



Legislation Text

File #: RES 2018-227, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF RPT REALTY, L.P. FOR THE DEVELOPMENT OF A WENDY'S FAST FOOD RESTAURANT WITH A DRIVE-THRU AND OUTDOOR DINING AREA GENERALLY LOCATED AT 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.

Wendy's is proposed as an addition to the existing Coral Creek Shops plaza, generally located at the southeast corner of Johnson Road and State Road 7 (US 441), and platted as the Sawgrass Park of Commerce Commercial Section "B" Plat. The applicant, Craig McDonald, Corporate Property Services, is seeking site plan approval for the construction of a 2,605 square foot fast food restaurant with drive-thru and outdoor dining area.

DISCUSSION:

The proposed building footprint and overall site design with drive-thru uses are similar to building sizes and site layout of adjacent outparcels within the plaza. A single drive-thru lane that wraps around the Wendy's building with window style food pick-up facing the plaza and away from State Road 7 is proposed. Architecture for the Wendy's restaurant is modern in style but maintains compatible building elements with the plaza, such as window storefronts, stucco exterior building finish, and complementary colors. An outdoor dining area with tables, seating for 12 patrons, waste receptacles, and umbrellas for shade are also proposed. Wendy's proposal provides all required parking within the parcel. No modifications to existing drive aisles or ingress/egress access from

State Road 7 or Johnson Road are proposed. A prominent trellis with bench seating will be constructed adjacent to the State Road 7 sidewalk connection, which will provide an additional dining area or respite for mass transit riders.

PUBLIC INVOLVMENT:

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 several sustainable building techniques and practices that support the City's Green Plan. They will be reflected in the building permit submittal. Further, the applicant has agreed to maintain the green building components for the life of the building and will provide a green building checklist at the time of building permit submittal. Below is a brief summary of goals and actions from the City's Green Plan that are being advanced by this application.

- Supports Action 1.6 - Decorable landscaped wall to decrease building heat gain.
- Supports Action 2.1 - Provide 40% tree canopy parcel coverage.
- Supports Action 2.2 - White roof membrane to be incorporated.
- Supports Action 5.1 - Enclosure for recycling to be provided.
- Supports Action 5.3 - Recycling of C&D debris.
- Supports Action 6.2 - Bike racks proposed adjacent to outdoor dining.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the special land use application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT:

REVENUES: \$5,993

EXPENDITURES: N/A

BUDGETED? Yes

NOTES: The impact fees will be divided among the following accounts: Affordable Housing, V32440-\$3,542; Police, V32410-\$1,688; and Fire, V-32411-\$763.