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STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

MEETING DATE: August 11, 2021

SUBJECT: PM21-0031: Pine Island Professional Center – Site Plan Modification

APPLICANT: Nancy Galati, representative / Pine Island Professional Center, Inc., owner

ADDRESS: 1860 N Pine Island Road

LOCATION: Generally located on the east side of Pine Island Road approximately 625' north of Sunrise Boulevard.

LAND USE/ZONING: Commercial / B-7Q (Planned Commercial Development District)

REQUEST: Site Plan modification to allow renovations to the exterior building façade at Pine Island Professional Center.

ANALYSIS:

The subject property is zoned B-7Q (Planned Community Development), located on the east side of Pine Island Road approximately 625 feet north of Sunrise Boulevard, and developed with a 64,529 square foot office building occupied with professional and medical office uses. The site is bound by commercial uses on the north, south, east and west.

The City Council approved site plan of March 20, 1985, provided for building finishes in earth tones colors and included a fluted concrete block tower with a faux marble center recess, brown metal railings and fascias, and brown tinted glass panes.

The applicant requests approval of façade renovations to update the existing commercial building. The renovation of the exterior creates a new contemporary style that includes:

- Covering the existing fluted concrete block with a new stucco finish;
- Replacing the center recess on the tower with Prodema wood or similar wood cladding (see Exhibit B)
- Repainting the metal fascia and building base on the north and south wings in SW 7669 Summit Gray
- Repainting the building trim in SW 6258 Tricorn Black
- Repainting the garage columns and dumpster enclosure in SW 7669 Summit Gray
- Applying ledgestone or prefabricated stone veneer on the existing planters – Rockmount California Gold or similar (See Exhibit B); and
- Replacing the awnings on the tower with black canvas awnings

The applicant has presented three color schemes/options for the building tower:

COLOR OPTION 1

- Repainting the tower in two new colors – SW 7006 Extra White (upper body) and SW 7671 On the Rocks (lower body)

COLOR OPTION 2

- Repainting the tower in two new colors – SW 7757 High Reflective White (upper body) and SW 7671 On the Rocks (lower body)

COLOR OPTION 3

- Repainting the tower in two new colors – SW 7707 Copper Wire (upper body) and SW 7671 On the Rocks (lower body)

It should be noted that work was begun on the building without permits and the property is currently subject to a code enforcement violation. Permits have been submitted but cannot be issued until the site plan is modified to reflect the new building design.

RECOMMENDATION: The Planning and Zoning Department recommends **APPROVAL** subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

1. If approved, the applicant shall obtain a building permit from the Building Department within twelve (12) months of the Committee’s decision.
2. The Plan Adjustment Committee approval is limited to the plans stamped “Received JUN 28 2021 Planning, Zoning and Economic Development”, except as modified by conditions of approval.
3. Revise the ‘Paint Color Approval and Agreement Form’ to reflect the PAC decision.
4. The installation of awnings requires a building permit.
5. Signage is not part of this review. All final signage sizes, quantities, locations, fabrication, and installation details are to be done under separate permit.

LANDSCAPE: Staff has no objections to the Site Plan Modification.

1. Please be advised of the Landscaping Maintenance requirements:
Article X - Landscape Standards
Section 27-253. Issuance of Certificate of Occupancy
(b) The City has the right to inspect all properties to ensure that landscape has been installed, maintained, and irrigated in accordance with the landscape plan approved by the city and the provisions of this article and may require the property owner to make all appropriate corrections.
Section 27-260. Tree Care and Maintenance Standards - All Properties
All landowners, or their agents, shall be responsible for the maintenance of all landscaping including abutting rights-of-way, swales, lakes and canal banks. It shall be the responsibility of the adjacent property owner to maintain the swale area to the edge of pavement or the edge of water. Landscaping shall be maintained in accordance with the following standards: #1-13
Section 27-254 Implementation Standards
(c)(1) All landscaped areas, including adjacent rights-of-way and street medians where they

exist, shall be provided with an automatically operating underground irrigation system. The irrigation system must be designed to have a minimum of 100 percent coverage with 50 percent minimum overlap.

ENGINEERING: No objection.

1. Applicant need to consider sealcoating and striping the parking lot upon completion of the facade improvement activities.

BUILDING: No objection.

FIRE DEPARTMENT: No objections as to this site plan modification request.

UTILITIES: No objection to the proposed Site Plan Modification.

1. Please be aware that no structures (sign including footer) will be permitted to be installed within an existing Utilities easement.

Plan Review Contacts

Planning and Zoning: (954) 797-2225

Engineering Department: (954) 797-2282

Landscape: (954) 414-7395

Building Department: (954) 797-2250

Fire Department: (954) 797-2150

Utilities Department: (954) 797-2209

Subject Property (Aerial View)

EXHIBIT "A"

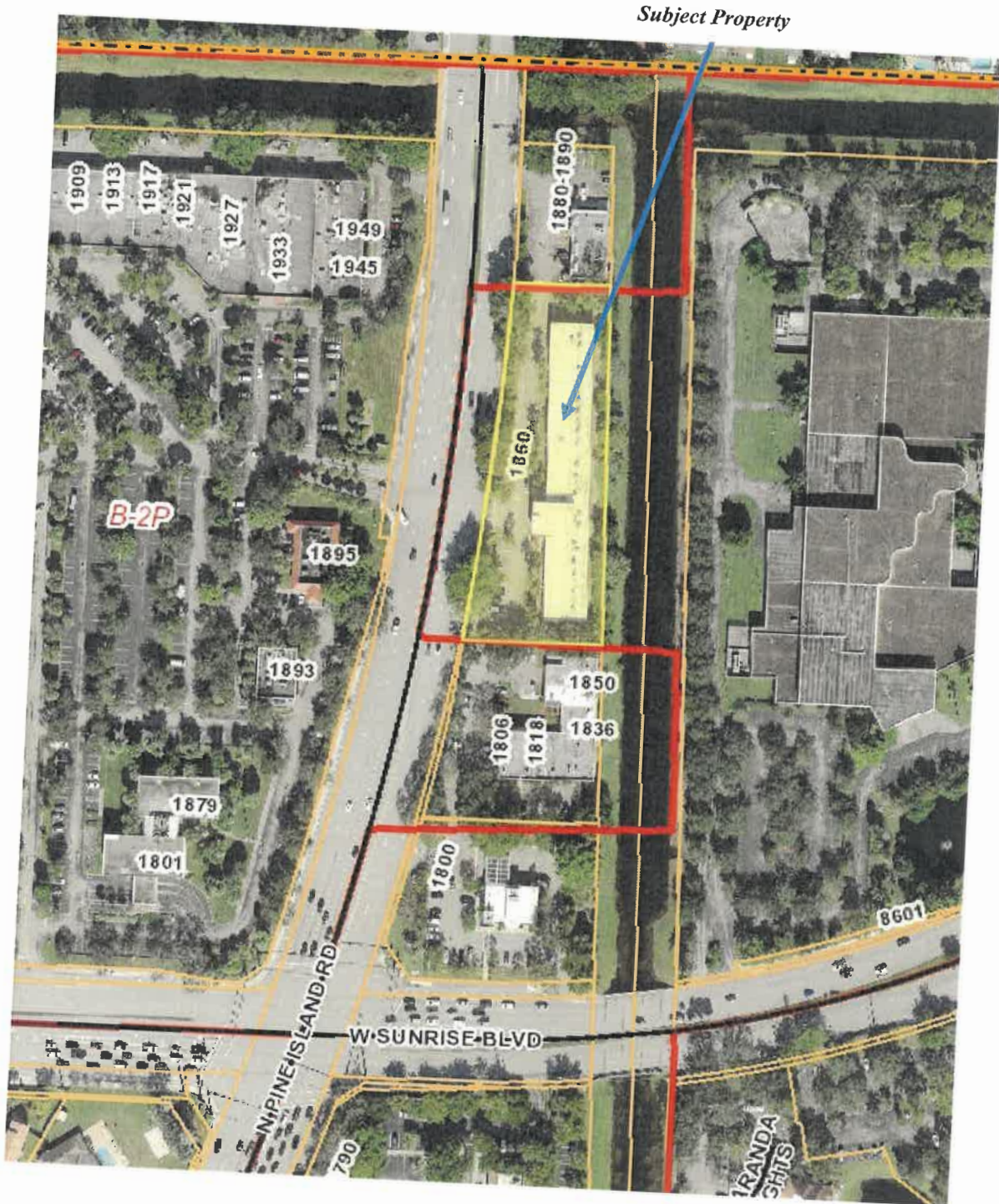


EXHIBIT "B"

MSI Prefabricated Color California Gold Ledger



Prodemas Wood