PLANTATION TROPICAL
DESIGN GUIDELINES

welcome
to
Plantation
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Introduction

The Plantation Tropical Design Guidelines suggest approaches to design situations that will contribute to the character of the City. These guidelines will also convey the “Plantation Tropical” design standards in the Plantation Gateway Redevelopment area and the SPI-2 Zoning District and will supplement the City’s Zoning Ordinance.

The Plantation Tropical theme is characterized by a blend of traditional Colonial architectural elements influenced by the tropical climate of the area. These guidelines serve to encourage quality construction and design compatible with the scale and character of the City’s neighborhoods.

A color palette that allows a wide variety of base and trim/accent colors in the spirit of Tropical Plantation is available at the Planning and Zoning Department. Exterior painting of commercial and multi-family structures requires a permit from the Building Department and color selection approval from the Planning and Zoning Department.
Roofs

1. Rooflines are generally characterized as pitched with **gable** ends or **hip** punctuated with **dormers** with windows or ventilation louvers that add detail and interest to the roofline. Variation in roof heights and angles are required for new construction or major aesthetic changes to an existing building, to add visual interest and delineation of activity within a structure.

2. The finished roofing material for pitched roofs shall be metal standing seam, flat concrete tile or Mediterranean type s-tiles.

3. The fascias around the eaves shall have limited simple detail molding that accentuates the fenestration, porch overhangs or entrances.

4. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

Examples: Roofline includes dormers to vary heights and angles, s-tile and metal seam roofing material and simple detail molding along fascia.
Entrances

1. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right of way, be well defined architecturally and readily visible to pedestrian and vehicular traffic.

2. The doors should have some detail and may be defined with sidelights or wooden or metal decorative shutters, and may have decorative transoms above that use molding, pediments or keystones.

3. Porches and overhangs should encourage pedestrian movement and activity while providing shelter from the sun and rain.

4. Porch railings should have decorative detailed elements in wood or metal.
Windows

1. Windows should have muntins and mullions with well-defined frames, transoms and sills. The windows should be framed with **shutters** or **Bahamas awnings** where appropriate. Reflective or mirrored glass is not permitted. Minimal tinting to meet energy code requirements may be permitted.

2. Storefront glass shall be clear and the interior view of the store unobstructed from signs, counters, display racks and merchandise.

3. Windows must be placed on elevations that face the public right of way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches or higher than 48 inches from grade or sidewalk.

4. Large expanses of wall without windows or detail that face the public right of way are prohibited. Retail buildings should have fenestration that reveals interior activity that encourages interest in the products or services provided at the store and illuminates the frontage with indirect lighting at night.
Elevations

1. Facades shall impart traditional themes of colonial architecture. Setbacks or protrusions in the façade can give visual relief. Brick coursework should have some detail and depth or should use traditional methods that enhance elevations and frame fenestration and door openings.

2. Materials for facades shall be of stucco, clapboard, brick or other suitable material that is appropriate to the Plantation Tropical theme and the South Florida climate. Detailed molding around fenestration and the use of decorative railing of simple lines and themes is strongly encouraged along flat roof or large linear expanses of the façade. Simulated or non-architectural stonework, such as applied river stone or scored brick face should be avoided.

3. New construction shall have the maximum amount of transparent window area on the street front elevations or a percentage relative to the square footage of the building as determined by development review.

4. Storefront offices in structures originally designed for retail should be maintained or restored to its original configuration.

5. Infill storefront design shall be compatible with the original architecture of the building or area. Details and architectural features should relate to the entire building or block.

6. Roll down gates, security shutters and bars are not permitted without approval from the Plan Adjustment Committee.

7. Storm shutters may be deployed upon the issuance of a storm warning from the governing agency authorized to issue such warning.
Renovations and Additions

1. Renovations and additions to existing structures shall be compatible with the existing architecture regarding scale, massing, materials and architectural design bearing some relation to the existing window pattern and roofline. The primary elevations of the façade shall be reconstructed, retaining the original architectural style and character of the building, where appropriate. All renovation and new design to an existing structure must follow the Plantation Tropical guidelines.

2. Wood, metal, stone and brick veneers of previous renovations should be removed and the original building surface restored where appropriate. Features such as, patio enclosures, sheds, inactive mechanical equipment and related conduit, and blocked up windows should be removed to restore the original, where appropriate.

3. A change of use to an existing structure, should limit modifications and alterations to awnings, paint and signage. New openings should be limited to secondary facades or avoided.

4. Building renovation projects shall encompass the entire structure, including those areas not visible from the public right of way.

5. Alterations in order to comply the American with Disabilities Act requirements should be executed in a manner that is compatible with and has minimal impact on the original architecture of the building, where possible.

6. Building surface material shall be compatible with the South Florida region. Materials such as plastic, exposed wood, fieldstone or other material more suitable to a northern climate or not intended as façade material should be avoided and, if present, removed.

7. Rehabilitation of existing storefronts shall include restoration and replacement of original architectural features, where appropriate.
8. Storefronts within a building, new construction or redevelopment, are to be uniform and contained within structural bays of the building.

9. Individual storefront windows should not be filled in. In those cases that have covered windows by previous construction, the original storefront should be replaced upon renovation.
Awnings Canopies and Overhangs

1. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings.

2. Awnings shall be consistent throughout the entire building regarding design, color, scale and fabric.

3. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale color scheme, and fabric throughout.

4. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, material subject to fire department approval.

5. Ribbing (seams) should run vertically. Metal awnings should be avoided however; “Bahamas” type shutters may be used where appropriate.

6. Awning frames should be supported from the underside of the awning to the building and, where possible, not use vertical supports or columns.

7. Awnings should not be backlight or contain any signage. Simple down lighting to illuminate the window, door or sidewalk should be used. The awning should not be used as an attention getting device.
**Signage**

1. Signage should be part of the design scheme for new construction and renovation. Detached Place Identification signs shall use the same colors and materials as the building.

2. Window signs, should be kept to a minimum and comply with the Code of the City Of Plantation as outlined in Ordinance 2247 and Section 27-613.5 of the Code relating to signs. However, signage in the window should be limited to license numbers, hours of operation, phone numbers or professional affiliations.

3. Signage shall be part of the design scheme for new construction and renovation and consistent with an approved master sign plan.

*Sign band integrated with building design*
Fences, Walls and Gates

1. Fences, walls and gates are to comply with requirements outlined in Section 27-613.5 of the code.

2. Exterior walls shall be painted with a color from the Plantation Tropical Color Palette.

3. Blank walls are discouraged and shall be embellished with windows or architectural elements.
APPENDIX B
PAINT COLORS
(BENJAMIN MOORE Nos.)

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