



Legislation Text

File #: 19-0416, **Version:** 1

MSC 2019-08, Sheridan Palms Business Park, 20900, 20950, 21000, 21050 Sheridan Street, color, architectural, and site modifications, miscellaneous request. (Cole)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND:

Commercial Property Group, agent is requesting approval of architectural, color, and site modifications to the Sheridan Palms Business Park located at 20900 - 21050 Sheridan Street.

The City Commission approved the Sheridan Palms Business Park site plan (SP 2006-01) at its October 4, 2006 meeting consisting of 4 identical office/warehouse buildings with associated site features. Modifications were made to the site plan in 2007 (Façade and site modifications) and 2009 (addition of a second entrance driveway). Phase 1 of this project, which consisted of the two easternmost buildings with associated parking, circulation, and landscaping was completed between 2008 and 2009. Phase 2, which consists of the two westernmost buildings with associated parking, circulation, and landscaping is currently under construction.

BUILDINGS / STRUCTURES:

The applicant proposes a color change to the following to all 4 buildings on site:

- Main Body - Drift of Mist (SW 9166)
- Bay Entryways - Gale Force (SW 7605)
- Columns - Pavilion Beige (SW 7512)
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In addition, the applicant requests to replace the previously approved fabric canopies over each of the tenant entrances of all 4 buildings with aluminum canopies.

PARKING:

The applicant is proposing to modify the parking lot landscape islands within Phase 2 of the project. Phase 2 parking islands will be combined and enlarged to meet current code standards, allowing for more green space per parking island. The parking lot modifications will result in the applicant providing 351 parking spaces the entire site. City Code requires 246 parking spaces to be provided on this site based on current use.

SIGNAGE:

The colors for the existing monument sign shall be painted to be consistent with the buildings. The existing monument sign black text reading "Sheridan Palms" will be replaced with silver letters to be more compatible with the color scheme. All other existing text shall remain.

LANDSCAPING:

The applicant proposes the addition of 190 trees, 18 palms, and 3,067 shrubs on the property as part of the phase 2 parking modifications contemplated with this application.

- Primary species of trees include: *Chrysophyllum oliviforme* / Satinleaf, *Bulnesia arborea* / Yellow Verawood, and *Bursera simaruba*.
- Primary species of palms is *Veitchia montgomeryana* / Montgomery Palms.
- Primary species of shrubs include *Chrysobalanus icaco* / Cocoplum, *Clusia guttifera* / Small Leaf Clusia, and *Muhlenbergia capillaris* / Muhly grass.

In addition, the owner will be replacing 24 Crepe Myrtles from phase 1 at the request of staff.

STAFF RECOMMENDATION:

Approval.