



## Legislation Text

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**File #:** 19-1351, **Version:** 1

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**SP 2019-12, Pines City Center Phase 1B - Building P-7**, generally located south of Pines Boulevard and east of Southwest 103 Avenue, site plan amendment. (Cole)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Giancarlo Cuniberti, agent, contract purchaser Terra City Center Investments, LLC is requesting approval for the construction of perimeter building P7 in Phase IB of City Center commercial with associated landscape, parking and traffic circulation. The proposed building is generally located south of Pines Boulevard and east of Southwest 103 Avenue. The building will be occupied by two tenants, Core Life Eatery and a tenant to be determined at a later date.

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 - Burger Fi - Built  
Perimeter Building 2 - City Mattress - Built  
Perimeter Building 3 - Outback Steakhouse - Built  
Perimeter Building 4 - Coopers Hawk - Built  
Perimeter Building 6 - UFC Gym - Not Built

Perimeter Buildings 5 and 7 are under site plan consideration at tonight's meeting. Both buildings share the same general parking area as the UFC Gym. Therefore changes made to the parking areas and landscape are reflective on both staff reports.

### **BUILDINGS / STRUCTURES:**

The proposed perimeter building will be 28' - 4" in height (highest point) and 5,800 square feet in area. The following colors are proposed for the buildings within the project scope which is compatible with approved perimeter buildings on site as well as the colors / materials approved for the main shopping center:

- Main Body: SW 6077 (Everyday White), SW 0037 (Morris Room Gray), Iberia Tiles (White Natural), Piemme Tiles (Iroko)
- Canopy: Alucobound ACM Panel (Statuary Bronze), Composite Wood Panel (Cuba)
- Accents: Continental Cast Stone (Warm Grey), Continental Cast Stone (White Stone)

The building is proposed to be serviced by dumpsters located to the northwest of the proposed building. The enclosure for the dumpsters will be painted Morris Room Grey.

## **ACCESS:**

Primary access to this building project will continue to be through the existing shopping center entrance off of Pines Boulevard and Southwest 103 Avenue. Additional access is available through existing city center roadways: Southwest 106 Avenue, Palm Avenue via City Center Boulevard. Access is also available from the former City Hall through the FPL easement (parking field).

The City is finalizing a traffic signalization (warrant) study for City Center. Currently, there is only one traffic signal at City Center constructed at the intersection of Pines Boulevard and Southwest 103 Avenue. As development continues within City Center, an additional traffic signal may be necessary at the Southwest 106 Avenue entry.

The Planning and Zoning Board at its April 25, 2019 meeting approved the adjacent UFC Gym site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study. This same condition of approval shall also apply to perimeter buildings 5 and 7 being heard at tonight's meeting as these buildings are also adding additional traffic to City Center.

## **PARKING:**

The applicant proposes minor modifications to the shared parking field for phase 1B to accommodate perimeter building 7 as well as perimeter building 5 and the associated drive-thru. The result of the modifications will result in the applicant providing 91 parking spaces in the immediate parking field. This represents an increase of one parking space from the previously approved parking area for the UFC Gym site plan. The projected total parking demand for City Center phase I at final buildout is 937 parking spaces based on expected final build out. The applicant is providing 1053 parking spaces in total for the entire phase 1 development which includes the following parking:

- 745 existing shopping Center spaces (main center).
- 91 proposed spaces (Parking area between UFC gym and perimeter building 5).
- 217 existing shared spaces within the FPL easement.

## **SIGNAGE:**

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center

## **LANDSCAPE:**

The following landscape has been added to the shopping center as a result of the addition of the subject building and building P-7.

- Installation of 63 trees, 14 palms, and 3,391 shrubs is proposed on the property. Primary species of trees Japanese Privet, Clusia Gutifera, and Verawood. Primary specie of palms is Royal Palm. Primary species of shrubs iclude Green Island Ficus, Clusia Gutifera, and Red Tip Cocoplum.

## **OTHER SITE FEATURES:**

Pedestrian scale LED light poles will be located to the west and south of the proposed building. Recessed fixtures will be placed under the building canopy around the perimeter of the building. Additionally, attached building full cut-off lighting will be added to the northwest, southwest and southeast building elevations, while accent lights will be placed on the northeast and southeast building elevations.

Staff notes that there are future opportunities for bike traffic within City Center upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

## **STAFF RECOMMENDATION:**

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application subject to the following:

- Applicant constructing, or to posting a bond guaranteeing installation of, future traffic signalization for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study.
- Applicant to install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.