



Legislation Text

File #: 20-0287, **Version:** 1

SP 2019-13, 7-Eleven, generally located on the southwest corner of Pines Boulevard and SW 64 Way, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, at the request of his client 6500 Pines Holdings, LLC., has submitted a site plan application for the property located at 6460 Pines Boulevard (FKA: Carter Financial Plaza, Pines Village Plaza). The applicant proposes the demolition of the existing shopping center site and the development of a new single story 7-Eleven convenience store, gas station, and automatic free-standing car wash with associated signage, lighting, landscaping, parking, and traffic circulation.

BACKGROUND:

According to the property appraiser website, the existing building on this site was built in 1966. A variance (ZV 2000-12) to allow an out parcel to be located on the subject property was denied by the Board of Adjustment on February 3, 2000. A related site plan amendment application to expand the building (SP 99-68) was reviewed and ultimately withdrawn by the applicant in 2000 as a result of the outparcel request not being granted. A uniform sign plan for this property (SN 2012-22) was approved by the Planning and Zoning Board on November 8, 2012.

The Planning and Zoning Board at its May 25, 2017 meeting denied the following variances for the property:

ZV 2017-11, to allow a 10' landscape (open space) buffer along Pines Boulevard instead of the required 25', Denied (5-0)

ZV 2017-12, to allow a 5' landscape (open space) buffer along SW 64th Way instead of the required 25', Denied (5-0)

ZV 2017-13, to allow zero trees in the landscaping buffer adjacent to abutting properties instead of the required 11 trees, Denied (5-0)

A related site plan (SP 2016-27) had been submitted in 2016 but ultimately was never heard at a meeting as related variances were denied.

Over the years, the previous owner of the site (Carter Financial Group, LLC) received several violations for property maintenance which have resulted in a significant monetary lien on the property.

The property ultimately fell under foreclosure.

The current owner acquired the property in early 2019 in foreclosure proceedings.

The Planning and Zoning Board at its December 12, 2019 meeting voted to transmit a related rezoning request (ZC 2019-03) for this property to the City Commission with a favorable recommendation.

The City Commission at its February 19, 2020 meeting adopted Ordinance 1943 which rezoned the subject property from B2-A (Planned Business Center) to B-3 (General Business) with voluntary deed restrictions for the purpose of building the proposed gas station site plan.

BUILDINGS / STRUCTURES:

The current retail building on site will be demolished and replaced with the following buildings / structures:

- A 20'-1" high, 4,100 square foot c-store building.
- A 17'-6" high, 8 fuel pump (16 fueling positions) gas canopy.
- A +- 20' high, automatic car wash tunnel

The applicant proposes the following color selections for the c-store:

- Base Color - Sherwin Williams Aesthetic White (SW 7035)
- Base Stone - Cobblefield Stone Boralstone (Brown)
- Trim - Sherwin Williams Balanced Beige (SW 7037)
- Awnings / metal door frames / Doors - Sherwin Williams Seal Skin (SW 7675)

The applicant proposes the following color selections for the gas canopy:

- Column - Sherwin Williams Aesthetic White (SW 7035), Sherwin Williams Balanced Beige (SW 7037)
- Canopy face - White background with Red, Green, and Orange non-illuminated stripes along entire canopy perimeter.

The applicant proposes the following color selections for the automatic car wash tunnel:

- Base Color - Sherwin Williams Aesthetic White (SW 7035)
- Trim, Parapet - Sherwin Williams Balanced Beige (SW 7037)
- Door / Bollards - Sherwin Williams Seal Skin (SW 7675)

ACCESS:

Access to this site will be redesigned to accommodate the new site layout. There are currently two openings on Pines Boulevard and one access on Southwest 64 Way. The following two access

openings will be provided as a result of this application:

- Pines Boulevard - A right in - right out driveway at the northwest corner of the lot.
- SW 64 Way - A full access driveway to be relocated slightly north of the existing opening.

PARKING:

The applicant proposes 29 parking spaces on site where 16 parking spaces are required based on Code. Parking consists of the following distribution:

- 7 standard parking spaces (9' x 19') with wheel stops.
- 18 oversized parking spaces (9' x 19.5") with terminal bollards.
- 2 ADA spaces with terminal bollards.
- 2 parallel spaces (9' x 25') for vacuum area.

SIGNAGE:

The following attached signs are proposed as a result of this application:

Sign 1)

7-Eleven Canopy Logo (Illuminated)

Area (SF)

9

Copy Color

Green, White, Orange, Red

Location

North Elevation Canopy

Sign 2)

7-Eleven Building Sign (Illuminated)

Area (SF)

21.2

Copy Color

Green, Orange, Red

Location

North Building Elevation

Sign 3)

7-Eleven Monument Sign (Illuminated / LED)

Area (SF)

34.4

Copy Color

7-Eleven logo colors on white panel. LED display (red, green) on red panel.

Location

Northeast Corner of Site

In addition to the signs above, the applicant is proposing a directional sign at each of the two entries to the property. Each sign will display a directional arrow at 1.5 square feet a piece.

LANDSCAPING:

Currently there are 3 palms and a Black Olive tree on the perimeter of the existing site. There are no trees within the parking lot of this property. The existing perimeter trees will be removed in favor of the following landscape as a result of this application:

- Installation of 35 trees, 11 palms, and 3,518 shrubs is proposed on the property. Primary species of trees include Pink Trumpet, Orange Geiger Tree, and Simpson Stopper. Primary species of palms include Sabal Palm. Primary species of shrubs include Muhly Grass, Purple Trailing Lantana, and Florida Privet.

The applicant requests alternative bufferyard consideration per Section 155.056 (B) (2) as the applicant cannot meet required separation requirements between residential and non-residential uses on the southern and western buffers. The applicant offers an alternative bufferyard consisting of an 8 foot high masonry wall with trees, shrubs, and groundcover designed to screen the commercial use from adjoining residential. A utility easement within the alternative bufferyard will be secured from entry by a 6 foot high chainlink fence / gate as displayed on the attached plans. The applicant provided a letter to staff confirming coordination with the adjacent homeowners of the properties within the alternative bufferyard to ensure the wall and bufferyard are installed as proposed (See attached letter from applicant regarding installation of alternative buffer).

City Commission approval is required for the alternative bufferyard as proposed. As the construction of this site will occur directly adjacent to occupied homes, staff recommends the installation of the southern and western bufferyard with associated wall southern and western bufferyard and wall prior to issuance of vertical construction of the buildings on site.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures (4,000K) mounted upon 15 feet high foot high tapered concrete poles. Additional lighting will be located around the perimeter of the building at 15 feet in height. Gas canopy lights will be recessed under the canopy. All lighting will comply with the City's lighting Code.

Two trash dumpsters with enclosure will be located at the west side of the parcel. The applicant provides a letter from WASTEPRO approving the dumpster locations. Dumpster enclosure will be painted to match the building.

Two air vacuum will be placed near the northeast corner of the parcel.

The Environmental Services Department reviewed the proposed utilities on site and documented in their March 3, 2020 memo an aging sewer line on the south side of the property

which needs to be replaced. Staff will therefore require the replacement of the new sewer line to the satisfaction of the Environmental Services Department prior to issuance of permits for vertical construction of the new building.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. Installation of the southern and western bufferyard with wall prior to issuance of vertical construction permits for the buildings on site.
2. Satisfaction of Environmental Services Department comments.