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## STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

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**MEETING DATE:** September 8, 2021

**SUBJECT:** PM21-0037: Site Plan Modification – Bank of America

**APPLICANT:** 8181 Associates Joint Venture, owner

**ADDRESS:** 8181 W. Broward Boulevard

**LOCATION:** On the northeast corner of Broward Boulevard and N.W. 82<sup>nd</sup> Avenue

**LAND USE / ZONING:** M-PM (Mixed Use – Plantation Midtown)

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**REQUEST:** Consideration of a request for site plan modification for exterior facade modernization and improvement.

**EXHIBITS TO BE INCLUDED:** Planning & Zoning Division report, and application.

**ANALYSIS:** The subject property is zoned M-PM (Plantation Midtown), contains 1.99 acres, and is developed with a 27,512 square-foot three-story office/bank with drive through constructed in 1982. The site is located on the northeast corner of Broward Boulevard and N.W. 82<sup>nd</sup> Avenue and bound by professional offices to the north and west, retail uses to the east and Broward Boulevard to the south.

The applicant requests approval of façade renovations to update and re-image the existing bank and office building. Renovation of the exterior creates a new contemporary style that emphasizes straight lines and rectangular forms. Building improvements include:

- Refinishing/Modernization of existing exterior building façade around the entire perimeter to include painted stucco finish application over existing Chattahoochee stone pebble.
- New exterior paint scheme. The body color will be “PPG Commercial White”, with accent color “PPG Soothing Sapphire”.
- New vertical wall focal element (fiber cement board siding painted “PPG Synchronicity”) at the main entry, constructed of painted cementitious paneling, extending just above the existing roof line.
- Remove and replace all exterior glazing with new center set, anodized aluminum, gray tinted storefront impact windows and doors.
- Reconstruct, modernize, and extend front entrance covered canopy approximately 20 feet to the south. This area will include new pavers at the front entry doors/ATM, with a new outdoor ceiling and new LED lighting. The entrance ceiling under this entrance is accented with “cedar” wood.
- Expand existing front lobby approximately 12 feet towards the east, increasing the interior space near the main building elevator by approximately 250 GSF.

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- Creation of a new elevated second floor outdoor terrace over front entrance canopy. Terrace to include vegetative planters, shaded fixed bench seating, and surrounded by a glass guardrail. This new outdoor space is for use by existing tenants only. Total square footage of outdoor terrace is approximately 900 GSF.
- Creation of new awning structures to cover (9) existing parking spaces at northeast corner (rear) of property. Pre-engineered steel canopy structures shall be covered by Sunbrella Fabric “Motive Denim 4895-0000”
- Provision of (1) new dual electric car charging station at the north end of property.
- Minor exterior aesthetic enhancements such as concealment of exposed conduit where practical.
- Landscape enhancements shall include:
  - \* Replacement of building foundation hedge with new drip-line irrigation
  - \* Removal of (5) trees, Planting of (5) new trees
  - \* Groundcover/planting enhancement at east side and front entry to include a fixed planter and new landscaped beds

Staff has evaluated the project against the City’s architectural design requirements of the M-PM zoning district found in Section 27-86(d) and determined the proposed building elevations are in compliance with the architectural requirements. Pursuant to Section 27-125(d), the proposed additional covered parking does not reduce provided parking; therefore, the on-site parking remains code compliant.

The building use and current site plan arrangement (vehicular circulation, provided parking, etc.) does not change.

**RECOMMENDATION: APPROVAL** subject to staff comments.

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

1. The Plan Adjustment Committee approval is limited to the plans and material board stamped “Received AUG 23 2021 Planning, Zoning and Economic Development”.
2. The building permit application must be submitted within 12 months of the Plan Adjustment Committee Meeting or the approval will expire.
3. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application. A Paint Color and Approval form shall be approved by the Zoning Department prior to the issuance of a building permit.
4. Re-paint the dumpster enclosure doors and monument sign to match the new building colors.
5. Signage and sign locations noted on the elevations and plans are not part of this review.
6. At time of permitting:
  - State on the plans: Flood light fixtures up-lighting or strip lighting on the elevation is not permitted.
  - Provide a Photometric plan to ensure new LED lighting levels remains in compliance with Zoning Code.
  - Provide the details for the electric charging station.

## LANDSCAPE:

- Staff has no objection with the site plan request however, staff would like a revised Landscape Plan adhering to the following at permitting.
  - Please Be advised: This review is preliminary and a full thorough review will be completed at the time of permitting.
1. A separate tree removal permit will be required prior to removal of any trees on site. To apply for a tree removal permit contact [MRogers@Plantation.org](mailto:MRogers@Plantation.org)
  2. If any trees are proposed to be trimmed, a tree trimming permit is required to be obtained from the Public Works Environmental Landscape Division prior to the trimming of any trees on site.
    - a. Tree Trimming for the covered parking shall be performed with an ISA Certified Arborist on site pursuant Landscape Standards – Article X adopted March 25, 2021.
    - b. No more than 25% of foliage shall be removed from any tree in a single trimming event per ANSI A300 Standards.
  3. The elevation of the proposed Covered parking will be thoroughly evaluated at permitting. Staff suggests utilizing a pitched metal roof construction instead of the proposed 12’ Height canopy fabric roof which will be damaged by tree branches due to dynamic loads such as gale force winds, rain to name a few.
    - a. Trimming main scaffold branched for 12.5’ clearance will not be permitted by our staff in lieu of proposing a shorter roof with annual tree trimming to reduce tree conflict.
  4. Survey submitted showing trees is incomplete. Revise the survey to show the common name, scientific name, tree height, spread, and dbh, as well as disposition (if the tree is being removed, relocated, or remain in place).
  5. Existing tree canopies shall be drawn properly scaled to match the size indicated on the table.
  6. Missing code required tree in parking lot island, add a new tree to this location.
  7. Make a note on the plans that “any dead, diseased, missing, or declining plant material will be replaced prior to final landscape signoff”.
  8. Tree list of existing trees should be shown on all relevant landscape pages along with identification tag.
  9. Tree #614 not found in table.
  10. Proposed landscape material shall be shown on all relevant landscape pages.
  11. Category 1 trees shall be utilized in lieu of the proposed category 2 trees unless it is demonstrated that the location where the trees are being installed cannot accommodate the larger tree.
  12. Show root barriers all along greenspace where a hardscape abuts greenspace that is not curbed utilizing a type “D” curb and a tree is within 20’.
  13. Root barrier shall be of the polypropylene type and not the fabric type, minimum depth of barrier is 24”
  14. Estimate square footage for proposed sod quantity.
  15. Clarify what sod type is being used as there are notes for 2 different types.
  16. Plans show “black slate chips” being utilized on second floor landscape, must use mulch. Do not use red or cypress mulch; Eucalyptus, Melaleuca or recycled mulch are acceptable
  17. Tree protection detail shows plastic fence, revise to show 2x4 split rail wooden fence, detail available on city website.
  18. Incorrect planting and staking detail, replace with city detail available on city website.
  19. A pre-planting meeting is required prior to the installation of any new plant material; the landscape contractor must contact [MRogers@Plantation.org](mailto:MRogers@Plantation.org) one month prior to starting to schedule meeting.

20. Correct the height of the shrubs, code minimum is 30”

**ENGINEERING:** No objections at this time.

1. Chapter 9 Section 77 of the City Code of ordinance requires all private persons which own or operate stormwater management systems within the city to have an annual inspection of their system by a professional engineer licensed in Florida. Their engineer shall fill out a questionnaire and certify in a manner acceptable to the city engineer whether the system is in compliance with permits for the system on an annual basis. Please provide a proof of stormwater system inspection and certification prior to the issuance of building permit.

**BUILDING DEPT:** No objections at this time. Comments may arise during permit plan review.

**FIRE DEPARTMENT:**

Reviews:

- Comments 1 – 2 on the Staff Report to the Plan Adjustment Committee Meeting of September 8, 2021.

No objections as to this request for a minor site plan modification with the understanding that the applicant and/or owner are aware of following items:

1. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition.
2. Conditions may arise upon review of any and all required permitting plans.

**UTILITIES DEPT:** No objection to the Minor Adjustment to the Site Plan. No Utilities related work is proposed on this set of plans. No structures (awnings, terraces, electric charging stations) or Category 1 trees will be permitted within Utilities easements.

**Plan Review Contacts**

Planning and Zoning: (954) 797-2225

Engineering Department: (954) 797-2282

Landscape Architecture: (954) 797-2246

Building Department: (954) 797-2250

Fire Department: (954) 797-2150