

MEMORANDUM

September 24, 2014

TO: Honorable Mayor and City Commissioners

VIA: Kenneth Fields, City Manager

FROM: Margaret Swanson, Director of Planning and Development

RE: Extension of Time - Approval of Preliminary PDP Plan
Villa Ridge Townhomes – North Side of Burns Avenue

SYNOPSIS: Florida Community Bank is requesting an extension of time on the approval of the plan for Villa Ridge Townhomes, a 45-unit development on the north side of Burns Ave. The bank took ownership of the property in 2013. The Planning & Zoning Board recommends approval.

RECOMMENDATION

At its meeting September 23, 2014, the Planning and Zoning Board voted unanimously to recommend approval of a one-year extension of time for the Villa Ridge Townhomes PDP (planned development project) approval, as shown on the plan entitled Villa Ridge Townhomes, dated 6/7/06.

BACKGROUND

Villa Ridge was approved by the City Commission on June 20, 2006 just prior to the downturn of the housing market. The approval has been extended annually since that time. The zoning regulations limit extensions to one year. The plan shows 45 townhouses on a terraced 7.6-acre property on the north side of Burns Ave. (See attached reduced plan.) The site is in the 500 block just west of High Point Church.

Mr. Larry Benton Director of REO at Florida Community Bank stated in his application that the “The bank wishes to target developers and local investors with the strength to complete the project as envisioned, and having these approvals extended will greatly enhance our ability to attract such a user.” Realtor Larry Bossarte is representing the Florida Community Bank on this request. The Planning Board recommends approval of the extension, finding that the plan is well thought out and there have been no significant changes in the neighborhood conditions or the PDP regulations since the initial approval.

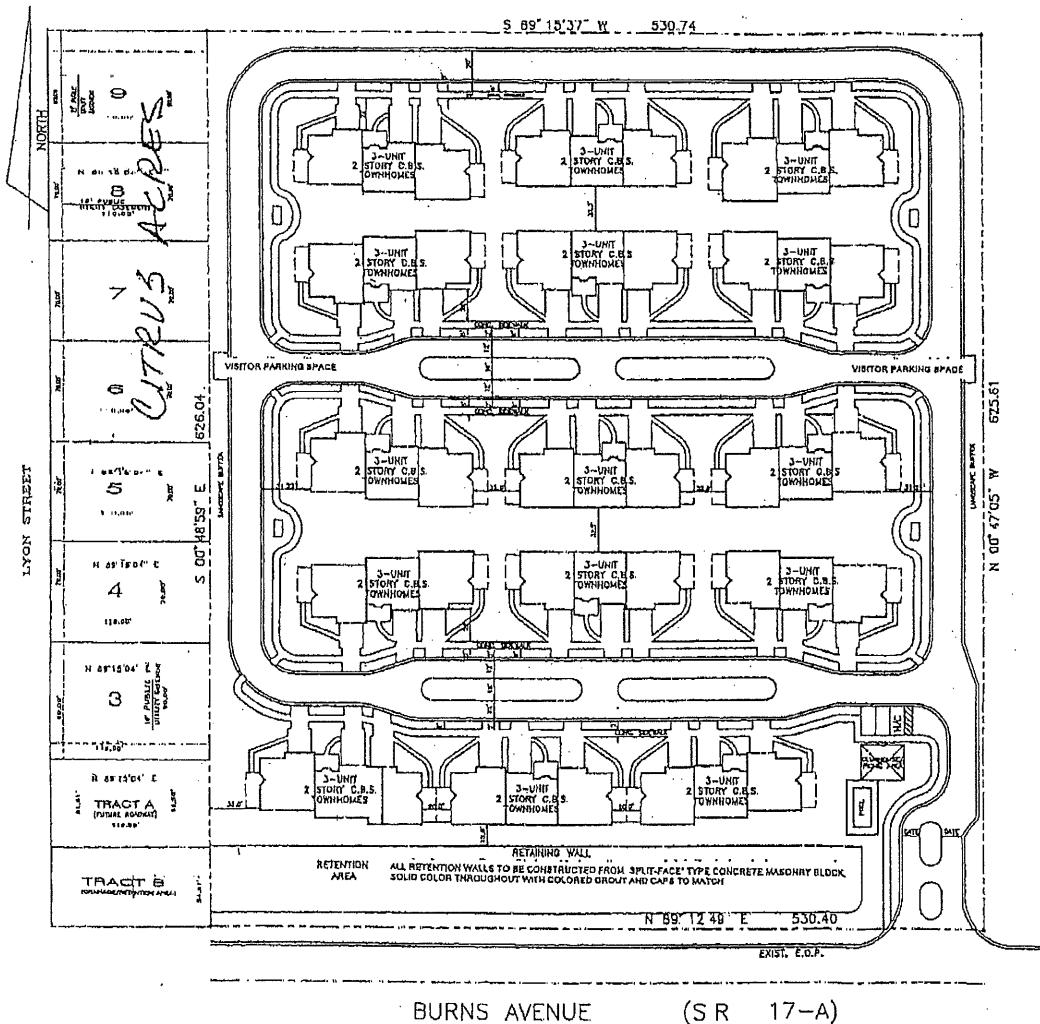
A reduced copy of the plan is attached for your information. Any significant change in the plan or conditions would require City Commission approval upon recommendation by Planning Board. No changes have been proposed or recommended.

OTHER OPTIONS

Decline to extend the approval.

ATTACHMENTS:

“Villa Ridge Townhouse, Preliminary Site Plan,” date received June 7, 2006, Bell Construction



PROJECT INFORMATION

PROJECT OWNERS: GREGORY BELL, MICHAEL RIVERA, RODNEY RODRIGUEZ

PROJECT DEVELOPER: BELL CONSTRUCTION COMPANY, 374 GRAY ROAD, MELBOURNE, FL 32904

CONTACT PERSONS: GREGORY BELL (321) 508-6722, JEFFREY HAMMERLUDE (321) 891-6140, BUILDER ENGR.

DEVELOPMENT NAME: VILLA RIDGE TOWNHOMES

PROJECT SIZE: 7.823 ACRES, 332,849.80 SF

PRESENT ZONING CLASSIFICATION: R 15, SINGLE FAMILY RESIDENTIAL, MIN. LOT SIZE - 8,000 SF

FUTURE LAND USE CLASSIFICATION: MDR, MEDIUM DENSITY RESIDENTIAL, MAX. 8 UNITS/ACRE

PROPOSED DEVELOPMENT DENSITY: 7.823 ACRES X 6 UNITS/ACRE = 45 UNITS

BUILDING TYPES AND QUANTITY: 15 SEPARATE TRIPLEX BUILDINGS CONTAINING 3- EACH INDIVIDUAL 2-STORY TOWNHOMES

TOWNHOME TYPES & QUANTITY: UNIT "A" 30 EACH, UNIT "B" 15 EACH

TOWNHOME SIZES: UNIT "A" 1083 SF, UNIT "B" 871 SF

1ST FLOOR LIVING: 781 SF, 2ND FLOOR LIVING: 1083 SF, TOTAL LIVING AREA: 1864 SF

ENTRY FOYER: 12 SF, 2 CAR GARAGE: 428 SF, TOTAL UNIT SF: 2,291 SF

BUILDING HEIGHTS: APPROX. VERTICAL HEIGHT FROM THE PEAK OF THE ROOF TO THE BUILDING F.F.E. TO BE 28'-4"

BUILDING SETBACKS: ALL BUILDING SETBACKS ARE IN COMPLIANCE WITH SECTION 22-43.1(4)(2) EXCEPT FOR THE WEST SIDE OF 1 TRIPLEX LOCATED AT THE SW CORNER OF THE DEVELOPMENT. THIS SETBACK IS 35'-0" FROM THE WEST PROPERTY LINE OF TRACT "A", OF WHICH IS DESIGNATED AS A FUTURE ROADWAY ACCORDING TO PLAT BOOK 108, PAGE 44, OFFICIAL RECORDS OF FLORIDA COUNTY.

PARKING SPACES: ALL 45 TOWNHOMES HAVE AN ENCLOSED 2-CAR GARAGE WITH A CONCRETE DRIVEWAY SUFFICIENT IN SIZE TO ACCOMMODATE AN ADDITIONAL 2 CARS.

VISITOR PARKING SPACES: SECTION 22-43.1(6) PRESCRIBES A MINIMUM OF 4.5 VISITOR PARKING SPACES. THREE (3) ARE PROVIDED AT THE RECREATION AREA AND TWO (2) ARE AT THE END OF THE MIDDLE ROAD WITHIN THE LANDSCAPE BUFFER AREA.

IMPERVIOUS AREAS: GROSS BUILDING AREA 66,815 SF, GROSS DRIVEWAYS 22,230 SF, GROSS ROADWAYS & SIDEWALKS 13,084 SF, TOTAL IMPERVIOUS AREA 102,129 SF

PERVIOUS AREAS: RECREATION AREA 10,800 SF, OPEN SPACE 163,810 SF, TOTAL PERVIOUS AREA 174,610 SF

PERVIOUS RATIO: 68.15 %, 68.15 %, 22.04 %, 47.36 %

PERVIOUS RATIO: 10.00 %, 163.81 %, 62.43 %

PROJECT AMENITIES: SWIMMING POOL, 750 SF COMMUNITY BUILDING WITH OFFICE & RESTROOMS, GATED ENTRANCES

LANDSCAPING REQUIREMENTS: ALL LANDSCAPING AND TREE REGULATIONS SHALL MEET THE FULL REQUIREMENTS OF THE LAKE WALES ZONING, LAND USE AND DEVELOPMENT REGULATION CODE AS FURNISHED BY ARTICLE III, DIVISION 1, SECTION 22-307.

PROJECT GENERAL SITE LIGHTING: ALL SITE LIGHTING WILL BE PROVIDED BY THE DEVELOPER WITH DECORATIVE POLES NOT OVER 14 FEET IN HEIGHT AND LIGHT FIXTURES WHICH WILL MEET THE FULL REQUIREMENTS OF THE LAKE WALES ZONING, LAND USE AND DEVELOPMENT REGULATION CODE AS PRESCRIBED BY ARTICLE III, DIVISION 1, SECTION 22-303.12.

PROPOSED STREET NAMES: VILLA RIDGE DRIVE, BELLA COURT

ASSURANCE OF IMPROVEMENTS: THE PROPOSED OPEN & COMMON AREAS, COMMUNITY CENTER, SWIMMING POOL, RECREATION AREA, PAVED ROADS, STORMWATER SYSTEM, SECURITY GATE, LANDSCAPED BUFFER ZONE AND RETENTION POND WILL BE OWNED BY THE VILLA RIDGE CONDOMINIUM ASSOCIATION. ALL SUCH AREAS WILL BE PROPERLY MAINTAINED AS MANDATED BY THE ASSOCIATION RULES AND REGULATIONS.

RECEIVED
JUN 07 2006

VILLA RIDGE TOWNHOME

BELL CONSTRUCTION

PRELIMINARY SITE PLAN

DATE: 5/11/06

DESIGN: B. BELL

DRAWN: J.D.K.

REVISIONS:

REVISED LAY-OUT 3-14-06

REVISED LAY-OUT 04-28-06

Page 7

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