



Legislation Text

File #: 19-0450, **Version:** 1

SP 2018-08, 16000 Pines Market, generally located south of Pines Boulevard and east of Dykes Road, site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Traci Golownia, agent for owner 16000 Pines Retail Investments, LLC., requests site plan amendment consideration to update a previously approved commercial shopping center site plan to allow for the development of two new perimeter buildings on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development. In addition, the façades of the anchor tenants to the main center building have been updated to reflect the branding a new gym tenant and grocery store.

The 16000 Pines Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. On November 14, 2016, the City Commission approved a site plan for a portion of this property consisting of the development of a main shopping center building, a post office building, and a perimeter building with associated parking, landscape, traffic circulation and lighting. The plan also set aside two grassed areas along Pines Boulevard for future development of perimeter buildings. The site is currently under development.

BUILDINGS / STRUCTURES:

The applicant proposes two perimeter buildings as part of this submittal. Both buildings will be located near the northwest corner of the shopping center site. The westernmost of these proposed perimeter buildings (Perimeter Building P1) will be 24 feet tall (highest point) and 8,250 square feet in

size. The other proposed perimeter building (Perimeter building P2) will be 24'-8" tall (highest point) and 7,901 square feet in size. Both buildings will utilize the following colors / materials which are compatible with the main shopping center building:

Proposed Perimeter Building 1 and 2 colors / materials:

- **Exterior Colors:** SW 2807 (Rookwood), SW 2840 (Hammered Silver), SW 6071 (Popular Gray), SW 6076 (Turkish Coffee)
- **Metal Canopy Fascia:** Alucobond (Color: Dusty Charcoal)
- **Popout Feature:** Porcelain Tile - Rosa Gres Serene (Color: Mixed, Cora)

The applicant is also proposing modifications to the shopping center main building to conform to anchor tenant needs. The main shopping center consists of three large anchor retail spaces and 8 smaller tenant spaces. The following modifications are proposed to this main shopping center building:

The easternmost anchor of the main building will be leased to a fitness center. The fitness center brand standards plus proposed facades are being incorporated into this plan. The two story, + -38,000 square foot fitness building will be 55 feet in height (highest point measurement). The following colors are proposed for this tenant:

- **Exterior treatment** - Tilt Wall panels textured finish, cast stone, Kal-Wall
- **Exterior Base Colors:** SW 6065 (Bona Fide Beige), SW 2840 (Hammered Silver), SW 7030 (Anew Gray), SW 6071 (Popular Gray), SW 2807 (Rookwood)
- **Coping** - Statuary Bronze
- **Downspouts** - Painted to match building
- **Metal Canopy Fascia:** Alucobond (Color: Dusty Charcoal)
- **Base Stone:** Porcelain Tile - Rosa Gres Serene (Color: Mix, Grigio)
- **Canopies** - Apolic Blue and Silver, Clear Anodized

The western anchor of the main building includes some minor modifications to the approved plan in order to accommodate the grocery tenant. The following modifications include:

- The applicant provides additional dark paneling to the main entry element.
- The sidewalk immediately in front of the Anchor Tenant has been increased to allow for better circulation.

- The convenience door on the northeast corner of the building has been adjusted to allow for better access to a future outdoor dining area
- The rear service door on the south east corner was increased to an 8'-0" high door for better access.
- The rear service area was coordinated and adjusted to coordinate with the tenant's fit out plans.

In addition to the items above, the area of the main building tenants has been finalized from the previously approved plan estimates. Site data has also been revised to reflect these new measurement of the building.

The small shops and center junior anchor building architectural color / materials will remain as previously approved.

ACCESS:

Primary access to this project will continue to remain through the approved access drives on Dykes Road (2) and access drives on Pines Boulevard (2).

PARKING:

The applicant proposes to modify parking spaces on the south side of the main shopping center building reducing parking to accommodate for new dumpster areas behind the building as well as adding new angled parking to the south of the gym building. The applicant will provide 612 parking spaces on site as a result of the changes where 610 spaces are projected to be required at build out based on use.

SIGNAGE:

No signage is being considered within this proposal. All signs shall be compliant with the previously approved uniform sign plan for this shopping center.

LANDSCAPING:

Landscape for this site has been previously approved and is being modified slightly from the

originally approved plan in order to accommodate the proposed building and parking modifications. City Code requires 198 trees and 1,160 shrubs for 16000 Pines Market project, excluding the USPS Distribution Facility. The applicant has provided the equivalent of 260 canopy trees that is comprised of 221 trees and 118 palms, 7,166 shrubs, and are relocating 11 existing trees on site. Primary species of trees include Verawood, Live Oak, and Wild Tamarind. Primary specie of palms is Single Montgomery, Royal Palm, and Silver Date Palm. Primary species of shrubs include Green Island Ficus, Ornamental Peanut, and Small Leaf Clusia. The proposed plan has been reviewed by the City Landscape Planner and found to meet Code requirements.

OTHER SITE FEATURES:

The applicant added an additional bike rack near the center of the main building. A pet waste bag station has also been added to the site plan to the north of tenant bay 207 in expectation of a pet supply store occupying the space. Four locations within the main parking lot have been striped for future cart corrals to service the center.

STAFF RECOMMENDATION:

Approval.