



**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** July 6, 2021

**TO:** Members of the Planning and Zoning Board

**THRU:** Danny A. Holmes, AICP   
Planning, Zoning & Economic Development Director

**FROM:** Gayle Easterling, AICP, Senior Planner   
Thalein Rainford, Planner

**I. PROJECT SUMMARY**

- A. Project Name / Number: Bank of America Plaza – Phase II / PP21-0015
- B. Requests:
  - 1. Site plan, elevation and landscape plan approval to allow ±13,300 square feet of additional commercial use
  - 2. The applicant is requesting 2 zoning waivers from Chapter 27 of the City Code and an undetermined number of landscape waivers from Chapter 27 – Article X of the City Code. See Exhibit D.
- C. Recommendation: **APPROVAL** subject to conditions noted in Section V. B. of this report.

**II. APPLICATION SUMMARY**

- A. Owner: 7001 Plantation 2019, L.P.
- B. Agent: Manuel Synalovski, AIA
- C. Location: (See Exhibit B) 7001 W. Broward Boulevard
- D. Size: 4.99 acres
- E. Folio: 504103450010
- F. Legal Description: See Exhibit “E”.

G. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use &amp; Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Bank with drive thru zoned B-2P	Commercial
North: Cypress Road then offices zoned B-2P	Commercial
South: Broward Boulevard	Right of way
West: Retail & office uses zoned B-2P	Commercial
East: NW 70th Avenue then offices zoned B-2P	Commercial

**III. BACKGROUND**

A. Subject Property / The Site

The ± 5-acre subject site is zoned B-2P (Central Business) and developed with a 12,616-square foot one-story office building (Bank of America). The property is bound by Cypress Road to the north, Broward Boulevard to the south, NW 70th Avenue to the east, and commercial uses to the west. Refer to Exhibit C for the zoning map.

The applicant received City Council approval of a conditional use and site plan (PP19-0002) on April 10, 2019, to construct a 10,000 square foot day care (The Learning Center) on Phase 1, centrally located on the site.

B. Synopsis

The applicant requests site plan approval for Phase 2 to construct two single-story commercial buildings together with a surface parking lot. Dollar Tree will occupy the easternmost building and is approximately 9,864 square feet in area. The second building is approximately 3,429 square feet in area with multiple tenant spaces.

The existing bank building and the western half of the drive thru canopy will remain as constructed.

C. Applicable Criteria

Staff has evaluated the project against the requirements of the B-2P zoning district per Section 27-85(d). The site development and buildings have demonstrated compliance with the design requirements for commercial buildings as those described in of the B-2P zoning district.

**IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS**

A. Comprehensive Plan Considerations

The proposed development is consistent with the Commercial land use designation on the adopted Future Land Use Map.

B. Zoning Considerations

Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision.

C. Citizen Comments

The City of Plantation posts signage on properties and when site plan approvals are requested. In this case, the Planning, Zoning & Economic Development Department posted signs on or before on June 28, 2021. To date, staff has not received any written objection or phone calls from citizens regarding this application.

D. Concerns, Issues and other Pertinent Information

Code Violation: There are no violations issued for the subject site at this time.

Transportation: The 2019 level of service for Broward Boulevard from State Road 7 and University Drive currently operates at level of service C, per the 2019 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2019 is the latest available traffic data available through the Broward County MPO.

The 2019 Broward County Roadway Capacity and Level of Service Analysis predicts that the level of service for these same segments in the year 2040 will be a level of service of C.

Street	Section	2019 Daily LOS	2019 Peak LOS	2040 Daily LOS	2040 Peak LOS
Broward Boulevard	State Road 7 to University Drive	C	C	C	C

V. RECOMMENDATIONS:

A. Board and Committee Recommendations:

Not applicable

B. Staff Recommendation:

Staff recommends **APPROVAL** subject to subject to the following condition noted in Section V.B. of this report:

STAFF COMMENTS:

PLANNING & ZONING:

1. This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board approval.

2. The applicant is responsible for any additional City impact fees, payable at the time of permitting.

In General:

3. Verify if a delegation request is required to amend the restrictive note on the plat.
4. Indicate the Phase line between Phase I and Phase II. Phase I should include all improvements that will be completed in conjunction with the day care building. Phase II should include all improvements that will be completed in conjunction with the Dollar Tree and retail building. If Dollar Tree and the retail remain in Phase II, both buildings must be constructed for either building to receive a CO. If it is the applicant's desire to CO each building independently, separate Dollar Tree and the retail building into two phases.
5. If each phase is to be developed independent of each other and/or under different ownerships, each parcel must stand-alone and meet all acceptable code requirements for the district unless a unified control document is executed to review both phases as a unified whole. If required, the unified control document must be approved as to form by the City Attorney and recorded prior to issuance of a building permit. If the site is to remain under one ownership and developed as a single site, a unified control document is not required.
6. Does this submittal include any changes to the previously approved Phase 1? If so, please bubble the changes and provide a narrative of the changes. If not, remove any plans that are not part of the Phase II approval (i.e., AS-102, AS-302, A-102, A-202).
7. A written request for all waivers with justification and the applicable fee must be included with the submittal for City Council review. Staff has identified 2 zoning waivers and an undetermined number of landscape waivers requiring payment of \$500 per waiver. The waiver fee must be paid with the City Council submittal.
8. Provide a Trip Generation Analysis for staff review.
9. When responding to staff comments, please "bubble" any plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans.
10. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g., site plan, landscape, civil, etc.).
11. Additional comments may be generated based on the resubmittal.

Site Data:

12. A recent code revision requires 1 space per 300 square feet of floor are for banks and retail stores. Correct the required parking calculations.
13. Verify the provided parking count. The site plan indicates 134 spaces but the Parking Data table indicates 130 spaces.
14. Verify the provided ADA parking count. The site plan indicates 6 spaces but the Parking Data table indicates 7 spaces.
15. Correct the required setback on NW 70<sup>th</sup> Avenue and Cypress Road to reflect 30'-9" based on code requirement of one and one-half times the building height.
16. Correct the provided setback on NW 70<sup>th</sup> Avenue to reflect 30'. Increase the setback to 30'-9" or request a waiver.
17. Increase the setback for the retail building from Cypress Road to 30'-9" or request a waiver.
18. Correct the required 'Building Height' to reflect 35' maximum.
19. Correct the provided 'Building Height' to reflect only 20'-6".
20. Remove the 20.2% parking reduction note from the Phase II parking data. A recent code revision provides for a reduction in required parking so a waiver is no longer needed.

Site plan:

21. Consider moving the 70<sup>th</sup> Avenue entrance and adjacent parking area to the north 5' south by reducing the 15'-10" landscape island on the south side of the entrance to 10'. This will create comparable dimensioned landscape islands on each side of the entrance drive and provide for a 10' landscape pedestrian zone on the south side of the Dollar Tree.
22. A recent code revision no longer requires the green area between the head-to-head parking south of the retail building. Consider moving the parking area west of Dollar Tree 5' west by eliminating the green area between the head-to-head parking. This will provide for a 10' landscape pedestrian zone on the south side of the Dollar Tree.

Elevations:

23. Staff recommends that the applicant paint the existing bank building and drive-thru to match or complement the newly constructed buildings.
24. Correct the Dollar Tree and retail building elevations to match the color elevations.
25. The east and west retail building elevations are labeled incorrectly. Please correct.
26. Provide material specs on the elevation key notes (i.e., metal canopy color, brick mfg. and color, awning color).
27. Provide color elevations with the Planning and Zoning Board/City Council submittal.

Parking areas:

28. Section 27-122(b) requires two-way access drive aisles be a minimum of 25 feet in width for 90-degree angle parking. Correct or request a waiver.

Details:

29. Provide a letter from Waste Management indicating there is sufficient trash capacity based on the proposed use.
30. Provide dumpster enclosure details. Typical dumpster enclosures are 12' X 12' inside with two 6' gates with stoppers. Label the dumpster enclosure and gates to be painted to match the building.

Lighting

31. The Photometric plan (AS-103) is illegible. Provide a plan at a scale of 1" =20' for easy readability.
32. Provide wall mounted and pole fixture types and details. Wall packs shall match the wall fixtures on the main entrance to the building.
33. Building up lighting designed to flood the building elevations in light are not permitted.

Signage:

34. Signage is not part of this review.

Note:

- A. Please Resolve Comments 1,3, 4, 6-33 Prior to City Council Application
- B. Please Resolve Comments 2 & 5 Prior to Building Permit

**LANDSCAPING:**

In General:

- The applicant may be required to execute a developer agreement and post security for all engineering and landscaping related improvements at time of permitting.
- This review is preliminary. Full landscape plan & approval is required at time of permitting.

## Site Plan

1. Please remove the Double-parking bay median from the Western parking lot and utilize that 10' total width of the Western LPZ can be increased from 5' to 15' by moving the building footprint towards the West and allow adequate planting of Shade trees within the LPZ.
2. Please limit the width of the 15' wide parking island adjacent phase II on the South side to 10' to allow an additional 5' extra LPZ to the Southern façade of Phase II Dollar Tree. This can be accomplished by including this adjacent parking island with the Phase II site plan review and moving the building footprint towards the North.
3. All plan sheets shall match the City Council approved Phase I site plan. Any significant changes to the Phase I site plan (for example, parking and building configurations outside of Staff's Site Plan notes #2 above) which impact landscape code requirements may require re-review and City Council approval.
4. Pursuant Sec. 27-255(c)(1) Please provide an Interior Parking Island if stalls exceed 10 spaces.

\*For example, the south parking lot of double tree has Twelve spaces.

**\*Waiver may be required if not satisfied.**

## Planting Plan

1. Contact Mr. Indyli Brown @ [ibrown@plantation.org](mailto:ibrown@plantation.org) to request Article X – Landscape Standards (PDF) to appropriately update the Landscape Legend on sheet# LA-103 to reflect new code Sections and requirements.

2. Propose appropriate LPZ Landscaping Pursuant Article X – Landscape Standards

Please request a waiver for any LPZ that may remain deficient after the adjustments are made from staff's Site plan suggestions.

Sec. 27-255(d)(5)(6) One shade tree (or group of three palms), 15 shrubs, and 40 groundcover plants are required for every 30 lineal feet of the landscape pedestrian zone.

\*Both Retail Buildings within Phase II do not satisfy that LPZ requirement.

3. Please adhere to Shade trees dimension requirements pursuant the building height for LPZ planting using Table 255-3.

\*Buildings up to 25' height require, 50% Palms to extend over roofline, Tree Heights: 12', Distance: 5' from Building.

4. Staff recommends proposing Shade tolerant Small/ornamental trees and(or) Medium trees to satisfy the Eastern LPZ Tree requirement due to the large canopy of existing perimeter trees along the Eastern bufferyard. This may be accomplished by submitting a written request to the Public Works Director.

\*Sec. 27-254 Implementation Standards (11)

The Public Works Department may grant written permission to allow the planting of trees or shrubs less than the required sizes outlined in this Article upon written request from the Landscape Architect-of-Record.

\*Sec. 27-254(20)(21) Small tree and Medium Tree description.

(20) Small/Ornamental trees shall be of ten (10) feet overall planting height at time of installation. Trees with multiple trunk growth characteristics shall have no more than three main trunks. All small trees shall have a minimum of thirty (30) inches of clear trunk at the time of planting.

(21) Medium trees shall be a minimum height of twelve (12) feet overall, minimum spread of six (6) feet, and minimum caliper of 2.5 inches at time of installation.

5. Pursuant Sec. 27-255(a) Street trees are required in addition to all other landscaping requirements for properties requiring site plan approval and shall be planted at a minimum of twelve (12) feet overall height with a spread of six (6) feet, 2.5-inch caliper and a minimum of four and one half (4-1/2) feet clear trunk immediately after installation.
- \*Due to existing perimeter trees along NW 70 AVE whose canopies may conflict with the planting of new trees in the swale, please request a waiver from planting required Street Trees.
6. Correct the Landscape Elevations page number from LA-104 to LA-108 as the Disposition Plan is already labeled LA-104.
7. Please remove any reference of The Department of Planning, Zoning & Economic Development from Landscape Plans and replace with Public Works – Environmental Landscape Division. Email: [landscapeinfo@plantation.org](mailto:landscapeinfo@plantation.org) Office: (954) 414-7395
8. Staff request changing sheet LA-101 from “Existing Vs. Proposed Plan” to “Tree Disposition Plan with Proposed Construction overlay”.
9. LPZ width deficiencies are as followed for Dollar Tree Building:  
SOUTH LPZ width should be 10' - Only 5' provided. (Can be corrected)  
WEST LPZ width should be 10' - Only 5' provided. (Can be corrected)  
NORTH LPZ width should be 10' - 0' provided. **WAIVER NEEDED**
10. Revise the last note on sheet #LA-103 to state the following:  
“Please be advised: Our soils in the City of Plantation lack certain elements; therefore, we typically suggest to have a soil analysis done to determine the proper fertilizer regiment. Please follow manufacturer recommended rates and methods of application.”
11. Please light pole 15' clearance radius on sheet LA-103 to adhere to verify proposed tree canopy will not be in conflict.
12. Draw and label root barriers in locations where trees and palms are adjacent to sidewalks and walkways; root barriers are not required where type “D” curbing is proposed. Tree planted in parking islands with type D curbing and an adjacent sidewalk require a root barrier along the sidewalk portion. For example, parking island west of Dollar Tree with sidewalk frontage.
13. Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
14. On Planting Plan, please label existing trees with their tree numbers matching the tree disposition table.
15. In Plant List, specify Field Grown/Balled & Burlapped (FG/BB) in “size” column for each tree species proposed.
16. TRDA is a native grass species and cannot be used to satisfy the shrub requirement in any landscape pedestrian zone.
17. Provide an estimate of the square footage of sod to be used.
18. Identify and label the landscape feature (existing hedge?) drawn between the sidewalk and parking bays along the north perimeter of the property.

Note:

- A. Please Resolve #1-4 (Site Plan); #1-13 (Planting Plan) prior to City Council.
- B. Please Resolve Comments #14-18 (Planting Plan) prior to Permit.

**ENGINEERING:**

1. Survey shows 25' ingress egress easement that is in conflict with the site improvement. Please identify the disposition plan for this easement (if any)
2. Survey shows 15' drainage easement in conflict with the proposed improvement. Please identify the disposition plan for this easement.
3. The stormwater management regulation for this property is subject to the regulations of the Old Plantation Drainage District in addition to Chapter 9 of City of Plantation Land Development Code. Please ensure that the stormwater management design adheres and meets both regulations.
4. Please provide the proper pervious impervious calculations needed to adjust the stormwater utility fee for the property. According to Article VII of Section 9-103 – Stormwater Management Utility.
5. An Engineering Developers Agreement shall be required prior to the issuance of an Engineering permit.

Note:

- A. Please Resolve Comments 1-4 Prior to City Council Application  
B. Please Resolve Comments 5 Prior to Building Permit

**TRAFFIC CONSULTANT:**

Note: No objection. See Engineering Comments

- A. Please Resolve Comments \_\_\_\_\_ Prior to City Council Application  
B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**BUILDING:** No objection to the site plan and elevations.

**FIRE:**

Reviews:

- Comments 1 – 12 on the Staff Report to the Planning & Zoning Board meeting of July 6, 2021.

No objections as to this Site, Elevation, and Landscape Plan approval with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. Structure/building shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
2. Structure/building shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
3. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.
4. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
5. The following shall be permitted separately:



- a. All fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the FDC (if connected to supply line prior to the 12" above grade stub).
  - b. DDCV.
  - c. Whole fire sprinkler system installations after the 12" above grade stub outside of building.
6. FDC's shall comply with following:
    - a. Free standing.
    - b. Single 4" screened Storz coupling on a 30-degree bend.
    - c. Intake between 24" to 36" above grade.
    - d. No obstructions within 3' of sides.
    - e. Unobstructed 6' wide area from FDC to curb front.
    - f. Posted "NO PARKING - FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
  7. FH's shall comply with following:
    - a. No obstructions within 3'.
    - b. Unobstructed 6' wide area from FH to curb front.
  8. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
  9. Fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3' access to the front and to the sides of the cabinet.
  10. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
  11. Doller Tree storage room shall be equipped with a City of Plantation Fire Department approved rack system for code compliant organization of its stock, providing proper height, proper stacking and proper means of egress.
  12. Additional conditions may arise upon review of all required permitting plans.

Note:

- A. Please Resolve Comments 1 – 12 Prior to City Council Application
- B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**POLICE:**

1. I have no objection to the Site Plan, Elevations, and Landscape Plan.
2. I cannot clearly read the raw data on the photometric survey. Please provide a larger copy so the number may be read. Additional comments may apply.

Note:

- A. Please Resolve Comment 2 Prior to City Council Application

**UTILITIES:** No objection to the Phase II – Site Plan, Elevation and Landscape Plan.

Minor changes needed on these conceptual civil plans.

- Gravity main to be made public and turned over to Plantation Utilities (exception being from MH#4>MH#5 due to structure/building in easement)
- All easements to be 15'
- Private plumbing (FDC line for Building #1) cannot be installed as proposed. Must not be within Utilities easement.

If approved and prior to any Building Permit being issued, the following must be provided:

1. Capacity charges must be paid in FULL for the entire project
2. \$500.00 review fee must be submitted to the Utilities Department
3. Water and Sewer Utilities plans must be submitted to the Utilities Dept. for review and approval
4. FDEP Water and Sewer permits must be approved
5. Utilities Agreement must be executed
6. Utilities Performance Bond must be posted
7. Utility Easements must be executed
8. Utilities inspection fees must be paid

Contact: Johnathan Adams if you have any questions, 954-414-7352

Note:

- A. Please Resolve Comments \_\_\_\_\_ Prior to City Council Application
- B. Please Resolve Comments 1-8 Prior to Building Permit

**O.P.W.C.D.:** No comment at this time.

Note:

- C. Please Resolve Comments \_\_\_\_\_ Prior to City Council Application
- D. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**WASTE MANAGEMENT:** Contact Andrew Kandy or Adrian Moore at [akandy3@wm.com](mailto:akandy3@wm.com) or [amoore@wm.com](mailto:amoore@wm.com).

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Request / Code requirements not met

**EXHIBIT A**  
**Letter of Intent**



SYNALOVSKI ROMANIK SAYE  
Architects • Planning • Interior Design

June 2, 2021

City of Plantation  
Planning & Zoning Department  
401 NW 70<sup>th</sup> Terrace  
Plantation, FL 33317

RE: Letter of Intent  
Development Review Application (Site Plan Amendment)  
Phase II, Bank of America Plaza (7001 West Broward Boulevard)

To Whom It May Concern,

The 7001 Plantation 2019, L.P. proposes the development of two new retail buildings within the previously identified Phase II of Bank of America Plaza (NE Area of the Existing Parking).

Said buildings are intended to be one 1-story high with a total construction area of ± 13,293 SF

The proposed building height (20'-6") of the buildings will not exceed the height of the neighboring shopping center West of the property.

Architecturally, the development will embrace the character of the existing Bank of America Building and the previously approved TLE (The Learning Experience) Pre-School and as well as enhance the City of Plantation's preference for brick veneer.

Respectfully,

A handwritten signature in blue ink, appearing to read 'M. Synalovski'.

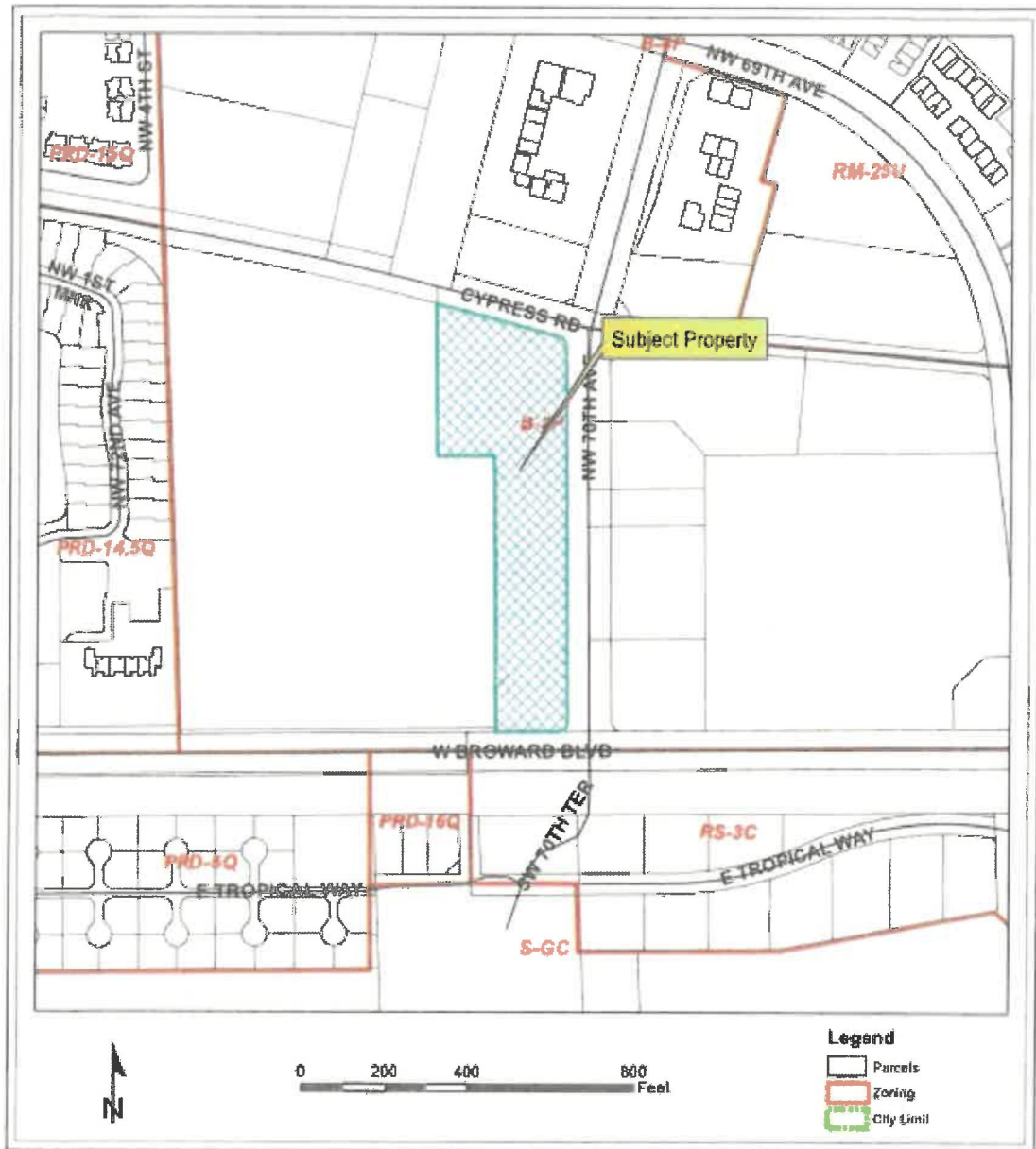
Manuel Synalovski, AIA, NCARB, LEED AP  
Managing Principal

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### ZONING MAP



7001 W. Broward Blvd.  
CASE # PP21-0015

**EXHIBIT D**  
**Legal Description**

Lot 1 of Landmark Plaza, according to the plat thereof as recorded in Plat Book 86, page 24, of the public records of Broward County, Florida.

**EXHIBIT E**  
**Code requirements not met**  
**(waivers not requested by applicant)**

**Staff has identified the following items that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement prior to City Council consideration.**

**Zoning:**

1. From: Section 27-689(c) which requires a 30.75' setback to the north and east.  
To: Reduce the setback on NW 70<sup>th</sup> Avenue to 30 feet.  
To: Reduce the setback on Cypress Road to 30 feet.
  
2. From: Section 27-122(b) requires two-way access drive aisles be a minimum of 25 feet in width for 90-degree angle parking.  
To: Reduce the drive aisle width to 24 feet.

**Landscape:**

To be determined.