



Legislation Text

File #: 21-1081, Version: 1

SP 2021-13, Champs, 12151 Pines Boulevard, site plan amendment. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Jen Ronneburger, agent, is requesting approval of architectural, landscape, parking lot and lighting modifications to the former Golfsmith site located at 12151 Pines Boulevard. The proposed modifications are the result of a new tenant Champs.

The existing site was approved in 1993 as Sears HomeLife through site plan application SP 93-54. Modifications were made to the site in 2014 (Signage modifications) through SN 2014-17.

BUILDINGS / STRUCTURES:

The applicant proposed the following modifications to the existing building:

- Remove the decorative EFIS arches and squares on the east elevation. The areas will be patched and infilled to create a flat surface.
- Infill of the archways located at the top of the entryway on the east elevation.
- The following colors and materials are proposed for the building.
 - Main Body: BM OC-149 (Decorator's White)
 - North Elevation: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - Entryway Upper Façade: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - Trim: BM 2066-10 (Blue)
 - Dumpster enclosure: BM OC-149 (Decorator's White)
- Addition of 12 wall sconces around the building.

LANDSCAPING:

The following landscaping is proposed for the property.

- 182 trees consisting of the following species: Southern Live Oak, Buttonwood, West Indian Mahogany, Laurel Oak, Royal Poinciana, Japanese Privet, Sabal Palm, Washington Palm, Royal Palm, Foxtail and Queen Palm.
- 1937 shrubs consisting of the following species: Cocoplum, Ixora, Crinum Lily, Seagrape, Silver Buttonwood, Philodendron, Giant Lily Turf, Aztec Grass, Eugenia, Wax

Myrtle.

SIGNAGE:

The following modifications are proposed for the existing monuments:

- Pines Boulevard
 - Remove the existing dimensional letters to be replaced with 11.17 square feet of non-illuminated dimensional letters reading, “Champs x Eastbay Sports” in white and yellow copy on a black and blue background. The base of the sign will be painted cream.
- Ring Road
 - Replace the existing panel with a 5.83 square foot pan form sign reading, “Champs x Eastbay Sports” in white and yellow copy on a black and blue background. The base of the sign will be painted cream.

The applicant proposed the following supergraphic:

- One, 994.74 square foot vinyl supergraphic consisting of students and athletes playing various sports located on the north elevation. City Code permits allows up to 995.5 square feet of supergraphic which can be placed on any elevation.

The following walls signs are proposed for the site:

- East Elevation
 - One, 26.51 square foot non-illuminated pin mounted channel letter sign reading, “Pines Knows Game.” in black copy.
 - One, 164.05 square foot internally illuminated channel letter sign reading, “Champs x Eastbay Sports” in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.
 - One, 30.34 internally illuminated channel letter sign. The sign will be a white and yellow “X” consistent with company branding.
- West Elevation
 - One, 80.39 square foot internally illuminated channel letter sign reading, “Champs x Eastbay Sports” in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.

In total 301.82 square feet of wall signage is being proposed for the site. City Code permits a maximum of 80 square feet of wall signage for the site, of which no more than 40 square feet may be place on the primary façade. For this site the primary façade is the south elevation. The applicant is proposing the following variances, which are being heard tonight.

- ZV 2021-14 to allow a maximum of 301.83 square feet

- ZV 2021-15 to allow the wall signage allowed on the primary (southern) façade to be placed on the eastern elevation.

Should the request variances be denied or modified tonight the applicant will propose signage that is consistent with the Planning and Zoning Board decision.

PARKING:

Based on the proposed use 120 parking spaces are required for the site. A total 180 parking spaces are proposed for the site. The following modifications are proposed:

- ADA signage and marking improvements.
- Remove the existing 7 ADA parking spaces to be replaced and relocated with 6 ADA parking spaces to the southernmost parking row adjacent to the building. A minimum of 6 ADA spaces is required based on the total number of parking spaces provided on site.
- Installation of 3 short-term parking spaces
- Installation of 1 bicycle rack capable of storing 3 bicycles

OTHER SITE FEATURES:

The applicant proposes to remove and replace the parking lot light fixtures with 4,000K full cutoff LED fixtures.

STAFF RECOMMENDATION:

Approval.