



**TO:** Mayor Craft & Members of the City Council  
**FROM:** Andy Bauer, Zoning Administrator  
**CC:** Lee Jones, Director of Planning & Community Development  
**SUBJECT:** ZA19-000057 Aventura PUD Amendment  
**DATE:** February 3, 2020

**REQUEST:** The applicant seeks to amend the Aventura PUD Master Plan to:

1. Modify the number of lots in Phases 2 and 3;
2. Modify the lot sizes;
3. Increase the amount of open space; and
4. Realign the roadway connection to Landward Drive.

The total number of lots will remain unchanged. This application is being processed as a PUD Modification, and requires public hearings before both the Planning Commission and City Council.

**SITE LOCATION:** The 386-acre development is located south of County Road 6, east of the Gulf Shores Landfill and west of Old Plash Island Road.

**BACKGROUND:** In 2017 the property was rezoned to R-1-4 with a PUD Master Plan Overlay, to permit a 404-lot single family development. The Master Plan was approved with lot sizes ranging from 6,200 square feet to 15,000 square feet, two roadway connections to Oak Road West (County Road 6), and one connection to Northshore Street. The purpose of the PUD Master Plan Overlay was to allow several deviations from the underlying R-1-4 zoning regulations: reduced lot area, reduced lot widths, reduced setbacks; and increased building and impervious coverage on the smallest lot types.

**PLANNING COMMISSION:** At the December 17, 2019 meeting the Commission voted 7-0 to recommend approval of the Aventura PUD Amendment application.

#### **FACTS TO BE CONSIDERED**

1. No additional lots are being added to Aventura Subdivision, only shifts of the number of lots in phase 2 and phase 3.
2. The roadway connection to Northshore Street has been modified to use the existing Landward Drive right-of-way which allows for the expansion of open space adjacent to the Highlands single family subdivision.
3. The PUD modification results in a net decrease of "13" curb cuts along Landward Drive and Stafford Boulevard (10 on Landward Drive and 3 on Stafford Boulevard). Stafford Boulevard is to become a future connector road between Oak Road West and Waterway West Boulevard.

**RECOMMENDATION:** Staff recommends approval of the PUD amendment with the following conditions:

1. The PUD Master Plan shall restrict access to Stafford Boulevard for lots 283, 284, 287, 288, 289, 290, 311, and 312. These lots are all corner lots and shall utilize the side streets for access.
2. Prior to final plat approval of Phase 2, a connector road will be constructed from Stafford Boulevard to the west right-of-way of North Shore Street providing an indirect connection to West 36<sup>th</sup> Avenue. The developer shall pave a ±22' wide travel way over North Shore Street from the intersection of Stafford Boulevard to the northern terminus of the presently paved North Shore Street.

**ATTACHMENTS:** Staff Report and Plans