



Legislation Text

File #: 19-1349, **Version:** 1

SP 2016-24, Century Center, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th Avenue, site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Johnston Group, agent for owner. Pines Real Estate Investment, LLC & Newcen Communities, Inc., has submitted a site plan amendment application for the development of two, 3 story office buildings with associated parking, landscaping, and traffic circulation. The Century Center site is generally located south of Pines Boulevard, between SW 136th and 145th Avenues. The proposed application will amend the previously approved the Cenvill Professional Office Site Plan (SP 2009-05).

On August 6, 2009, the Board of Adjustment approved two variance requests (ZV 2009-09A, ZV 2009-09B) for the subject site:

- A reduction of the required landscaped yards from 10 feet to 4 feet 4 inches on the north property line.
- A reduction of the required landscaped yards from 10 feet to 2 feet 3 inches on the south property line.

The City Commission at its December 9, 2009 meeting approved the Cenvill Office Building site plan (SP 2009-05) on the subject parcel consisting of a 12,184 square foot, three story, Mediterranean style medical office building and a two story, 11,617 square foot Mediterranean style office building with associated parking, landscape, traffic circulation, and signage. The project was to be built in two phases. The approval of that project was subject to the execution of an easement agreement between Century Village and the Cenvill property owner and installation of southern buffer prior to issuance of a building permit for vertical construction.

The Cenvill Professional Office site plan (SP 2009-05) was never built but is still considered an active project. Executive Orders filed with the City over the years have extended the site plan expiration date to December 31, 2022.

BUILDINGS / STRUCTURES:

The proposed Century Center project will remain a two phase project.

Phase 1 will include the development of a 14,250 square foot, three story medical office building (Building 1) to be built to the west of Southwest 136 Avenue with associated parking and access drive throughout the site.

Phase 2 consists of the development a 12,800 square foot office building (Building 2) to be built to the east to Southwest 145 Avenue.

Both buildings will be 45'-4" in height (highest point measurement). Both the footprints of the buildings and the architecture of the buildings have been modified from the previously approved Cenvill Professional Office Park plan. Architecture of the buildings will shift from the previously approved Mediterranean style to a contemporary office design.

The proposed colors of both buildings are as follows:

- Main body - Sherwin Williams Simply Beige (SW 6085)
- Accent - Sherwin Williams Timid Blue (SW 6490)
- Trim - Sherwin Williams Pure White (SW 7005)
- Window Frames - Clear Anodized Aluminum Window -Solar Blue/ clear

Each building phase will be serviced by a dumpster with a 6 foot high enclosure. Garbage enclosure to be painted to match the building.

ACCESS:

The applicant will be providing direct access to this site from Southwest 136 Avenue and Southwest 145 Avenue. Buildings 1 and 2 will be connected to each other through an east/west drive. The following access conditions will apply as a result of this application:

- Right in / right out / left out access to Southwest 136 Avenue
 - The addition a right turn lane with stacking southbound on Southwest 136 Avenue connecting into the office entry drive.
 - Removal of a portion of the landscape median along Southwest 136 Avenue just east of the proposed entry drive for this site. This will allow for left out exit only.
- Channelized Right in / Right out access drive to Southwest 145 Avenue

The existing fountain on Southwest 136 Avenue will be removed and relocated to a location to be determined at a later date. The new fountain location is not part of this application and will need to be reviewed by the City at a later date.

PARKING:

The applicant proposes 125 parking spaces for both phases of the site where 117 spaces are required based on projected medical office and professional office use within the buildings. The applicant proposes the installation of 3 speed tables along the driveway between phase 1 and 2 to reduce speed of east / west traffic on site.

SIGNAGE:

No signs are proposed for this site at this time. Any future building or monument signs will require

review by the Planning and Zoning Board at a later date.

LANDSCAPING:

Landscape for the amended site consists of the following:

- Installation of 107 trees, 42 palms, and 2,486 shrubs is proposed on the property. The southern buffer will consist of 39 hardwood trees of varied heights, 9 palm trees, and 522 shrubs.
- Primary species of trees throughout the site include Pigeon Plum, Wild Cinnamon Bark Tree, and Ligustrum. Primary specie of palms is Cabbage Palms and Royal Palms. Primary species of shrubs include Simpson Stopper, Parson's Juniper, and Green Island Ficus.

Bufferyards shall continue to comply with the previous Board of Adjustment variance approvals (ZV 2009-09A, ZV 2009-09B).

OTHER SITE FEATURES:

In addition to the landscape above, the applicant proposes the following barriers within the southern buffer area:

Installation of a 6 foot tall, black vinyl chain link fence along the entire southern property line of the site for security purposes.

Installation of a 6 foot panel wall in portions of the southern buffer to serve as a visual barrier.

Installation of 52 lineal feet of wall to the south of phase 1 building.

Installation of 115 lineal feet of wall to the south of phase 2 building.

The proposed parking areas will be illuminated by a series of full cut off LED fixtures mounted upon 25 feet high foot high tapered concrete poles. All LED fixtures must be 3000K Correlated Color Temperature (CCT) which is in compliance with Section 116 of the Code of Ordinances.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application subject to the installation of the full southern buffer with associated fencing and walls prior to issuance of a building permit for vertical construction.