



Legislation Details (With Text)

**File #:** 180229.      **Version:** 1      **Name:**  
**Type:** Petition      **Status:** To Be Introduced  
**File created:** 7/27/2018      **In control:** City Commission  
**On agenda:** 7/31/2018      **Final action:**  
**Title:** Development Review and Associated Variances for a Multifamily Development (B)

Petition DB-18-62. CHW, agent for Garrison SW 17th Avenue, LLC., owner. Development plan review for a multi-family development and variances from building form standards listed Section 30-4.13 of the Land Development Code. Variances are requested to the building frontage, setbacks, and streetscape standards for portions of the development. Located directly west of the intersection of Hull Road and SW 38th Terrace.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 180229\_Staff report\_20180731.pdf

Date	Ver.	Action By	Action	Result
7/31/2018	1	Development Review Board		

**Development Review and Associated Variances for a Multifamily Development (B)**

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This petition includes development plan review of a 156 unit multifamily development and a series of variance requests to various transect building form standards. The variance requests will facilitate urban development on a site that is severely constrained by multiple factors that significantly affect site design and limit strict adherence to the transect building form standards.

These factors include:

- 100’ wide Florida Power electric transmission corridor easement (East - West)
- 60’ wide Florida Gas Utility gas transmission corridor easement (North - South)
- 5’ wide public utility easement (Along SW 38th Terrace)
- 20’ wide AT&T easement (Along SW 38th Terrace)
- 90’ wide Dedication and construction of Hull Road
- On-site wetlands and associated buffers

The development proposal includes four large multi-family buildings with approximately 492 bedrooms totaling approximately 224,500 square feet. Three of the buildings are arranged along SW 38<sup>th</sup> Terrace and Hull Road; the fourth is situated between the gas and electric easements along with the clubhouse and associated smaller support buildings. The buildings are 4-stories (48’ average) and meet or exceed the required minimum

façade glazing and articulation standards for residential buildings within the transect zones. The project also includes approximately 419 parking spaces, 232 bicycle parking spaces, and 38 scooter spaces.

Landscaping consists of approximately 128 new street and canopy trees and includes a mix of 65 gallon live oaks (street trees) and 30 gallon sycamores, magnolias, red maples, and live oaks. Additionally, 25 understory trees are proposed as part of the landscape buffers and 17 bald cypress are depicted within the surface basin along the Hull Road extension.

Full cut-off LED lighting fixtures will be provided for the vehicular use areas, pedestrian paths and sidewalks, and building entrances. Lighting levels at the property line also conform to the City's light trespass standards.

None.

Staff to Development Review Board - Staff recommends approval of Petition DB-18-62.