



Legislation Text

File #: 19-0193, **Version:** 1

SP 2018-11, SAFStor Pembroke Pines, generally located south of Pines Boulevard and west of SW 186 Avenue, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Dwayne Dickerson, agent for property owner Sunshine Broward Prop Holding, LLC., seeks site plan approval for the construction of a 151,812 square foot self-storage building with associated parking, landscape, signage, traffic circulation, and lighting.

The subject 9.14 acre site is currently vacant / undeveloped. The City Commission at its September 4, 2018 meeting approved the rezoning of a +-7 acre portion (Parcel A) of this property from B-3 (General Business) to C-1 (Commercial) with restrictive covenants (Ordinance 1908). The remaining southern 1.97 acres of the property remains zoned A-1 (Limited Agricultural). The City Commission later at its September 17, 2018 meeting approved a municipal dedication agreement and underlying plat (Resolution 3620) for this property. The approved plat restricted development on this property to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on Parcel W. On November 15, 2018 a parking variance was approved to allow the applicant to provide 30 parking spaces for the proposed self-storage use in lieu of the required 79 parking spaces.

The following uses surround the subject site:

Adjacent Property - North

Land Use - Commercial

Zoning - General Business (B-3)

Existing Uses - Pines Boulevard

Adjacent Property - East

Land Use - Commercial

Zoning - Commercial (C-1)

Existing Uses - Franklin Academy (K-8) / Self Storage

Adjacent Property - South

Land Use - Low 2 Residential

Zoning - Single Family (RS-7)

Existing Uses - Estancia Residential

Adjacent Property - West

Land Use - Agriculture

Zoning - General Business (B-3) / Limited Agricultural (A-1)

Existing Uses - St. Edward Catholic Church

BUILDINGS / STRUCTURES:

The proposed self-storage building will be three stories and 40 feet tall (highest point measurement). The 151,812 square foot building will contain 150,631 of self-storage use with 1,181 square feet of accessory office use. The self-storage building will be located on the southern half of parcel A. The northern half of parcel A will remain vacant and is slated for future development to be determined at a later date. Any future development for this site will require Planning and Zoning Board approval.

The following colors are proposed for this building:

Horizontal Metal Panel - Light Gray

Vertical Metal Panel - Dark Gray

Base Stone - Charcoal Gray

Alucobond Panel (Entry feature element) - Blue Thunder, Azure Blue, Silver Metallic

Aluminum Canopy - Silver

Metal Cap / Trim - Bronze

Storefront - Clear Anodized

ACCESS:

Access to this site will be from Pines Boulevard through an existing driveway which will be shared with the St. Edwards church to the west of the subject property.

PARKING:

The applicant proposes 30 parking spaces on site where 79 spaces are required by Code based on use. The proposed 30 parking spaces is consistent with the approved parking variance for this site.

SIGNAGE:

The following signage is proposed as part of this application:

Sign Type - Monument Sign

Area (SF) - 23 square feet

Structure Height - 7'

Location - Northwest Corner of site

Notes - Backlit sign face, Black/Light Grey/Light Blue Metal Lettering on light grey background

Sign Type - Building Signs (2)

Area (SF) - 48.5 square feet each

Structure Height - 3' Letters

Location - North and West Elevation

Notes - Backlit sign face, Black/Light Grey/Light Blue Metal Lettering on light grey raceway.

Sign Type - Directional Sign

Area (SF) - 1.5 square feet

Structure Height - 3'-10"

Location - West side of site

Notes - Black/Light Grey/Light Blue Metal Lettering on light grey background

Sign Type - Temporary Sign

Area (SF) - 32 square feet

Structure Height - 7'-6"

Location - Northwest Corner of site

Notes - Multi Colored Construction Sign / Coming Soon with Color rendering

LANDSCAPING:

Landscape for this property will consist of the following:

- Installation of 89 trees, 60 palms, and 1,993 shrubs is proposed on the property. Primary species of trees include Queen's Crape Myrtle, Live Oak, and Dahoon Holly. Primary species of palms is Cabbage Palm, Montgomery Palm, Foxtail Palm. Primary species of shrubs include Green Cocoplum, Dwarf Podocarpus, and Small-Leaf Clusia.

As part of this application, a +/- 2 acre wetland mitigation area is proposed on south side of the property (Parcel W - Limited Agricultural A-1 zoned property). This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. The applicant requests alternative bufferyard consideration per Section 155.056 (B) (2) as the applicant cannot meet required separation requirements with the installation of this required wetland.

The applicant offers an alternative bufferyard consisting of an 8 foot high concrete panel wall with 14 foot high trees and a 36 inch hedge to be located on the south side of the wall, facing the Estancia community. The applicant provides a letter from Estancia HOA president supporting the installation of the wall adjacent to their community as well as the site plan as proposed. Staff reviewed the proposed alternative bufferyard and finds it to be in compliance with the City Code requirements.

City Commission approval is required for the alternative bufferyard as proposed. Staff recommends that the entire alternative bufferyard be installed prior to vertical construction on site.

OTHER SITE FEATURES:

The site will be illuminated by a series of pole mounted (20 foot high) LED fixtures as well as LED wall pack lighting. All light fixtures will be cut off type with a correlated color temperature of 4,000K. While it is not anticipated that the lighting will negatively impact the Estancia community, staff requests a condition be added to the plan requiring the applicant to work with staff to ensure proper shielding of lights for lights near residential prior to issuance of a certificate of occupancy for this building.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. City Commission approval of the alternative bufferyard.
2. Recordation of the underlying plat prior to issuance of a building permit.
3. Applicant constructing the proposed alternative bufferyard prior to vertical construction.
4. Applicant to work with staff to ensure proper shielding of lights for lights near residential prior to issuance of certificate of occupancy.