



Legislation Text

File #: 17-0573, **Version:** 1

SP 2017-16, Flamingo Road Business Center, generally located on the southeast corner of Flamingo Road and NW 18 Street, site plan amendment. (Christina)

SUMMARY EXPLANATION AND BACKGROUND:

Moe Azar, agent, is requesting approval for site changes, building additions, architectural modifications, lighting, landscaping and signage at the business center, generally located on the southeast corner of Flamingo Road and NW 18th Street.

At the April 27, 2017 Planning and Zoning Board meeting, the Board approved ZV 2017-05-09 which allowed variances for the reduction of the north, west and east landscape buffers. Also included, is the reduction of the west and south building setbacks for this site.

The proposal includes the following modifications to site:

- ADA upgrades throughout the parking lot such as grading and the addition of sidewalks.
- Addition of one parking space to the east of Building B, totaling 36 parking spaces where 36 are required base on tenant mix, including restriping of all parking spaces.
- Relocation of an existing light pole and the replacement of existing light fixtures with LED warm white (3000K) light fixtures around the site.
- Removal and replacement of an existing landscape island to the east of Building B, meeting code requirements.
- Replacement of dumpster enclosure wooden gates with metal gates.
- Relocation of office mailboxes.

The following architectural and building modifications are proposed:

- Addition of exterior staircases to Buildings A and B with sidewalks connecting to existing sidewalks.
- Addition of warm white (3000K) LED wall pack lights, on Buildings A and B.
- Addition of 5'-0" wide catwalk around Building A.
- Addition of Handicap Lift tower on the east side of Building A.
- Addition of tenant sign area to Building A, increasing the height of the building from 26'-8" to 28'-6".
- Removal of existing columns from Building A.
- Removal of rear doors on the south elevation and addition of 4 rear doors on the south elevation secondary story of Building A.
- Addition of 729 SF to Building B via the enclosure of the existing drive thru, resulting in the addition of two roll-up doors and a door to the north elevation of Building B.

The following colors and materials are proposed for both Buildings A and B, the monument sign, trash enclosure and wall:

- Primary Color/Wall: Silverplate, SW 7649, Gray
- Trim/Rail: Pure White, SW 7005, White
- Roof Tile: Stone Mountain Blend, Boral Roofing, Saxony 900 Slate
- Light Fixtures: Dark Bronze

The existing monument sign will be removed and replaced with a new monument sign meeting shopping center code requirements. The sign will be painted to match the building color and match the proposed uniform sign plan. The uniform sign plan proposes the following criteria for the business center:

- Font: Helvetica
- Face Color: #313 Dark Bronze
- Trip Cap/Return: Dark Bronze Jewel Trim
- Type Individual Channel Letters Raceway

Landscaping for the site will include the removal of 11 trees and 20 palms and the addition of 42 trees and 16 palms with associated shrubs and ground cover throughout the site. Primary species include Krug's Holly, Blolly, Silver Buttonwood and Montgomery Palms.

The plan has been reviewed by staff and found to comply with Code requirements. Staff therefore recommends approval of this application.