

MEMORANDUM

DATE: January 10, 2014

TO: Planning and Zoning Board

THROUGH: Alaina Ray, AICP
Planning, Zoning and Building Director

FROM: Steve Schield, ASLA, AICP, CFM
Town Planner

SUBJECT: Villas am Meer (a.k.a. Aria) Site Plan Review

PROPERTY OWNER: BBC Key, LLC

APPLICANT/AGENT: Jay Tallman

ENGINEER: Mark Adler, George F. Young, Inc.

ARCHITECT: Alcides Santiesteban, Santiesteban & Associates

LANDSCAPE ARCHITECT: Phil Graham, Jr., Phil Graham Landscape Architecture

SITE LOCATION: 2251 Gulf of Mexico Drive

EXISTING ZONING: R-6MX High Density Mixed Residential District

EXISTING USE: Residential, Three (3) single family structures

REQUEST: Request of BBC Key, LLC, for Site Plan approval for 17 residential units, 16 units will be in a new four-story building and one unit in an existing historic structure. The 5.03 acre beach front site will also have a community building, fitness center, generator building, pool and off-street parking.

BACKGROUND

The subject property, located at 2251 Gulf of Mexico Drive, currently contains three (3) detached residences, two (2) of which are planned for demolition. The historic main house is proposed to be renovated for use as a manager's residence and a community building. Design professionals and the agent met several times with Town Staff to

discuss the proposed redevelopment of the project. The project has been known as Villas am Meer, but the applicant has indicated that it will be marketed under the name Aria. This Staff report contains an analysis of the Site Plan Review application for the redevelopment of the property.

PROJECT SUMMARY

The subject property is approximately 5.02 acres, which would allow for 30 residential units (six [6] dwelling units per acre). The parcel currently consists of a legally conforming residential use. The zoning classifications, land uses, and building heights of the adjacent parcels are as follows:

Direction	Zoning	Land Use	Height
Subject Development	R-6MX	Proposed Multi-Family	75.5 feet NAVD
North	R-6MX	Multi-Family (Islander)	180 feet NAVD, 2 towers, 139 units
South	R-6MX	Multi-Family (Villa di Lancia)	60 feet NAVD, 4 stories over parking
East	PD	Longboat Key Club – Harbourside Golf Course	Golf course

The proposed 17-unit development will consist of one (1) four-story residential structure above ground-level parking. As proposed, 45 off-street parking spaces are required for the development. The project plans include a total of 53 off-street parking spaces, 10 of which are positioned outside of the parking garage facilities.

COMPREHENSIVE PLAN CONSISTENCY

The proposed redevelopment is consistent with the Town of Longboat Key Comprehensive Plan as it pertains to the future land use of the property, as well as sections of the Plan specifically related to development within close proximity of the Gulf of Mexico (Conservation and Coastal Management Element).

SITE PLAN REVIEW AND ZONING CODE COMPLIANCE

The applicant has not requested any departures or variances for the redevelopment of the subject property. The applicant submitted plans and supplemental materials in compliance with the provisions of Division 2 *Site Development Plans* of the Town Zoning Code. Staff’s analysis finds that the proposed development complies with the applicable sections of the Town Zoning Code, including, but not limited to the following:

1. **Section 158.006 Definitions – “Building, Height of”:** The height of the residential structure complies with the definition of “Building Height,” as measured from the ceiling of the one-level parking garage, which occupies at least 75 percent of the area under the building. The measured overall height of the residential structures is 49.4 feet from the ceiling of the parking garage.
2. **Section 158.070 Residential Density – R-6MX:** Utilizing the 5.02 acres of land area, the applied maximum density for the proposed development is six (6) dwelling units per acre, allowing for a maximum of 30 units. The proposed 17-unit multi-family development complies with the density restrictions for this property..
3. **Section 158.102 (A) and (B):** As designed, the site location, character of use, appearance of the site and structures, exterior appearance, design and arrangement of the buildings, screening of mechanical equipment, and exterior lighting are pleasing and harmonious with the site. All mechanical equipment is screened from view, as required by the Town Zoning Code. An exterior lighting plan was submitted and will comply with Section 158.102 (B)(5) of the Zoning Code and Chapter 100 *Sea Turtles* of the Town Code.
4. **Section 158.102 (C) – Maximum Floor Area Ratio:** The Town Zoning Code establishes maximum Floor Area Ratios (FAR), according to the density of the development. For the subject redevelopment, the maximum FAR is 0.32. Section 158.102 (C), of the Zoning Code, states:

The floor area shall be the sum of the areas for residential and tourism uses on all floors of the building measured from the outside faces of the exterior walls, including halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade floor areas used for habitation and residential access, excluding parking garages.

The site area of 5.02 acres would allow a maximum floor area of 70,084 square feet. As designed, the 17 residential units will utilize 69,712 square feet of floor area. The submitted plans also comply with the required Open Space Ratio, Living Space Ratio, and Recreation Space Ratio.

5. **Section 158.102 (D) – Traffic Impacts:** A traffic impact analysis was prepared by Michael Raysor, P.E. of Raysor Transportation Consulting. Villas am Meer (a.k.a. Aria) is expected to generate approximately 99 two-way trips on a daily basis and nine (9) two-way trips during p.m. peak hour. This level of traffic warrants a northbound turn lane according to the National Cooperative Highway Research Report #457. A northbound turn lane currently exists for this site.
6. **Section 158.102 (F) – Open Space and Landscape:** A minimum of 50 percent of the land area shall be reserved as open space, void of structures and “impervious” surface. As proposed, 69.84 percent of the property is considered open space. Additionally, the preservation or relocation of protected plant

materials and removal of nuisance plant materials, as prescribed in Chapter 98 *Trees* of the Town Code, shall be followed.

7. **Section 158.102 (H) – Surface Water Management:** The necessary permits from the Florida Department of Environmental Protection. have been applied for by the applicant.
8. **Section 158.102 (I) and (J) – Available Potable Water and Wastewater Services:** The Town has a potable water contract with Manatee County. The contract requires the payment of Facility Investment Fees (FIF) in order to obtain additional potable water reserve capacity, because the Town has met or exceeded the capacity allocated under our contract with Manatee County. As a result of this contract, the Town enacted Ordinance 2007-17, requiring any new development resulting in the use of more than 500 gallons of potable water per day to enter into a Development Agreement with the Town for the purchase of additional potable water. Accordingly, the approval of the site plan resolution is conditioned upon the applicant entering into said agreement and paying the appropriate FIF (see Resolution, Exhibit A: Conditions of Approval). The Public Works Department determined that adequate wastewater services would be provided to the site.
9. **Section 158.102 (L) – Supplemental Controls for Multi-Family Residential or Tourism Uses:**
 - Setback (Street Yard and Side): The minimum required street yard for the subject development is twice the height of the respective buildings. The maximum height of the residential building is 63 feet, with a street yard requirement of 126 feet. The minimum required side yard is 70 percent of the 63-foot building height, with a side yard requirement of 44.1 feet. All structures comply with the minimum street yard and side yard requirements.
 - The proposed redevelopment complies with the remaining supplemental controls for multi-family development, including distance between buildings, maximum length, and distance between buildings and driveways.
10. **Section 158.125 – Schedule of Use Regulations:** Multi-family developments with 10 or more dwelling units are a permitted land use, with Planning and Zoning Board Site Plan Review.
11. **Section 158.127 (B) – Swimming Pools:** The proposed swimming pool is located at least 150 feet from the Mean High Water Line (MHWL) in compliance with the subject section of the Town Zoning Code, which requires pools to maintain a minimum distance of 100 feet from the MHWL.
12. **Section 158.128 – Off-Street Parking:** One (1) and one-half off-street parking spaces per dwelling unit plus one (1) space per each five (5) units or portion thereof is required for the residential buildings, and one (1) space for each 200 square feet in the community and fitness centers. Consequently, 45 parking spaces are required for the units. The applicant is proposing 53 off-street parking spaces. All spaces meet the minimum dimensions of 10 feet in width by 20 feet in

length. Additionally, the one-way driveways from Gulf of Mexico Drive have proposed widths of 19 feet for ingress and 14 feet for egress, thus complying with the Town Zoning Code.

13. **Section 158.145 – Schedule of Lot, Yard and Bulk Regulations:** The proposed development complies with all applicable provisions of the subject section of the Town Zoning Code. Specifically, the maximum permitted Lot Coverage for the property is 30 percent of the land area, which equals 65,704 square feet. The development, as designed, will utilize only 18.82 percent of the area, or 41,208 square feet.
14. **Section 158.150 (D)(1) – Waterfront Yard Requirements:** The proposed development complies with the required 150-foot Gulf Waterfront Yard, measured from the Erosion Control Line (ECL), except for the historic structure located 71.41 feet from the ECL, and the existing fencing that runs the length of the rear of the property. The fencing that runs landward from the shoreline fencing along the southeastern property line, and the fencing that runs landward from the shoreline fencing along the northwestern property line, all lie within the gulf waterfront yard and are, therefore, grandfathered non-conforming structures under Subsection 158.150(D)(1)(b) of the Town code.
15. **Section 158.154 – Screening Regulations:** Both the north and south property lines include a six-foot high fence, along with landscaping, to serve as the required screening from adjacent properties, except in the street and waterfront yards. The street yard includes a 3-foot high ornamental wall, along with landscaping. The landscape buffer in the street yard also incorporates the existing historic gate on Gulf of Mexico Drive.

STAFF RECOMMENDATION

Based upon an assessment of the site plan application, as outlined in this report, Staff recommends that Resolution 2014-04 be **approved** for a multi-family development at 2251 Gulf of Mexico Drive, with the conditions listed in Resolution 2014-04, *Exhibit "A": Conditions Requisite for Approval*. The analysis that leads to the recommendation is based on the Town's Comprehensive Plan, the Town's Zoning Code, and the established policies of the Town.

ATTACHMENTS

Attached, please find a copy of the location map, correspondence from applicant requesting the approval, and support documentation upon which the Staff assessment has been based. If you should have any questions, or require any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.