARD, EAST OF NW 39 AVE, AND ADJACENT TO THE BROWARD COLLEGE CAMPUS. (QUASI-JUDICIAL)(PUBLIC HEARING)

### **BACKGROUND:**

The applicant, Jay Huebner, HSQ Group, Inc., as agent on behalf of the owner, Palmiers Investments LLC (Eden), is seeking site plan approval for the development of six (6) single-family homes. The subject property, generally located on Coconut Creek Boulevard and east of NW 39 Avenue, is currently vacant and has RS-4 (Residential Single Family Detached 4 Dwelling Units/Acre) zoning, which is consistent with the surrounding area. The previous property owner received a Small Scale Land Use Plan Amendment (LUPA) approval from CF (Community Facility) to Low 3.0 (Residential 3 Dwelling Units/Acre) with final City Commission approval on October 11, 2007, pursuant to Ordinance No. 2007-026. Subsequent to the LUPA, the City Commission approved the Casa Grande of Coconut Creek Plat on December 11, 2014, pursuant to Ordinance No. 2014-025.

### **DISCUSSION:**

The subject site plan would provide for the development of six (6) single-family homes, a new road, street lighting, sidewalks, buffers, and other required site improvements. Two models are proposed for the development and are designed in compliance with minimum RS-4 zoning standards, including size, height, setbacks, parking, landscaping, etc. Model Type I & II each consist of two-stories, 4-bedrooms, 3.5 baths, a two-car garage, and carport for one (1) additional vehicle. Model Type I & II provide approximately 2,660 and 2,690 square feet, respectively, of living space in addition to garage, carport, and patio areas.

A security gate is proposed at the entrance to create a private community. Exterior architecture is modern, and exterior stucco finish materials and colors are compatible with the surrounding neighborhood. Flat roofs are provided to allow for the installation of solar panels by homeowners.

The developer proposes to construct the homes using Structural Insulated Panels, designed to meet hurricane safety standards and high insulation to reduce energy costs. Pre-fabricated panels are brought to the site reducing construction debris, time, and noise to the surrounding community. Perimeter and individual lots will incorporate drought tolerant plant material in an effort to reduce water use while complying with landscaping and irrigation code requirements.

## **PUBLIC INVOLVEMENT:**

As part of the application review process, the applicant was required to perform community outreach to provide project information to neighboring property owners and hear and address concerns and issues raised through this process. The applicant submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application.

## **GREEN AND SUSTAINABLE COMPONENTS:**

### *Supporting:*

- Action 2.2: High reflective roof finish.
- Action 2.3: Located within 0.40 miles from public transportation.
- Action 3.3: Roof design provides for future solar panel installation.
- Action 5.1: Will comply with recycling requirements per City's waste provider.
- Action 5.3: Will require construction debris recycling.

## **RECOMMENDATION:**

The Planning and Zoning Board, at its October 10, 2018, meeting, recommended approval of the site plan application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

## **FISCAL IMPACT:**

**REVENUES:** \$7,208.35 impact fee revenue

**EXPENDITURES:** N/A

**BUDGETED?** Yes

**NOTES:** The impact fees will be divided among the following accounts: Affordable Housing, V32440 - N/A; Police, V32410 - \$2,504.46; and Fire, V32411 - \$4,703.89.