



**City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025**

Summary

Agenda Date:	May 8, 2025	Application ID:	MSC 2025-0008
Project:	Bank of America	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Bank of America	Agent:	Raul De La Sierra
Location:	80 South Flamingo Road	District:	4
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2016-15, SP 2008-01, SN 2006-01, SP 87-04		
Applicant Request:	Color change to an existing building and minor site improvements		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Raul De La Sierra, agent, is requesting approval of a color change and minor site improvements to the existing Bank of America building located at the Flamingo Pines Shopping Center on the southwest corner of Pines Boulevard and Flamingo Road. The site was approved in the 1980s through site plan application SP 87-04.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - Main Body: Benjamin Moore Charcoal Slate HC-178=PM-8
 - Accent: Benjamin Moore Super White OC-152
 - Dumpster Enclosure: Benjamin Moore Charcoal Slate HC-178=PM-8
- Dumpster gates to be replaced with white 5" wide interlocking metal panel gate ("Fortress Board- on- Board", by Alumni- Guard).

OTHER SITE FEATURES:

The applicant proposes minor site improvements including:

- Asphalt repair and resealing of damaged portions of parking lot
- Parking lot re-striping to match current conditions
- Installation of 8 bollards located along the southeast corner of the building
- Landscaping upgrades
- General site improvements proposed to bring the site up to current code standards as required by the Engineering Division.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed: Unified Development Application
Memo from Planning Division (3/26/2025)
Memo from Planning Division (4/24/2025)
Miscellaneous Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: N/A

Plans for DRC N/A Planner: N/A

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - _____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: BANK OF AMERICAProject Address: 80 S FLAMINGO ROAD, PEMBROKE PINES, FL 33027

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514014020271

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: FLAMINGO WEST 78-36BPT OF TR A DESC AS COMM AT SECOR OF SAID TR A,NLY 875.88,WLY30 TO POB, CONT WLY 150,NLY 158.67,ELY150.05,SLY 155TO POB DESC IN OR 14303/771 AKA:PARCEL #3 PHASE IHas this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
N/A	N/A	N/A	N/A	N/A	N/A

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: BANK OF AMERICA

Owner's Address: PO BOX 3247 CHARLOTTE, NC 28232

Owner's Email Address: NIGEL.WILFORD@JLL.COM

Owner's Phone: _____ Owner's Fax: _____

Agent: SIERRA COMMERCIAL CONSTRUCTION, INC

Contact Person: RAUL DE LA SIERRA

Agent's Address: 2635 W 81 STREET, HIALEAH, FL 33016

Agent's Email Address: MONICA@SIERRACC.COM

Agent's Phone: 350-557-2444 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:**EXISTING**

Zoning: 23-02 FINANCIAL INST.

Land Use / Density: _____

Use: FINANCIAL INSTITUTION

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: SAME

Land Use / Density: _____

Use: SAME

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Exterior renovation including stucco repairs, repainting, asphalt repair, resealing,
parking lot re-stripping, bollard installations, landscaping upgrades, and general site
improvements.

Proposed Design-Materials:

EXPT-15 MATERIAL: WHITE PAINT

MFR: BENJAMIN MOORE

COLOR: SUPER WHITE OC-152

FINISH: FLAT

EXPT-16M MATERIAL: SILVER PAINT

MFR: PPG PAINT

COLOR: SILVER AD3Z1011X(CORAFLOX) BLVS74464 (PSX-805 &
AMERLOCK 2 VOC)

LVR: N/A

EXPT-17 MATERIAL: GREY PAINT

MFR: BENJAMIN MOORE

COLOR: CHARCOL SLATE HC1178=PM-8

LRV: 15

FINISH: FLAT

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Richard H. Fagan (Agent) 3/13/25
Signature of Owner Date

SIGN HERE

Sworn and Subscribed before me this 13 day
of March, 2025

Lucy Gutierrez-Matos 7/13/2026
Fee Paid Signature of Notary Public My Commission Expires

SIGN HERE



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 02/26/2025
Signature of Agent Date

Sworn and Subscribed before me this 26 day
of February, 2025

[Signature] May 9, 2028
Fee Paid Signature of Notary Public My Commission Expires



ANNETTE CRUZ
Commission # HH 525583
Expires May 9, 2028

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: BANK OF AMERICA

Authorized Representative: _____

Application Number: N/A

Application Request: EXT REPAIR & PAINTING OF BANK

I, Richard L. Foster (Applicant/Authorized Representative name), on behalf of BANK OF AMERICA (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Richard L. Foster (Agent) 3/13/25
Signature of Applicant or Applicant's _____ Date
Authorized Representative

Richard L. Foster
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 26, 2025
To: MSC 2025-0008
From: Julia Aldridge, Planner / Zoning Technician
Re: Bank of America @ 80 S Flamingo Road

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide renderings/ images showing rear of buildings will also be painted.
2. Please label paint colors on renderings. Some colors are difficult to identify on the renderings.
3. Gates for dumpster enclosure must be metal.
4. Clarify if any additional landscape will be removed from the parking island.
5. Per Code section 155.623 TRASH AND RECYCLING FACILITIES, all exterior sides of dumpster enclosure, except the open end, shall be landscaped with shrub material, a minimum of 24 inches in height, spaced 24 inches on center at planting. Please contact landscape@ppines.com with any questions.
6. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 24, 2025

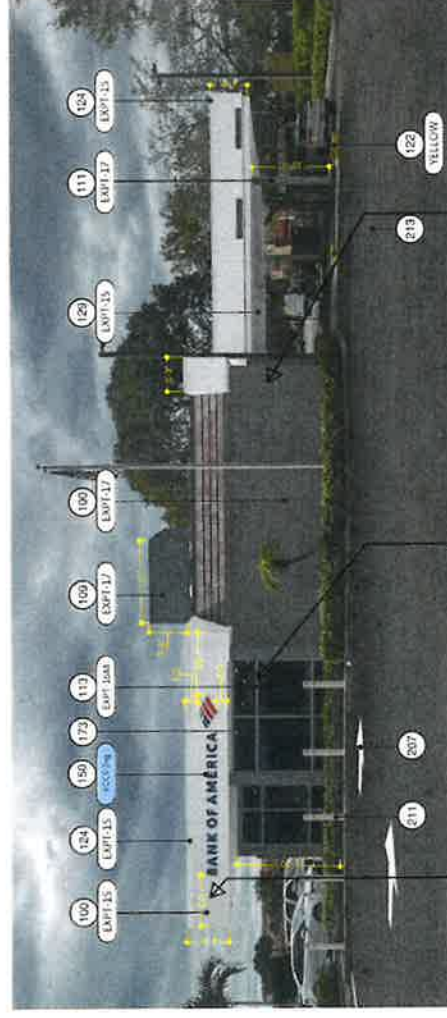
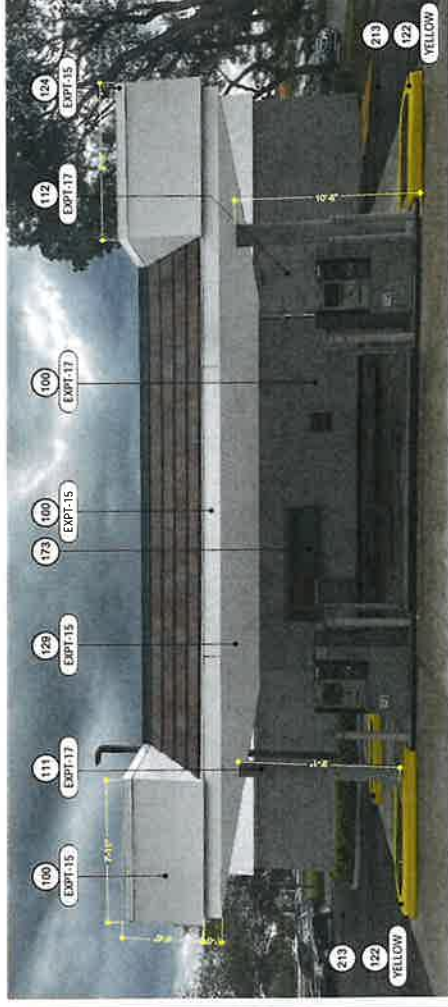
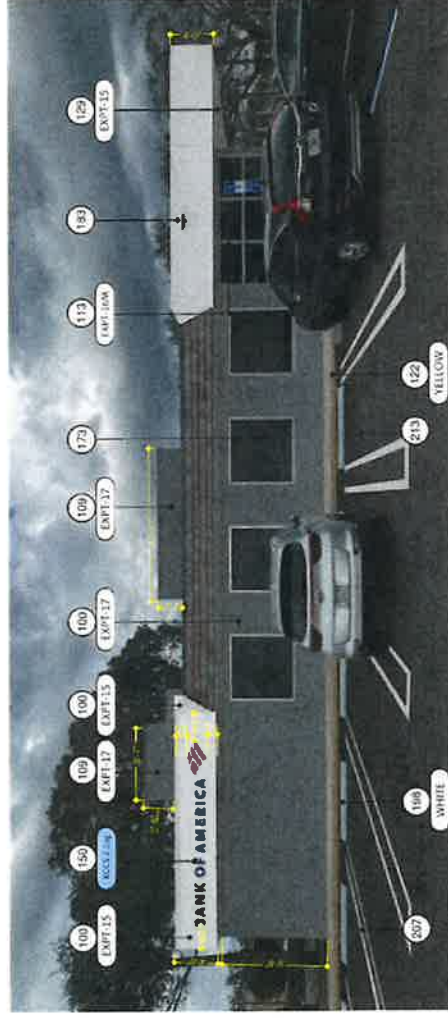
To: MSC 2025-0008

From: Julia Aldridge, Planner / Zoning Technician

Re: Bank of America @ 80 S Flamingo Road

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.



Color to be implemented on head wall/fascla of building facade

Color to be implemented on storefront mullions, typ.

Color to be implemented on main body of building facade

EXPT-15
MATERIAL: WHITE PAINT
MFR: BENJAMIN MOORE
COLOR: SUPER WHITE OC-152
FINISH: FLAT

EXPT-16M
MATERIAL: SILVER PAINT
MFR: PPG PAINT
COLOR: SILVER AD3Z1011X(CORAFLOX)
BLV574464 (PSX-805 & AMERLOCK 2 VOC)
LRV: N/A

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COLOR: CHARCOAL SLATE HC-178-PM-8
LRV: 15
FINISH: FLAT

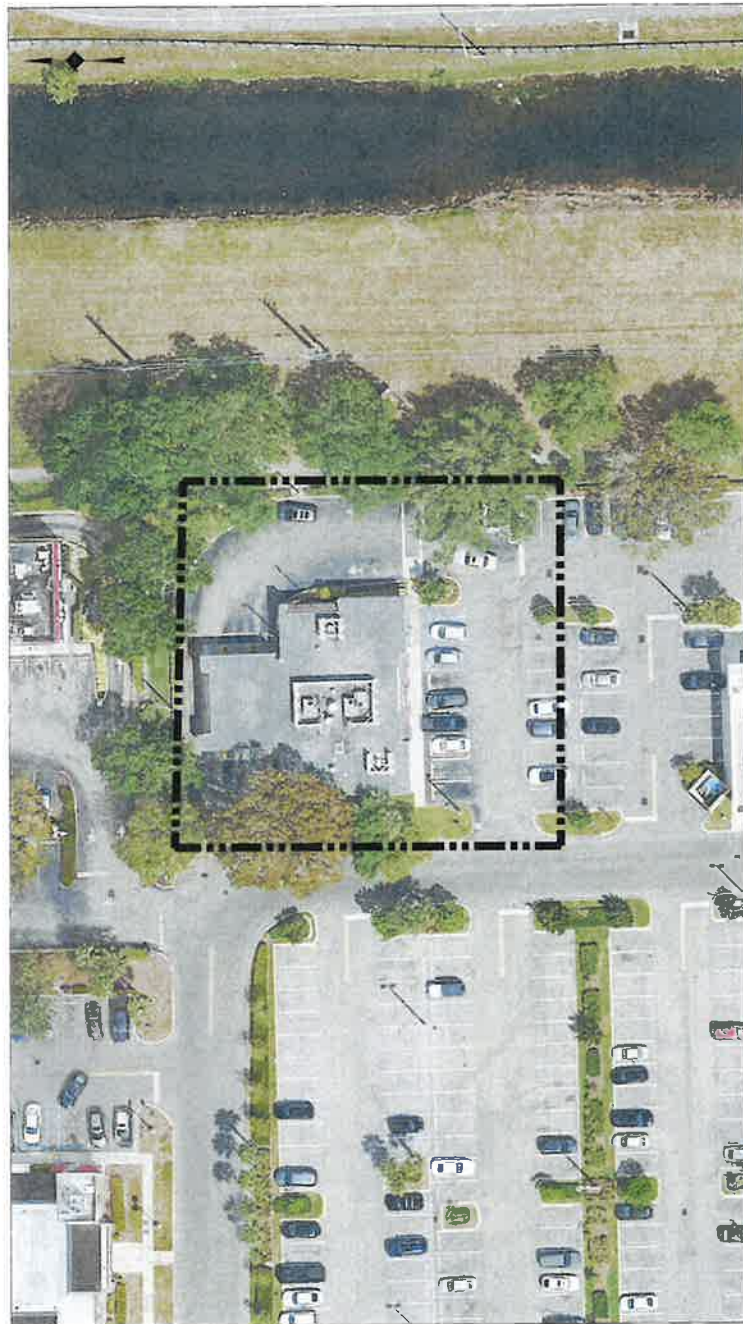
Flamingo Road | FL6-590

80 S Flamingo Rd, Pembroke Pines, FL 33027



BANK OF AMERICA
EXTERIOR RENOVATION PROGRAM

PARCEL ID: 514014020271
80 SOUTH FLAMINGO ROAD
CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA



LOCATION VIEW
1" = 20' ±



STONEFIELD
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Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 856.889.0662

BANK OF AMERICA
BANK OF AMERICA
EXTERIOR RENOVATION

80 SOUTH FLAMINGO ROAD
PEMBROKE PINES, FL 33549

SERIAL, NUM./MANH. ID: FL6-590

Gensler

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 220 Main Highway St.
 Suite 200
 San Francisco, CA 94104
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 Fax: 415 434-4399

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2011-2012
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Fax: 873 203 2048
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J.L. Todd Party Fund Management
1020 S. Federal Highway Suite 201
Orlando, FL 32811
Cordell Angel-Wilson
cangel@jltoddfund.com
Tel: 407.594.4000

STONEFIELD

Society of Engineering
 420 N. Ashby Drive, Suite 1900
 Tampa, FL 33602
 United States
 Contact: James G. Smith
 Tel: 813 288 7200


 Date _____ Drawing Date _____
 Revision _____
 Drawn By _____
 Checked By _____
 Approved By _____

James S. Kincelair, Professional
Engineer, State of Florida, License No.
86000. This item has been digitally signed
and sealed by James S. Kincelair, P.E. on
3/31/2025. Printed copies of this
document are not considered signed and
sealed and the signature must be verified
on any electronic copies.
2025 03 31 15:34:48-0400

People of Marine
BANK OF AMERICA
EXTERIOR RENOVATION

Project # M-09-00000
TAM-240109

COVER SHEET

Scale 100%

C1.0

CONCLUSIONS

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE & LANDSCAPING PLAN	C-4

FOR REFERENCE MATERIAL

THE SUBJECT MATTER OF THIS DOCUMENT IS PRESENTED IN A MANNER THAT DOES NOT CONSTITUTE AN ENDORSEMENT OR RECOMMENDATION BY THE NATIONAL BUREAU OF STANDARDS, NOR DOES IT CONSTITUTE AN ATTEMPT TO REPRODUCE THE QUALITY OF INFORMATION CONTAINED IN THIS DOCUMENT. THE SUBJECT MATTER OF THIS DOCUMENT IS PRESENTED IN A MANNER THAT DOES NOT CONSTITUTE AN ENDORSEMENT OR RECOMMENDATION BY THE NATIONAL BUREAU OF STANDARDS, NOR DOES IT CONSTITUTE AN ATTEMPT TO REPRODUCE THE QUALITY OF INFORMATION CONTAINED IN THIS DOCUMENT.

BANK OF AMERICA
BANK OF AMERICA
EXTERIOR RENOVATION
 80 SOUTH FLAMINGO ROAD
 PEMBROKE PINES, FL 33549
 SERIAL NUM/ANAL ID: FL6-590

Gensler
 1000 15th Street, NW
 Suite 200
 Atlanta, GA 30333
 Tel: 404.528.1000
 Fax: 404.528.1000
 Email: gensler.com

JLL
 411 First City Plaza
 Suite 1000
 Atlanta, GA 30308
 Tel: 404.528.1000
 Fax: 404.528.1000
 Email: jll.com

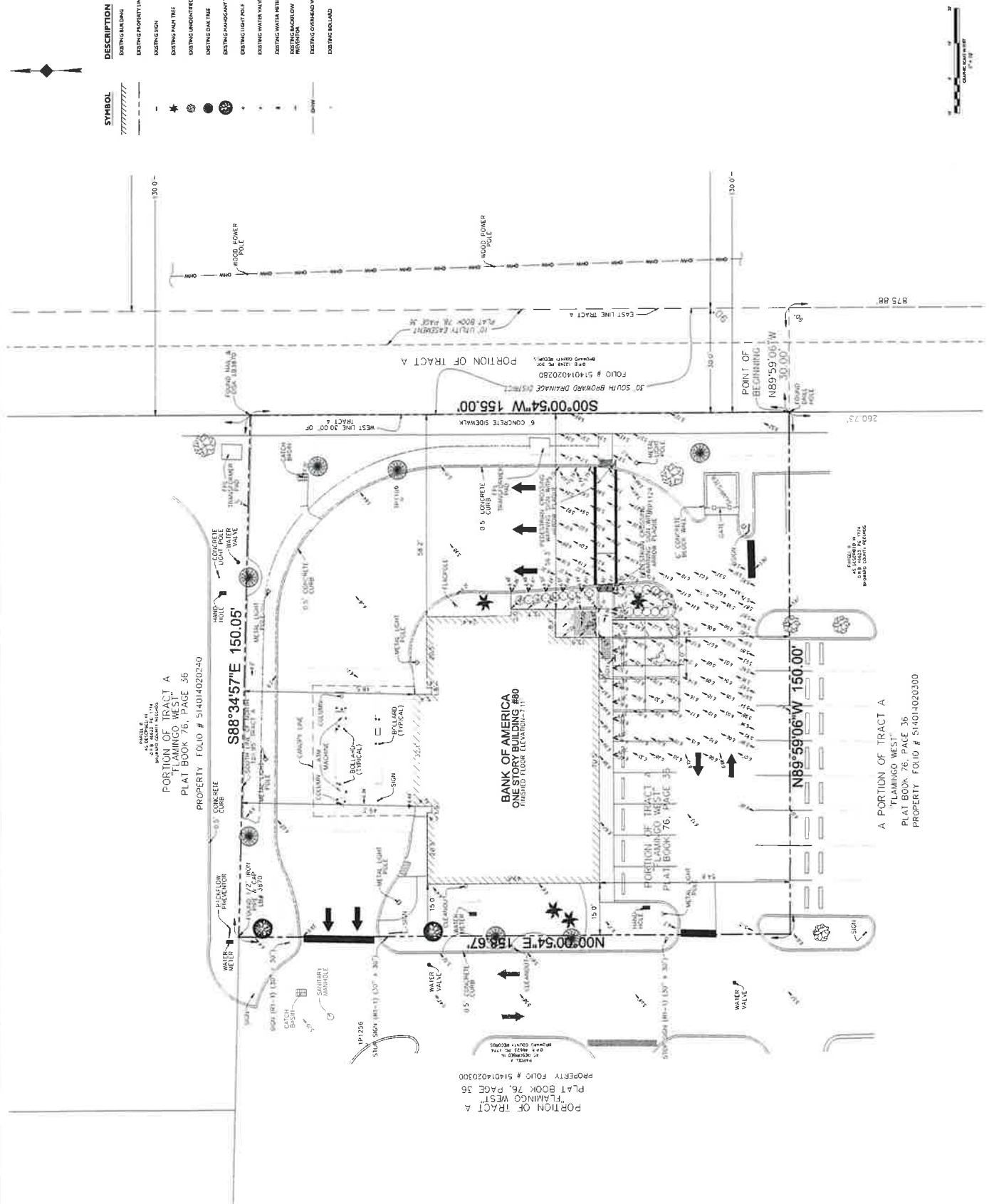
STONEFIELD
 1000 15th Street, NW
 Suite 200
 Atlanta, GA 30333
 Tel: 404.528.1000
 Fax: 404.528.1000
 Email: stonefield.com

Legend
 Description
 1. EXISTING BUILDING
 2. EXISTING PROPERTY LINE
 3. EXISTING SIGN
 4. EXISTING PAINT TREE
 5. EXISTING UNIDENTIFIED TREE
 6. EXISTING DIAL TREE
 7. EXISTING PARAGUANT TREE
 8. EXISTING LIGHT POLE
 9. EXISTING WATER VALVE
 10. EXISTING WATER METER
 11. EXISTING OVERHEAD WIRE
 12. EXISTING OVERHEAD WIRE

Legend
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 12. EXISTING OVERHEAD WIRE

C2.0

SYMBOL	DESCRIPTION
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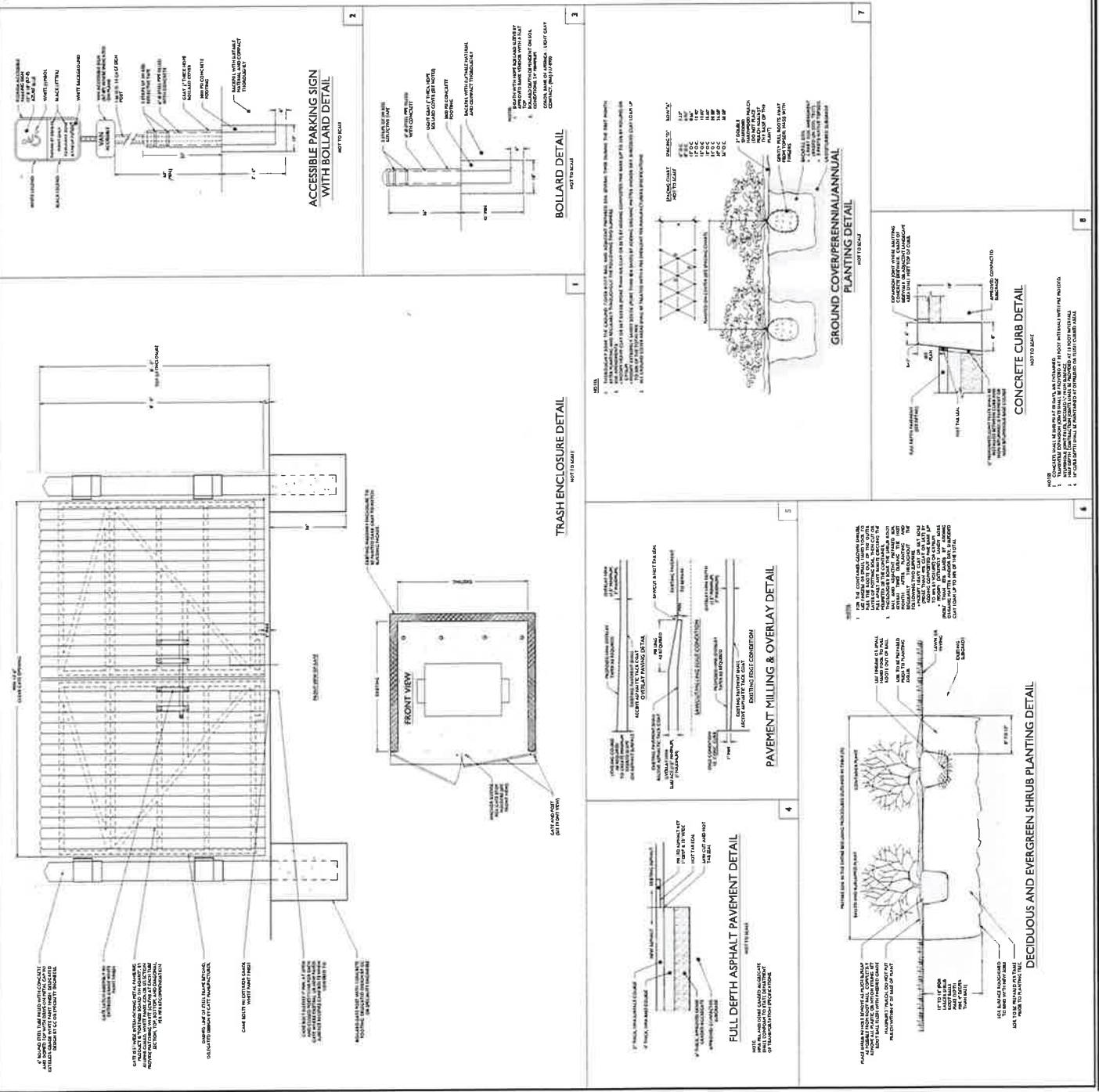


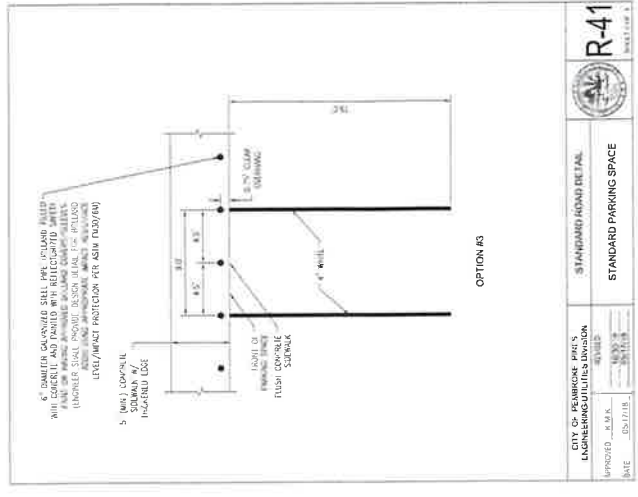
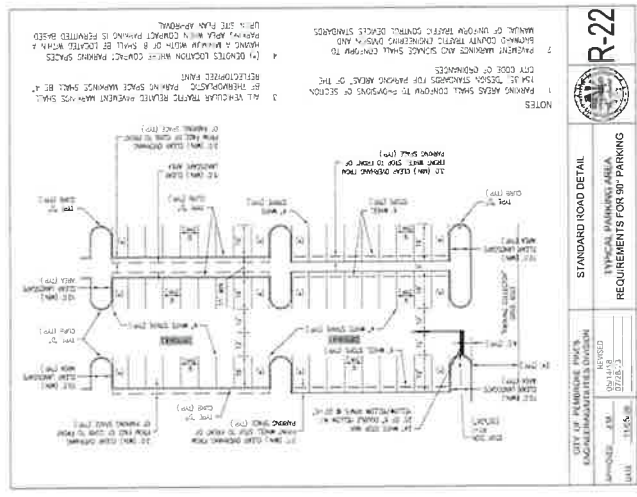
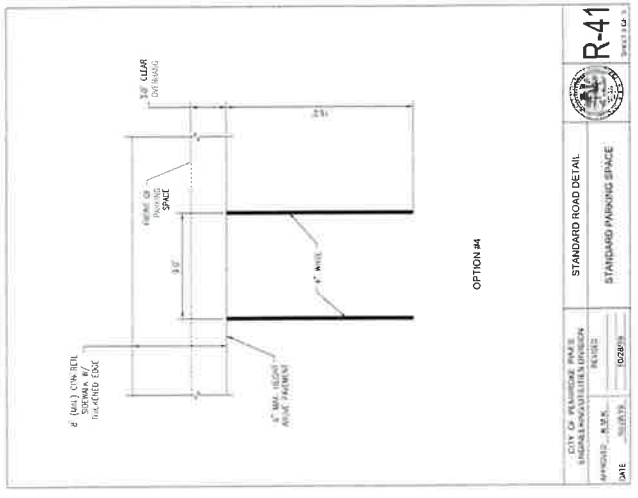
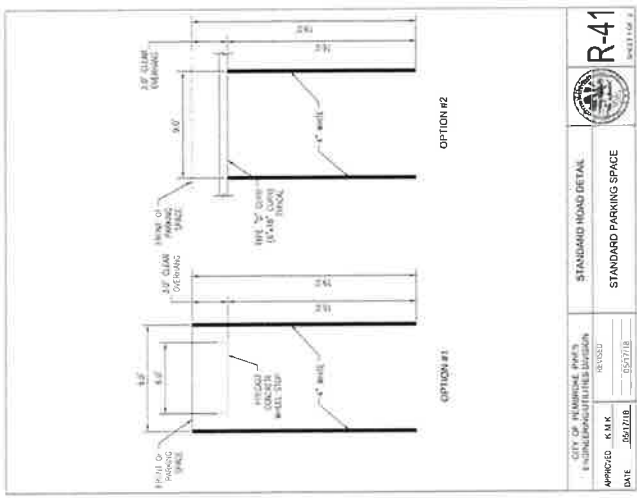
A PORTION OF TRACT A
 FLAMINGO WEST
 PLAT BOOK 76, PAGE 36
 PROPERTY FOLIO # 51401-020300

A PORTION OF TRACT A
 FLAMINGO WEST
 PLAT BOOK 76, PAGE 36
 PROPERTY FOLIO # 51401-020300

A PORTION OF TRACT A
 FLAMINGO WEST
 PLAT BOOK 76, PAGE 36
 PROPERTY FOLIO # 51401-020340

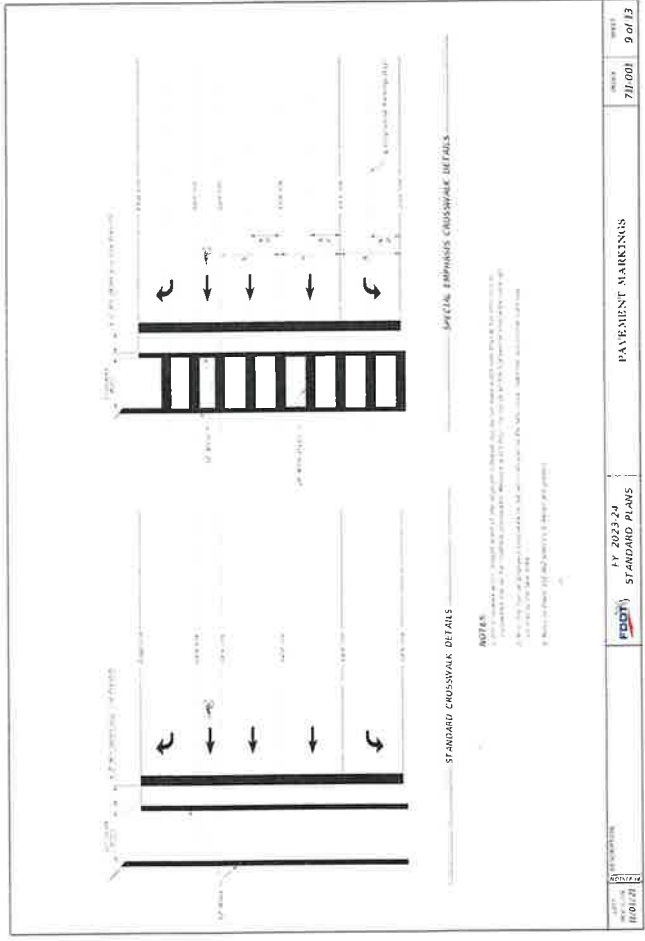
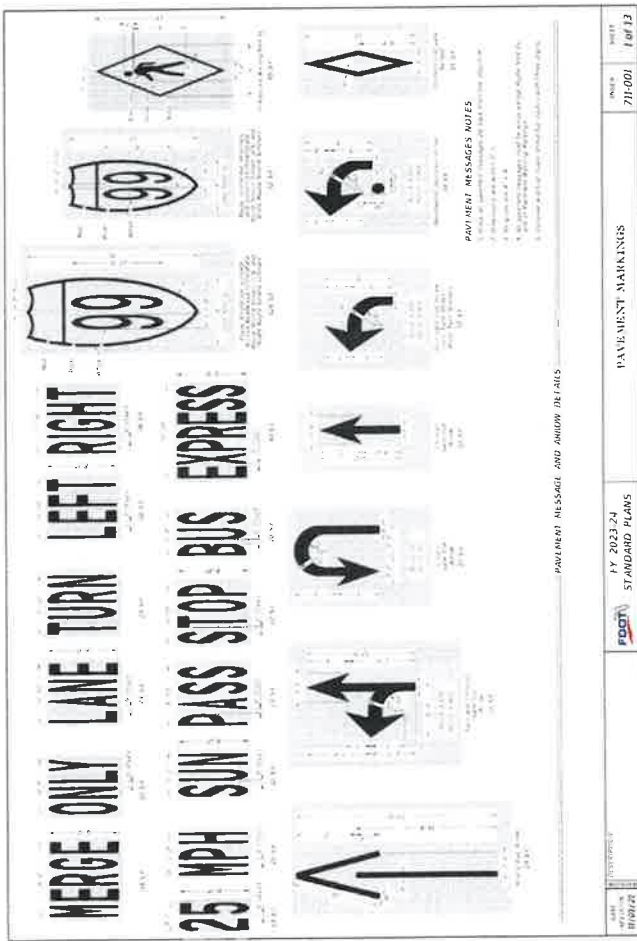
ALL SITE FEATURES INDICATED ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

[illegible]



CITY OF PEMBROKE PINES STANDARD PARKING SPACE DETAIL

CITY OF PEMBROKE PINES 90° PARKING SPACE DETAIL



SUBJECT SITE AERIAL PHOTO

Bank of America Paint Change (MSC2025-0008)

