



## Legislation Text

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**File #:** 19-1225, **Version:** 1

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SP 2019-03, BURGER KING, 11298 PINES BOULEVARD, SITE PLAN AMENDMENT.

### **PROJECT DESCRIPTION / BACKGROUND:**

Gershen Associates, PA, agent, is requesting approval for architectural and site modifications to the existing Burger King located at 11289 Pines Boulevard in the Michaels Plaza.

The existing Burger King was approved in 1985 through SP 85-14. In 2001, exterior modifications were made through SP 2001-05 and SP 2001-47. In 2014, the site was approved for architectural and site modifications; however, the work was never completed thus voiding approval.

### **BUILDINGS / STRUCTURES:**

The applicant is proposing the following architectural and color changes to the existing building:

- Removal of existing mansard roof. The existing walls will be extend to match the existing roof line.
- Addition of tower features on the east, north and south elevations. Tower features will be 22' at the highest point. The tower features will be Nichia vintage wood cedar panels.
- Replace existing parapet band with a new red band. The band will be illuminated by red wall wash LED down lighting.
- Removal of existing "greenhouse" on the north eastern portion of the building, to be replaced with landscaping.
- Addition of clear anodized metal canopies on the east, north and south elevation.
- Addition of metal coping (A-30 "Silversmith") on the west and south elevation.
- Paint the exterior of the building "Desert Dune"
- Addition of brick (Red Natural) along the base of the building.
- Replace existing trash enclosure gates with metal gates painted "Granite"
- Paint the existing trash enclosure "Desert Dune" to match the building
- Installation of new 9' order tall vinyl woodgrain confirmation unit with red accents and a silver canopy.

- Installation of a 9' tall red and silver clearance bar with vinyl woodgrain accents.
- Replace existing parapet band with a new red band. The band will be illuminated by wall wash LED down lighting.
- Installation of full cutoff LED wall sconces angled straight down. The lighting will not exceed 4,000K

## **PARKING:**

The restaurant requires 29 parking spaces. There are 58 parking spaces existing on site. The applicant is proposing parking lot changes to meet ADA requirements. As a result of the proposed changes one parking space will be lost bringing the total number of spaces to 57.

## **SIGNAGE:**

The proposal includes the removal of all existing signage. City code permits 120 square feet of signage for freestanding buildings. 98.89 square feet is being proposed and shall include the following:

- A 19.63 square foot internally illuminated multi-colored sign to read "Burger King" located on the north, south and east elevation.
- A 6' tall, 12.6 square foot monument sign to be located in a landscape island north of the building adjacent to Pines Boulevard. Sweet Viburnum hedge will be planted around the base of the sign.
- A 27.4 square foot internally illuminated silver sign to read "HOME OF THE WHOPPER" to be located on the canopy above the north entrance.
- One 32 square foot black menu board to be located on the western side of the building adjacent to the drive-thru lane. Menu boards do not count towards the total square footage of signage for the site.

## **LANDSCAPE:**

The following landscape will be added to the site:

- Installation of 2 trees, 2 palms, and 1,118 shrubs is proposed on the property. Primary species of trees Pink Tabebuia. Primary specie of palms is Sabal Palm. Primary species of shrubs include Perennial Peanut, Green Buttonwood, and Fakahatchee Grass.

## **STAFF RECOMMENDATION:**

Approval.