

From
B. Spain 5/13/23
Tuska-willa Storage



*From B. Spain
5/3/23
Tuskawilla Storage*



PUBLIC HEARINGS AGENDA

CITY COMMISSION

MONDAY, APRIL 24, 2023 | REGULAR MEETING

TITLE

Ace Hardware & Commercial Space | Commercial Development – 23,559sqft Hardware Store & 3 Commercial Spaces

SUMMARY/UPDATE

The Community Development Department requests that the City Commission hold a Public Hearing to consider the aesthetics for a proposed Ace Hardware with attached commercial space located within the Town Center (T5 Transect). The project includes a 23,559sqft hardware store as a permitted use and three vacant tenant spaces of 2,621sqft, 2,187sqft, and 2,323sfqt each. The applicant has only submitted for an aesthetic review – there is not a formally proposed site plan and there is not a final engineering / site plan application submitted for this project yet.

General Information		
Applicant	John McMillan	
Property Owner(s)	Patti Schoen	
Location	Northeast corner of Tuskawilla Rd. and Michael Blake Blvd., just south of the Mobil Gas Station.	
Tract Size	±3.58 acres	
Parcel ID Number	01-21-30-501-0000-0010	
Zoning Designation	Town Center (T-C) T5 Transect Urban Center Zone	
FLUM Designation	Town Center District	
Adjacent Land Use	North: Mobile Gas Station East: Vacant parcel	South: Michael Blake Blvd. West: Tuskawilla Road
Development Permits	Aesthetic Review	
Development Agreement	None	
Code Enforcement	Not applicable	
City Liens	Not applicable	

Background Data:

The applicant John McMillan is proposing a 18,882sqft hardware store (Ace Hardware) with a 6,347sqft covered patio in addition to three commercial spaces 2,621sqft, 2,187sqft, and 2,323sqft each and one adjoining outdoor patio area for the west most commercial space within the Town Center. The ±3.58 acre parcel is located north of Michael Blake Boulevard, south of the Mobile Gas Station, east of Tuscawilla Road, and west of State Road-434. The property is located in the T5 Transect of the Town Center, where hardware stores are a permitted use. The applicant has only submitted for an aesthetic review – there is not a formally proposed site plan and there is not a final engineering / site plan application submitted for this project yet.

In 1971, Patti Schoen purchased approximately 3.8 acres in Seminole County, Florida. More specifically, Lots 1 through 4 of Tusckawilla as per the Plat thereof recorded in PB 1 PG 5. At the time of purchasing, sections of lot 3 and 4 had already been conveyed to accommodate the right of way for Tusckawilla Road.

In 1989, the Schoen Property annexed to the City of Winter Springs via Ordinance 462 with a Commercial Future Land Use and C-1 Zoning.

In 1992 and 1998 additional sections of Lots 3 and 4 were conveyed to expand the right of way width on Tusckawilla Road. The resulting parcels east of Tusckawilla Road create the subject parcel, whose parcel ID and boundaries have been consolidated to create a single parcel of approximately 3.58 acres.

The City started planning for the S.R. 434 Corridor and Town Center in 1995 between the summer of 1995 and early 1997 the City held various planning sessions to better define the Community goals for the S.R. 434 Corridor and the Town Center.

The Final “Town Center” Overlay District was established in June 9, 1997 (Ordinance 661), and the City Commission directed City staff to prepare a comprehensive plan amendment and prepare a zoning change that would be in accordance with the development of the Town Center.

From 1998 to 2000, City Staff and Planning Consultant Dover-Kohl worked with property owners on fine-tuning the Master Plan. The City staff completed the necessary Comprehensive Plan Amendment (Ordinance No. 2000-10 Approved on 4/24/2000) and development of the Town Center District Code (Ordinance No. 707 Approved on 6/12/2000).As of 6/12/2000 via Ordinance 707, the Schoen Property was re-zoned Town Center (T-C), T5 Transect and given the Future Land Use designation of Town Center District. Since then, the property has remained unimproved and in a natural state.

Public Notices:

Public Hearing Notices were mailed to all owners of real property adjacent to and within approximately five-hundred feet (500) of the subject property and all Homeowner’s Associations on file with the City Winter Springs (112 notices) on March 24, 2023.

A community workshop is not required for this aesthetic review based upon the criteria set forth in Sec. 20-29.1(a).

This aesthetic review application is not required to be bought before the Planning and Zoning board based upon the criteria set forth in Chapter 20, Article II, Division 1.

Proposed Use:

Although this review is solely for aesthetics, it is worth mentioning the indented and potential uses of the project as it does have an impact on the architecture. The primary space, consisting of 18,882sqft of building and a 6,347sqft screened lanai, is proposed to be a hardware store (Ace Hardware). There are three proposed vacant tenant spaces 2,621sqft, 2,187sqft, and 2,323sfqt each on the west side of the proposed structure. The future tenants would be required to adhere to Sec. 20-323 that describes the permitted uses in Transect 5 of the Town Center for the property. The western-most commercial space features an outdoor patio and is intended to be marketed as a space for a restaurant.

Aesthetic Review:

Pursuant to Section 9-603, which sets forth guidelines and minimum standards for Aesthetic Review packages, staff has utilized the below criteria in Section 9-603 to determine the following. The attached Aesthetic Review package includes all of the submittal requirements for aesthetic review as set forth in Section 9-600 through 9-607 and include the following: (a) a site plan; (b) elevations illustration all sides of structures facing public streets or spaces; (c) illustrations of all walls, fences, and other accessory structures and the indication of height and their associated materials; (d) elevation of proposed exterior permanent signs or other constructed elements other than habitable space, if any; (e) illustrations of materials, texture, and colors to be used on all buildings, accessory structures, exterior signs; and (f) other architectural and engineering data as may be required. The procedures for review and approval are set forth in Section 9-603.

Aesthetic Review	
1.	<p>The plans and specifications of the proposed project indicate that the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast, and simplicity are coordinated in a harmonious manner relevant to the particular proposal, surrounding area and cultural character of the community.</p> <p>Analysis:</p> <p>The exterior color palette is similar and in harmony with the Winter Springs Marketplace, the Town Center, and other nearby commercial properties along SR 434 which will safeguard the surrounding area and the cultural character of the community. The building's primary colors are similar to other buildings in the Winter Springs Marketplace and the accent features are also of a similar color to those in the Marketplace and the Town Center.</p> <p>Overall, the architectural intent of the Ace Hardware includes architecture that is complementary to the styles of architecture in the Marketplace and the Town Center. The site was developed to encourage pedestrian use and the proposed development will provide an interconnected system of sidewalks with the larger system of pedestrian itinerary in mind.</p>

2.	<p>The plans for the proposed project are in harmony with any future development which has been formally approved by the city within the surrounding area.</p> <p>Analysis: The proposed design is harmonious with the color scheme, materials, and character of the Winter Springs Marketplace, the Town Center, and other nearby commercial properties in the Town Center District. The site layout registers with interior access with the rest of Winter Springs Marketplace.</p>
3.	<p>The plans for the proposed project are not excessively similar or dissimilar to any other building, structure or sign which is either fully constructed, permitted but not fully constructed, or included on the same permit application, and facing upon the same or intersecting street within five hundred (500) feet of the proposed site, with respect to one or more of the following features of exterior design and appearance:</p> <ul style="list-style-type: none"> a. Front or side elevations; b. Size and arrangement of elevation facing the street, including reverse arrangement; or c. Other significant features of design such as, but not limited to: materials, roof line, hardscape improvements, and height or design elements. <p>Analysis: The overall aesthetic of the project provides systemic elements to other buildings within the Winter Springs Marketplace without being overly similar. The building's colors are similar but not identical. The base of the building utilizes stacked stone, a feature found on several other buildings nearby which will create a sense of unity without being too overt. The proposed design shares the appropriate scale and design intent of the Winter Springs Marketplace and Town Center.</p>
4.	<p>The plans for the proposed project are in harmony with, or significantly enhance, the established character of other buildings, structures or signs in the surrounding area with respect to architectural specifications and design features deemed significant based upon commonly accepted architectural principles of the local community.</p> <p>Analysis: The proposed project enhances the character and overall aesthetics of the surrounding area. Design features incorporated into the Ace Hardware project, such as the modern facade and muted color palette, make it similar but not identical to other buildings in the area. It is systemically harmonious.</p>
5.	<p>The proposed project is consistent and compatible with the intent and purpose of this article, the Comprehensive Plan for Winter Springs, design</p>

	<p>criteria adopted by the city (e.g. Towne Center guidelines, SR 434 design specifications) and other applicable federal, state or local laws.</p> <p>Analysis: The proposed development is consistent and compatible with the intent and purpose of this article, designed to enhance the Town Center district. This project is also compatible with the Comprehensive Plan and the SR 434 Corridor Vision.</p>
6.	<p>The proposed project has incorporated significant architectural enhancements such as concrete masonry units with stucco, wrought iron, columns and piers, porches, arches, planting areas, display windows, and other distinctive design detailing and promoting the character of the community.</p> <p>Analysis: The proposed development is designed to contribute to the quality architectural styles that are typical with recently approved developments within the Town Center. Ace Hardware includes a faux second story, keeping in line with buildings in the adjacent Town Center District. The exterior provides series of straight lines which continues the existing rhythm across the façade of the building while breaking up a monolithic façade to provide the smaller scale as demonstrated and intended in the Town Center.</p> <p>Significant design features include architectural stacked stone, wood-look exterior wall panels contrasting stucco, and warm-neutral paint colors similar to nearby uses.</p>

Procedural History:

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July 22, 2022	Pre-Application Meeting for Sutton Crossings (Equinox)
December 20, 2022	Aesthetic Review (AR 2022) Submittal Date

Recommendation:

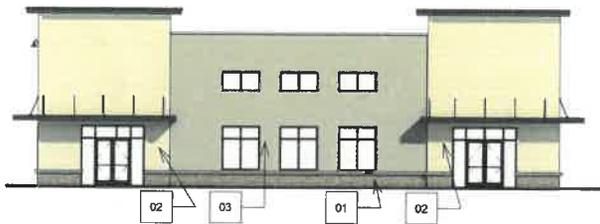
Staff recommends that the City Commission approve the Aesthetic Review for the proposed Ace Hardware.

Attachments:

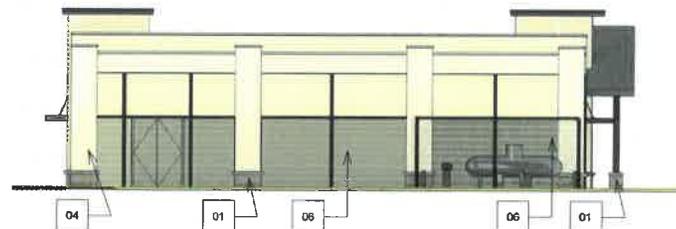
1. AR2022 Ace Hardware Aesthetic Review Application
2. AR2022 Ace Hardware Floorplan
3. AR2022 Ace Hardware Renderings and Elevations



A North
1" = 20'-0"



B West
1" = 20'-0"



C East
1" = 20'-0"



D South
1" = 20'-0"

<p>01 MFR - CULTURED STONE STYLE - RIVER ROCK</p> 	<p>02 SCORED EIFS COLOR - SW AESTHETIC WHITE</p> 	<p>03 STUCCO COLOR - SW AGREEABLE GRAY</p> 	<p>04 STUCCO COLOR - SW ALABASTER</p> 	<p>05 METAL TRUSS COLOR-SW NIGHT OUT</p> 	<p>06 ANTI-CLIMB FENCE COLOR - FACTORY BLACK WITH PRIVACY SCREEN - FACTORY BLACK</p> 
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PROJECT ACE HARDWARE - WINTER SPRINGS
A3 CONCEPT 8 COLOR BOARD - ELEVATIONS
DATE 04/14/23



From B. Spain
5/3/23 Tuskawilla
Storage



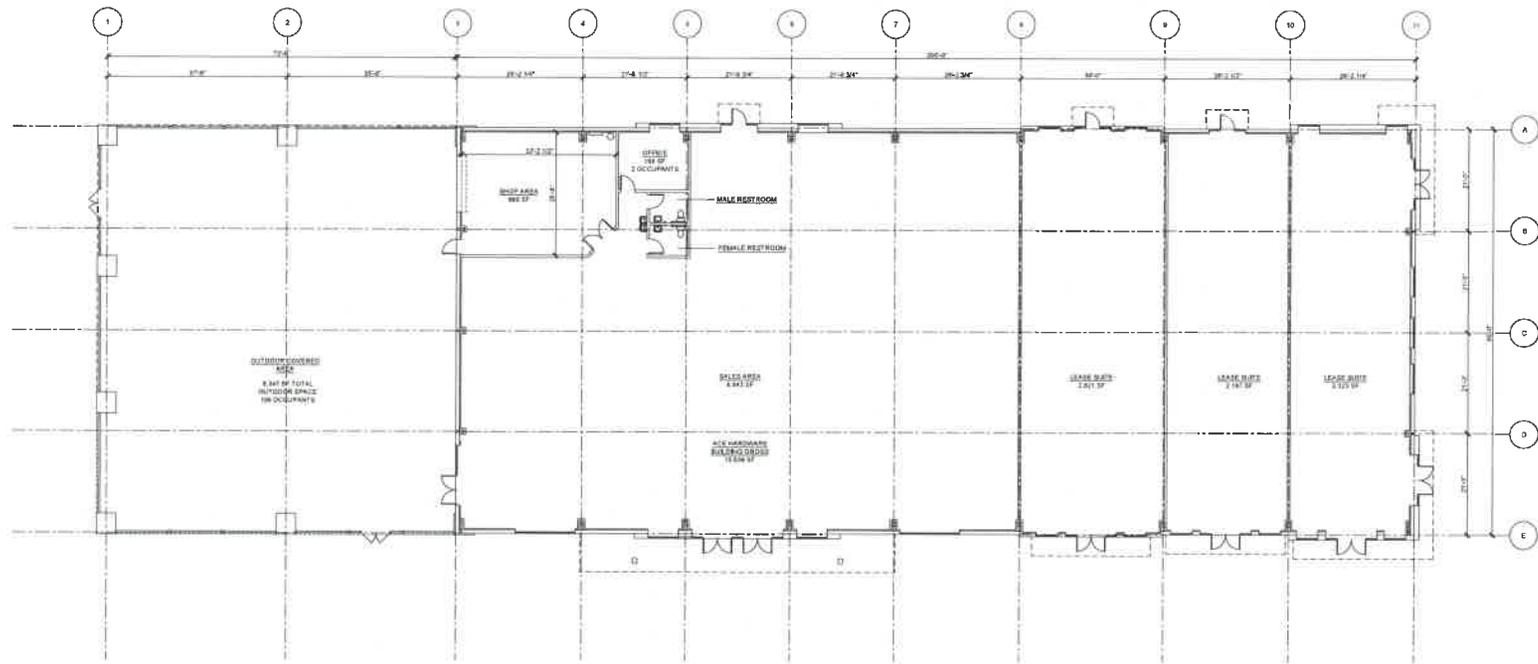
PROJECT ACE HARDWARE - WINTER SPRINGS
A1 EXTERIOR RENDERING
DATE 04/14/23

ACE studio 
Hardware



PROJECT ACE HARDWARE - WINTER SPRINGS
A2 EXTERIOR RENDERING
DATE 04/14/23





PROJECT: ACE HARDWARE WINTER SPRINGS
 DRAWING NAME: CONCEPT 09 - FLOOR PLAN
 DATE: 04/03/2023
 SQUARE FOOTAGE: 17,212 BUILDING + 6,347 GARDEN = 23,559

