



Legislation Text

File #: 20-0409, **Version:** 1

SP 2019-08, Retail / Office Building @ Flamingo Pines Plaza, generally located south of Pines Boulevard, west of Flamingo Road, site plan application. (Joseph)

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

Owner JBL Flamingo Pines LLC. Is requesting site plan approval for the addition of an outbuilding with associated parking, traffic circulation, and landscape to accommodate the development at the Flamingo Pines Plaza located south of Pines Boulevard and west of Flamingo Road.

Flamingo Pines Shopping center was approved by the Planning and Zoning Board in 1985 and 1986 with outparcels and outbuildings being approved thereafter. Over the years, the shopping center has been divided into three distinct centers owned by the following different entities:

- Walmart - Westernmost center (Formerly Shops at Home Depot) owned by WAL-MART STORES EAST LP.
- Flamingo Pines Plaza - Central Center plus one outbuilding (Current tenants include: La Granja, Honeybaked Ham, Latin American Grill, etc.) owned by applicant.
- Flamingo Falls Shopping Center - Easternmost Publix Shopping Center owned by WRI JT FLAMINGO PINES

In addition, several parcels (Wells Fargo, McDonalds, Wendy's, Boston Market, Amoco Gas, etc.) within each center are owned by other entities.

The Planning and Zoning Board at its December 13, 2018 meeting voted to deny a parking variance (ZV 2018-01) in order to allow for construction of a future building on this site.

The applicant later submitted the subject site plan with parking additions to conform to parking

requirements.

BUILDINGS / STRUCTURES:

The proposed one story, 25'-6" high, 7,020 square foot building will be constructed over an existing parking field to the north main shopping center building as depicted in the attached site plan. The proposed site will not be an out parcel, rather an additional freestanding building within the shopping center. The proposed building will face north. Freestanding buildings are required to maintain compatibility with the main center as well as compliance with the shopping center uniform sign plan.

The applicant proposes the following color selections for the building which are compatible with the colors of the main shopping center building:

- Base Color - Choice Cream (SW 6357)
- Base Stone Columns - Mountain Strip Stone Cape Cod Grey
- Storefront - Anodized Grey
- Columns - Artistic Taupe (SW 6030)
- Aluminum Architectural Slats - Dark Bronze
- Roof Tiles - Terra Cotta

ACCESS:

Access to this the project will continue to be through the existing shopping center entries off of Flamingo Road and Pines Boulevard.

PARKING:

The applicant proposes the following parking changes to their shopping center as a result of this application:

Immediate construction area:

- The removal of 64 parking spaces in the construction area.
- The addition of 39 new parking spaces around the proposed building.

Remainder of shopping center:

- The addition of 47 spaces added to the JBL outbuilding site.

- The addition of 29 spaces added throughout the remaining Flamingo Pines Plaza.

Overall, the proposed parking modifications will result in the gain of 51 net parking spaces on site.

In total, the applicant proposes 840 parking spaces for their portion of the shopping center and inclusive of a cross parking agreement with Walmart where 840 spaces are required based on proposed 80% retail/office use and 20% restaurant use for the new out building.

All parking data for shopping centers are maintained and adjusted by the Zoning Administrator as businesses are change through the Certificate of Occupancy process. In no case will this applicant be permitted any use in that center which exceeds parking provided unless parking relief is granted by the Planning and Zoning Board at a later date.

The applicant provides the City with a staging plan as a result of this application. The applicant acknowledges via email that they will build the necessary required parking per zoning demand for the center prior to demolition of the parking where the outbuilding is proposed. Further, the staging of this project will not interfere with fire access.

In addition to the parking, the applicant also proposes a loading area near the southwest corner of the building.

SIGNAGE:

The applicant revised the existing Uniform Sign Plan to add this building to the current plan. All attached building signs shall be compliant with the previously approved uniform sign plan for the shopping center. The tenant will also occupy a panel on the monument sign which must also be compliant with Uniform Sign plan requirements.

A 32 square foot menu board will be located on the east elevation of the building, just south of the drive-thru service window.

LANDSCAPING:

Landscape proposed for this site plan includes the following:

- Installation of 65 trees, 1 palm, and 4,829 shrubs is proposed on the property. Primary species of trees include Black Ironwood, Paradise Tree, and Green Buttonwood. Primary species of palms include Sabal Palm. Primary species of shrubs include Dwarf Asian Jasmine, Green Island Ficus, and Cocoplum.

OTHER SITE FEATURES:

A new dumpster and enclosure will be located at the southwest corner of the new outbuilding. Colors of the enclosure to match the new building. The dumpster location has been reviewed by WASTEPRO and found to be acceptable.

STAFF RECOMMENDATION:

Approval, subject to applicant build the necessary required parking per zoning demand for the center prior to demolition of the parking where the outbuilding is proposed.