



Legislation Text

File #: 19-1082, **Version:** 1

SP 2018-13, Walk-On's @ City Center Phase II, generally located south of Pines Boulevard and west of Southwest 106 Avenue, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Interplan LLC, agent for business owner Walk On's Enterprises LLC., seeks site plan approval for the addition of a restaurant perimeter building (Building P-8) at the City Center Commercial Phase II site with associated covered outdoor dining, parking, hardscape and landscape. The proposed Walk-on's restaurant perimeter building will be located at the northwest corner of the City Center Commercial Phase II site. Walk On's is the final perimeter building being contemplated on the City Center Commercial Phase II property. The City Center Phase II commercial site is generally located south of Pines Boulevard and west of Southwest 106 Avenue. This shopping center is currently under construction.

The City Commission at its August 2, 2017 meeting voted to approve site plan application SP 2016-21 consisting of the development of three buildings (Buildings E, F, and H) on the City Center Phase II property with associated parking, landscape, traffic circulation, and lighting for this site. On March 8, 2018 the Planning and Zoning Board approved a restaurant perimeter building (Building P-9) site plan (SP 2018-03) on this property. The Planning and Zoning Board at its November 15, 2018 meeting approved building P-10 as well as modifications to building H (SP 2018-10) for City Center Phase II.

BUILDINGS / STRUCTURES:

The proposed Walk On's single-tenant restaurant perimeter building will be 27'-8" in height (highest point) and 8,500 square feet in area with the following configuration:

- 7,923 square feet under air restaurant space.
- 1,207 square feet exterior covered patio.

The applicant proposes the following color and material selections for the building:

- Main Body -Brick Veneer (Ragland Clay), Metal Wall Panel (Color -Galvalume)
- Entry Tower - Composite Decking Board - Trex (Color - Tiki Torch)
- Building Accent Color - Cedar Siding (Allura LAP Siding)
- Metal Canopy / Roof - Standing Seam (Color - Matte Black)
- Storefront - Kawneer (Color - Dark Bronze)

- Base Stone - Stone Veneer (Color - Shale Grey), Borra Ceramic Stone (Color - Wellington White)

ACCESS:

Access to this the Commercial II project will continue to be through the approved locations:

- Main entry off of Southwest 106 Avenue off of Pines Boulevard.
- Secondary access through the following
 - 1 driveway off Pines Boulevard (northwest entry to site)
 - 2 driveways off of City Center Boulevard (southeast and southwest of site)

PARKING:

The City Center Phase II shopping center will provide 465 parking spaces upon completion. 454 parking spaces are required for the shopping center inclusive of the Walk On's restaurant.

SIGNAGE:

The applicant proposes a 63.16 square foot sign on each the south, north and east elevations of the building. All three signs will display, "WALK ON'S BISTRAUX & BAR" in red white and blue as displayed in the document backup plans. A WALK ON'S tenant panel will be added to the main shopping center monument.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 6 trees, 15 palms, and 477 shrubs. Primary species of trees Queen Crape Myrtle. Primary specie of palms is Foxtail Palm. Primary species of shrubs include Blue Daze, Cocoplum, and Coontie.

Landscape above is in addition to the landscape provided as part of the master site plan for this shopping center.

OTHER SITE FEATURES:

Two exterior freezer areas are proposed for the building. The main exterior cooler/freezer (420 sf) will be located on the southwest corner of the building and the secondary cooler (218 sf) to be located on the north elevation. Both coolers will be treated with materials to match the building.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application.