



Legislation Text

File #: RES 2018-225, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF RPT REALTY, L.P. TO MODIFY THE EXISTING CORAL CREEK SHOPS SHOPPING PLAZA MASTER SITE PLAN GENERALLY LOCATED ON THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441). (QUASI-JUDICIAL)(PUBLIC HEARING)

BACKGROUND:

This item was first heard at the October 25, 2018, City Commission Meeting and tabled to a date certain of January 10, 2019. At the request of the applicant, the item was continued to the February 14, 2019, City Commission Meeting in order to provide time to complete a detailed traffic study. At the February 14, 2019, City Commission Meeting, this item was once again continued to the February 28, 2019, City Commission Meeting, conditioned upon the applicant re-noticing the meeting and notifying plaza tenants, in accordance with Ordinance No. 2019-001. The traffic study is now complete and has been reviewed and accepted by the DRC, with study conclusions indicating minimal impact to the surrounding transportation network. The full traffic study has been included in the backup. Additionally, since the initial City Commission Meeting in October, the property owner, Ramco-Gershenson Properties, L.P., formally changed its name to RPT Realty, L.P. All pertinent documents have been revised to reflect this name change.

Coral Creek Shops is an existing shopping center generally located at the southeast corner of Johnson Road and State Road 7 (US 441). The plaza, approximately 15.825 +/- acres in size, was originally site plan approved by the Planning and Zoning Board in January 1989. The original master plan approval included a large scale commercial retail center approximately 108,170 +/- square feet in size, plus three (3) outparcel development sites for a bank, gas station, and fast food restaurant. The fast food restaurant was never developed, and the property owner received site plan approval by the Planning and Zoning Board in January 2000 for the development of a bank with a drive-thru. Since the original 1989 master site plan approval, several smaller applications have been administratively approved for the plaza, including façade signage, outdoor dining for inline tenants, accessible sidewalk improvements, and landscape modifications.

DISCUSSION:

The applicant is seeking site plan approval to modify the existing master site plan and use a portion of the retail plaza parking field, approximately eighty-five (85) spaces, to create an outparcel for the development of a Wendy's fast food restaurant. Existing outparcel tenants include Bank of America,

Exxon, and Chase Bank. Retail plaza tenants include Publix, restaurants, other retail and office uses. If approved, the new master site plan will provide a modified parking field for the retail portion of the plaza and four (4) outparcels. The proposed site plan further encourages connectivity among parcels and as such, the proposed site plan provides a pedestrian connection from the plaza to the new outparcel and State Road 7.

PUBLIC INVOLVEMENT:

As part of the application review process, the applicant was required to perform community outreach in an effort to provide project information to neighboring property owners and neighborhood associations as well as hear and address concerns and issues raised through this process. The applicant has submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application.

GREEN AND SUSTAINABLE COMPONENTS:

As part of the site plan submittal, the applicant is proposing to construct a multi-use path with trellis and seating to connect the main retail center to existing pedestrian and transit amenities on State Road 7.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the site plan subject to the applicant providing proof of unity of control, an amendment to the master site plan to show general land use module instead of specific business name, a maintenance agreement for the entire PCD, and outstanding DRC comments. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A