





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

Agenda Date:	August 14, 2025	Application ID:	SP 2024-0007
Project:	Shops at Pembroke Gardens Residential	Project Number:	PRJ 2024-0009
Project Planner:	Joseph Yaciuk, Assistant Director		
Owner:	FR Pembroke Gardens LLC.	Agent:	Dwayne Dickerson Esq.
Location:	South of Pines Boulevard, between I-75 and Southwest 145 Avenue	Acreage:	+/- 2.7 Acres
Existing Zoning:	PCD (Planned Commercial Development)	Proposed Zoning:	MXD (Mixed Use Development)
Existing Land Use:	Commercial	Commission District:	4
Reference Applications:	MSC 2025-0012, ZC 2024-0002, ZC 2024-0003, SUB 2024-0001, ZC 2018-03, ZC 2015-05, ZC 2009-03, ZC 2008-03, ZC 2005-04, AM 2005-04		
Applicant Request:	The development of 308 residential units with associated parking, traffic circulation, landscape, and lighting on a +/- 2.7-acre parcel within the Pembroke Gardens site		
Staff Recommendation:	<p>Transmit to the City Commission with a favorable recommendation subject to the following conditions:</p> <ol style="list-style-type: none"> 1. City Commission approval of the underlying zoning change request (Map Amendment ZC 2024-0002) from Planned Commercial Development (PCD) to Mixed Use Development (MXD), inclusive of execution of restrictive covenant and voluntary commitments to the affordable housing trust fund and traffic improvements. 2. City Commission approval of the associated Mixed Use Development guidelines (ZC 2024-003) consistent with this site plan request. 3. City Commission approval of a delegation request to the Shops at Pembroke Gardens plat, consistent with this site plan request. 		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 		Assistant Director: 

Project Description / Background

Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a site for the development of 308 residential units with associated parking, traffic circulation, landscape, and lighting on a +- 2.7-acre parcel within the Pembroke Gardens site generally located south of Pines Boulevard and west of Southwest 145 Avenue.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission via Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, Ordinance 1843 adopted on March 16, 2016, and Ordinance No. 1926 on June 5, 2019.

The following companion applications are currently in processing, with City Commission expected hearing dates:

- ZC 2024-0002 – A zoning map change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. **(City Commission Second reading August 6, 2025)**
- ZC 2024-0003 – A zoning text change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. **(City Commission Second reading August 6, 2025)**
- SUB 2024-0001 - A plat note amendment to designate a new +- 2.7-acre residential parcel on site and the assignment of 308 residential units to that parcel will be scheduled for consideration at the August Commission meeting. **(City Commission - August 6, 2025)**

As part of the rezoning applications, the following related city approvals are required to assign the residential units to the property:

- City approval to allocate 44 flexibility units in compliance with Broward County Administrative rules.
- City approval for the applicant to exercise affordable housing residential density bonuses under Broward County Policy 2.16.3. *(Broward County Policy Document Attached to Report).*
- City approval of a restrictive covenant limiting rents for 44 units to moderate level to ensure compliance with Broward County Policy 2.16.3. *(Restrictive Covenant Document Attached to Report).*

The zoning change request included the following voluntary commitments from the developer which impact the development of this site.

- a. A voluntary affordable housing trust fund contribution of \$132,000 to be paid prior to the issuance of a residential building permit for this site.
- b. A voluntary traffic improvement contribution of \$369,600 to be paid prior to the issuance of the first certificate of occupancy of a residential unit on the property.

BUILDINGS / STRUCTURES:

The applicant proposes an eight-story (92'-6" to highest point, 80'-6" to roof level), 308-unit, apartment building with an accessory attached parking structure (6.5 levels – 66'-6" feet high to roof parking level) on a 2.7-acre parcel at the southeast corner of the Pembroke Gardens property.

The proposed apartment will consist of the following new unit mix:

- Studio- A
 - 7 units
 - Unit Area: 580 Square Feet
- Studio- B
 - 7 units
 - Unit Area: 580 Square Feet
- One Bedroom Unit
 - 160 Units
 - Unit Area: 715 Square Feet
- Two Bedroom Unit A
 - 74 Units
 - Unit Area: 1,055 Square Feet
- Two Bedroom Unit B
 - 23 Units
 - Unit Area: 1,150 Square Feet
- Two Bedroom Unit C
 - 7 Units
 - Unit Area: 1,190 Square Feet
- Two Bedroom Unit D
 - 14 Units
 - Unit Area: 1,080 Square Feet
- Three Bedroom Unit
 - 16 Units
 - Unit Area: 1,460 Square Feet

The proposed apartment building units will be oriented to the south side of the lot with the attached parking garage to the north. This orientation utilizes the garage as a buffer to the residents and the rear elevations of both the Fuddruckers perimeter building (building # 6000) as well as Shops at Pembroke Gardens building # 7000. The color selections for the proposed building include the following:

- Primary Color – Ibis White (Sherwin Williams SW 7000)
- Accent Colors-
 - SW 7622- Homburg Gray
 - SW 9100 –Umber Rust

- Wood Trim Elements (Parking Garage) / Porte Cochere – Fundermaxx Akro Terra (Brown)
- Door Window Frame - Black Aluminum

ACCESS:

Primary access to this site will be through a newly created access drive (right in, right out) directly south of the proposed building to Southwest 145 Avenue. In addition, future residents and visitors will be able to use existing commercial entries at Southwest 2 Street, Southwest 5 Street, and Southwest 145 Terrace. Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the SW 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, and Keiser University.

The applicant provides a traffic study for this plan. The attached traffic study provides the following traffic-related conclusions:

“The proposed project is anticipated to generate approximately 124 AM peak hour trips (28 inbound and 95 outbound) and approximately 119 PM peak hour trips (72 inbound and 47 outbound).”

All study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2027 with the proposed project in place, except for two intersections. The exceptions are the intersection of SW 145 Avenue & Pines Boulevard and the intersection SW 145 Avenue & Pembroke Road during the PM Peak hour. The intersection of SW 145 Avenue & Pines Boulevard is projected to fail under future conditions with and without the proposed project in place. However, with minor signal optimization the intersection's LOS is expected to improve. Similarly, the intersection of SW 145 Avenue & Pembroke Road is projected to fail under future conditions with and without the proposed project in place. The increase in delay due to proposed project is less than five seconds. However, with minor signal optimization the intersection's LOS is expected to improve.”

Both the City traffic engineering consultant and the city engineer reviewed the traffic study methodology and findings and have no objections. Staff notes that the applicant will provide a voluntary financial commitment for future traffic improvements to be determined by the city engineering department prior to the issuance of the first certificate of occupancy of a residential unit on the property.

The applicant provides the following pedestrian connections for this site:

- Sidewalks on the east and south sides of the building.
- Two crosswalks on the west side of the parcel, connecting the building to the retail site.
- One crosswalk on the north side of the residential parcel, connecting the building to the retail site.
- One crosswalk and sidewalk at the south side of the property, connecting the building to Southwest 145 Avenue.
- One crosswalk across the new ingress/egress, connecting the existing sidewalk on Southwest 145 Avenue.

PARKING:

The applicant will provide 615 parking spaces on this property, where 539 parking spaces are required for this residential building. The parking consists of the following:

- 611 parking spaces in the parking garage.
 - The lower 72 parking spaces serve as overflow parking for the Shops at Pembroke Gardens.
 - The remaining 539 parking spaces are secured parking spaces for residents and accessible via gate entry.
- 4 surface parking spaces

Interior and exterior loading areas will be located on the west side of the building, next to the trash room. WASTEPRO has reviewed the trash pickup location and has no objections to service.

SIGNAGE:

A master sign plan (MSC 2025-0012) for all parcels within the Pembroke Gardens property will be heard concurrently at tonight's meeting.

LANDSCAPING:

The following landscape is proposed for the Shops of Pembroke Gardens Residential site:

- Installation of 74 trees, 47 palms, 2446 shrubs, and 1518 ground covers.

Primary tree species include: Coccoloba diversifolia - Pigeon plum, Felicium decipiens - Japanese fern tree, Lagerstroemia speciosa - Queen crape myrtle, Elaeocarpus decipiens - Japanese blueberry, Chrysophyllum oliviforme - Satinleaf, and Senna surattensis - Scrambled egg tree.

Primary palm species include: Thrinax radiata - Florida Thatch palm, Veitchia arecina - Montgomery palm, Sabal palmetto - Cabbage palm, and Acoelorrhaphe wrightii - Paurotis palm.

Primary shrub species are: Chrysobalanus icaco 'Red Tip' - Red tip cocoplum, Ficus microcarpa 'Green Island' - Green Island ficus, and Chrysobalanus icaco 'Horizontalis' - Horizontal cocoplum.

Additionally, development is providing protections and retaining two (2) Quercus virginiana - Southern live oak and three (3) Swietenia mahogany - West Indian mahogany trees.

The proposed landscape complies with the residential landscape regulations established within the Shops at Pembroke Gardens Mixed Use Development design guidelines.

OTHER SITE FEATURES:

Pembroke Gardens residential site will be illuminated by a series of graphite full cut-off bronze LED fixtures mounted atop 20-foot tapered aluminum poles. Parking structure lighting will be

required to be recessed into the ceiling of each floor. Additional cut-off fixtures will be placed on the exterior walls of the apartment and garage as shown in the photometric plan.

The parking structure roof has been designed to minimize the visual impact of the lighting by incorporating a combination of the following. Wall-mounted lighting will be installed along the perimeter walls of the roof.

- Full cut-off fixtures mounted on 25-foot poles to be located internal to the roof parking field.

All lighting for this site will feature 3,000k Correlated Color Temperature (Soft White) which is consistent with the City's residential lighting standards.

A portion of the ground floor of the parking garage will house a bike rack storage and electrical room.

The building will feature an interior courtyard area which includes a pool area as well as a gym and clubhouse. All amenities are restricted to residents and guests only and will not be available for commercial use. Furthermore, all amenities are available equally to all market-rate units and affordable unit renters.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The applicant lists the following several sustainable and energy-efficient features

- The project will be Leadership in Energy and Environmental Design (LEED)certified.
- Reduced impervious area and increased pervious area
- White Roof (High SRI reduces Heat Island effect)
- Water usage metering
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program, Designated recycling collection area
- Energy Star appliances where non-proprietary
- Low flow plumbing fixtures (if requested)
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems
- Bicycle racks near building
- EV charging stations

An Economic Impact Statement is also included which describes the overall investment in the project as well as projected employment and tax revenue for the city. The applicant estimates total development costs, including design and construction, to be \$110,000,000.

"Project Employment and Wages According to the National Association of Home Builders, constructing an average rental apartment building creates 1.25 jobs per unit and according to the Bureau of Labor Statistics will generate average wages and salaries of \$51,280 per job.

The 308-unit project can therefore be expected to:

- *Provide 385 jobs*
- *Generate \$31,588,480 in wages and salaries over the two-year construction period*

Estimated Annual Taxes & Assessments: \$2,427,980 Permit and Impact Fees: City Certificate of Occupancy \$1,435,529 City Building Department Fee \$1,309,129 County School Impact Fees \$262,900 County Transportation Concurrency Fee \$131,279".

City Commission review of this site plan is required for development within a Planned District. The site plan has been reviewed against the Shops at Pembroke Gardens Mixed Use Development design guidelines and found to comply with those standards.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation subject to the following conditions:

- 1. City Commission approval of the underlying zoning change request (Map Amendment ZC 2024-0002) from Planned Commercial Development (PCD) to Mixed Use Development (MXD), inclusive of execution of restrictive covenant and voluntary commitments to the affordable housing trust fund and traffic improvements.**
- 2. City Commission approval of the associated Mixed Use Development guidelines (ZC 2024-003) consistent with this site plan request.**
- 3. City Commission approval of a delegation request to the Shops at Pembroke Gardens plat, consistent with this site plan request.**

Enclosed: Unified Development Application
Site Plan Narrative (6/30/2025)
Sustainability Statement
Economic Development Statement
Amenities Letter (8/6/2024)
Memo from WASTEPRO (8/9/2024)
Letter from TrafTech Engineering – Intersection Impacts (7/11/2025)
Traffic Study (4/2025)
Memo from Zoning Division (7/23/2025)
Memo from Planning Division (7/14/2025)
Memo from Landscape Planner (7/9/2025)
Memo from Zoning Division (7/9/2025)
Email from SBDD (6/18/2025)
Memo from Engineering Division (6/2/2025)
Memo from Landscape Planner (5/28/2025)
Memo from Traffic Review (5/2/2025)
Memo from Traffic Review (4/24/2025)
Memo from Landscape Planner (4/23/2025)
Memo from Planning Division (4/21/2025)
Memo from Fire Prevention Bureau (4/14/2025)
Memo from Traffic Review (3/13/2025)
Memo from Landscape Planner (3/12/2025)
Memo from Planning Division (3/10/2025)
Memo from Fire Prevention Bureau (3/6/2025)
Memo from Planning Division (10/2/2024)
Memo from Traffic Review (10/31/2024)
Memo from Landscape Planner (10/17/2024)

Memo from SBDD (9/16/2024)
Memo from Engineering Division (7/25/2024)
Memo from Landscape Planner (6/20/2024)
Memo from Fire Prevention Bureau (6/18/2024)
Memo from Planning Division (6/12/2024)
Site 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: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input checked="" type="checkbox"/> Delegation Request | <input checked="" type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input checked="" type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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:** Shops at Pembroke Gardens**Project Address:** 527 NW 145th Ter.**Location / Shopping Center:** Shops at Pembroke Gardens**Acreage of Property:** +/- 40.89 acres **Building Square Feet:** **Flexibility Zone:** **Folio Number(s):** 514015050010 & 5140150**Plat Name:** Shops at Pembroke Gardens **Traffic Analysis Zone (TAZ):** **Legal Description:** Parcel A of the Shops at Pembroke Gardens Plat as recordedin Plat Book 176 Page 101 of the Public Records of Broward County, Florida**Has 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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR Pembroke Gardens, LLC

Owner's Address: 909 Rose Ave. Suite 200 North Bethesda, MD 20852

Owner's Email Address: rmeiser@federalrealty.com

Owner's Phone: 703-776-9671 Owner's Fax: N/A

Agent: Dwayne L. Dickerson/Miskel Backman, LLP

Contact Person: Dwayne L. Dickerson

Agent's Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432

Agent's Email Address: ddickerson@miskelbackman.com

Agent's Phone: 561-405-3336 Agent's Fax: 561-409-2341

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: PCD

Land Use / Density: Commercial

Use: Shopping Center

Plat Name: Shops at Pembroke Gar

Plat Restrictive Note: 440,000

sq. of commercial use

ADJACENT ZONING

North: Pines Blvd. & I-75 Interchange

South: PCD

East: A & PD-SL

West: I-75

PROPOSED

Zoning: MXD

Land Use / Density: Commercial

Use: Commercial & Residential

Plat Name: Shops at Pembroke (

Plat Restrictive Note: 440,000

sq. ft. of commercial use & 598 r

ADJACENT LAND USE PLAN

North: Transportation

South: Office Park

East: Office Park/Irregular

West: Transportation

-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: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Please see attached narrative.

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.

Dawn M. Becker 5/28/2024
Signature of Owner Date

FR Pembroke Gardens, LLC

By: Dawn M. Becker, Executive Vice President-Corporate
State of Maryland; County of Montgomery

Sworn and Subscribed before me this 28th day

of May, 20 24



Fee Paid

Libby Petronio
Signature of Notary Public

7/3/2027
My Commission Expires

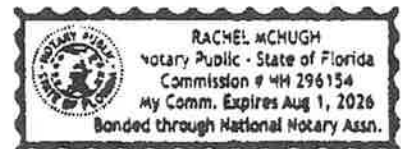
AGENT CERTIFICATION

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.

Dawn L. Dill 5/29/2024
Signature of Agent Date

Sworn and Subscribed before me this 29th day

of May, 20 24



Fee Paid

Rachel McHugh
Signature of Notary Public

My Commission Expires



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • BLE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**FR Pembroke Gardens, LLC
Pembroke Gardens
527 NW 145th Ter.
Site Plan Narrative**

FR Pembroke Gardens, LLC ("Petitioner") is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145th Ave. ("Property") within the City of Pembroke Pines ("City"). The Property consists of two parcels, Parcel 1 is a +/- 40-acre parcel identified as folio #514015050010 and is developed with the Pembroke Gardens Shopping Center ("Shopping Center"). The Shopping Center is a pedestrian friendly, outdoor commercial center featuring over seventy-five (75) retailers and restaurants. Parcel 2 is a +/- 0.89-acre parcel identified as folio #514015010053 and is improved with landscaping and an access point into the Shopping Center. Parcel 1 is located on Parcel A of the Shops at Pembroke Gardens plat, while Parcel 2 is not specifically delineated in a recorded plat. Both parcels contain a future land use designation of Commercial on the City's Future Land Use Map and a zoning designation of Planned Commercial District (PCD). The Shopping Center is governed by The Shops at Pembroke Gardens Design Guidelines ("PCD Guidelines"). Petitioner will utilize the existing PCD Guidelines to create the MXD Guidelines for the new mixed-use development.

Petitioner is proposing to redevelop +/- 2.70 acres of area used for parking for the Shopping Center with a multi-family residential development consisting of +/- 308 dwelling units ("Project"). To allow the residential dwelling units on the Commercial future land use designation, Petitioner is implementing Policy 2.16.3 of the Broward County Land Use Plan regarding affordable housing bonus density regulations. This policy allows the allocation of flex units and bonus density when a project includes affordable housing units. The bonus density formulas vary based on the level of affordability, with 6 bonus units for each 1 moderate level dwelling unit; 9 bonus units for each 1 low-income level dwelling unit; and 19 bonus units for each 1 very low-income level dwelling. The income levels are defined as the following:

- Moderate: persons having a total annual anticipated income for the household that does not exceed 120% of the median annual income adjusted for the family size for households within the County
- Low: persons having a total annual anticipated income for the household that does not exceed 80% of the median annual income adjusted for the family size for households within the County
- Very Low: persons having a total annual anticipated income for the household that does not exceed 50% of the median annual income adjusted for the family size for households within the County

To develop the Property with 308 dwelling units, the Applicant will provide 44 moderate income affordable housing units and 264 market rate units (applying the bonus density allowed for moderate income level units: 44 affordable units x 6 = 264 market rate units). Per the Policy 2.16.3 regulations, the 44 moderate income level affordable housing units will be deed restricted for a period of 30 years. The

Applicant will provide a restrictive covenants with the site plan application that will restrict the 44 affordable housing units for a period of 30 years. Additionally, the Applicant will comply with any reporting standards set forth by the City to submit annual reports demonstrating compliance with the affordable housing units.

While Policy 2.16.3 is a policy set forth in the Broward County Land Use Plan, the implementation of the policy is managed and reviewed by the City reviewing the application. Discussions with Broward County Planning Council staff have confirmed that the Planning Council does not implement the utilization of this policy and ensure compliance. The Planning Council provides the policy as a tool to encourage the development of affordable housing units, but the implementation of the policy falls to the municipalities.

The Shopping Center currently contains 2,145 parking spaces. The proposed Project will provide a total of 2,366 parking spaces, with 539 parking spaces dedicated for the residential uses (at a ratio of 1.75 spaces per dwelling units) and 1,755 parking spaces dedicated for the commercial uses (at a ratio of 4.25 spaces per 1,000 square feet of commercial use, including outdoor café seating area). The remaining 72 parking spaces are located on the ground floor of the parking garage and will be utilized by the shopping center as additional parking spaces, over and above what is required to meet the 4.25 ratio (a minimum of 1,753 spaces). Additionally, a ratio of 1.75 parking spaces per dwelling unit is more than sufficient to meet the parking demands of the 308 mid-rise dwelling units. There are several examples of this shown throughout various projects developed in Broward County. Specifically, the cities of Coral Springs and Sunrise have approved mid-rise residential developments with a parking ratio of 1.5 parking spaces per dwelling unit, and the existing mid-rise residential building known as One Plantation in the City of Plantation currently has a parking demand of 1.38 parking spaces per occupied unit, based on actual counts. Lastly, the residential parking demand study provided with this submittal demonstrates that a ratio of 1.75 spaces per dwelling unit is more than sufficient to accommodate the parking demand for the residential use. As shown in the parking analysis, the standard ratio for residential uses in the ITE Manual is 1.5 spaces per dwelling unit. With a ratio of 1.75 spaces per dwelling unit, the Project is providing more than what is required in the ITE Manual. Considering the foregoing, the Project will have more than sufficient parking spaces to meet the demands of the commercial and residential uses.

In order to develop the Project, Petitioner is requesting the following approvals: 1.) rezoning request to change the zoning designation of the Property from PCD to MXD (Mixed Use Development); 2.) site plan amendment to modify the approved site plan for the Shopping Center to remove the parking spaces and add the Project; 3.) delegation request to amend the restrictive note on the Shops of Pembroke Gardens plat to allow the residential dwelling units and create new separate parcels for the commercial and residential uses; and 4.) implementation of Policy 2.16.3 with the allocation of flex units.

In summary, the proposed Project will redevelop underutilized property dedicated for parking with a vibrant multi-family residential development. This will create a mixed-use community, allowing residents to walk to various commercial and retail uses. With +/- 308 proposed dwelling units, the residential development will provide the surrounding commercial uses with customers who will be able to easily walk to those businesses. This relationship between the two uses will support the economic base of the City by adding residential dwelling units while still maintaining, and increasing support for the existing active commercial uses in the surrounding area.



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**FR Pembroke Gardens, LLC
Pembroke Gardens
527 NW 145th Ter.
Sustainability Impact Statement**

FR Pembroke Gardens, LLC ("Petitioner") is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145th Ave. ("Master Property") within the City of Pembroke Pines ("City"). The Master Property consists of two parcels, Parcel 1 is a +/- 40-acre parcel identified as folio #514015050010 and is developed with the Pembroke Gardens Shopping Center ("Shopping Center"). The Shopping Center is a pedestrian friendly, outdoor commercial center featuring over seventy-five (75) retailers and restaurants. Parcel 2 is a +/- 0.89-acre parcel identified as folio #514015010053 and is improved with landscaping and an access point into the Shopping Center. Parcel 1 is located on Parcel A of the Shops at Pembroke Gardens plat, while Parcel 2 is not specifically delineated in a recorded plat. Both parcels contain a future land use designation of Commercial on the City's Future Land Use Map and a zoning designation of Planned Commercial District (PCD). Petitioner is proposing to remove +/- 2.70 acres of area currently used for parking as part of the Shopping Center ("Property") and develop a luxury multi-family residential development consisting of +/- 308 dwelling units ("Project").

The development of the project will have a positive impact on the City and surrounding area and will include sustainable initiatives above and beyond the City Code requirements. Specifically, the Project will include the following sustainable initiatives:

- The project will be LEED certified
- Reduced impervious area and increased pervious area
- White Roof (High SRI reduces Heat Island effect)
- Water usage metering
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program, Designated recycling collection area
- Energy Star appliances where non-proprietary
- Low flow plumbing fixtures (if requested)
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems
- Bicycle racks near building
- EV charging stations



Pembroke Gardens Economic Impact Statement

Developer Overview

Founded in 1962, Federal is one of the oldest US REITs. We focus on the ownership, operation and development of high-quality properties—from grocery-anchored shopping centers to large-scale mixed-use neighborhoods. Our properties are located in nine major markets characterized by their superior demographics, high barriers to entry and significant demand. Our diversified portfolio is positioned to be the real estate of choice for the widest selection of tenants and users. The flexible nature of our portfolio lends itself to continual evolution through remerchandising and reinvestment that positions our assets for the future. Our developments are backed by 25+ years of proven experience creating live, work and play destinations.

Development Cost

Total development costs, including design and construction, are estimated to be \$110,000,000.

Project Employment and Wages

According to the National Association of Home Builders, constructing an average rental apartment building creates 1.25 jobs per unit and according to the Bureau of Labor Statistics will generate average wages and salaries of \$51,280 per job. Federal's 308 unit project can therefore be expected to:

1. Provide 385 jobs
2. Generate \$31,588,480 in wages and salaries over the two year construction period

Economic Impact of Taxes, Permit Fees and Impact Fees

Pembroke Pines Millage Rate: 18.9201

Estimated Annual Taxes & Assessments:	\$2,427,980
---------------------------------------	-------------

Permit and Impact Fees:

City Certificate of Occupancy	\$1,435,529
City Building Department Fee	\$1,309,129
County School Impact Fees	\$262,900
County Transportation Concurrency Fee	\$131,279



August 6, 2024

Planning & Economic Development Department
City of Pembroke Pines
Charles F Dodge City Center
601 City Center Way
Third Floor
Pembroke Pines, FL 33025

Re: Shops at Pembroke Gardens
Site Plan Application
SP 2024-007

Dear Sir or Madam:

Pursuant to Planning Staff's comments to our site plan application please be advised that the amenities that are located within the two proposed residential buildings are for residential renters and their guests only. They will not be made available for any of our commercial tenants or customers.

If you have any other questions or need any additional information on this issue, please do not hesitate to contact me at (703) 776-9671.

Thank you.

Sincerely,

FEDERAL REALTY OP LP, a Delaware
limited partnership

A handwritten signature in dark ink, appearing to read "R. Meiser", written over a horizontal line.

Ramsey D. Meiser
Senior Vice President, Development



August 9, 2024

RE: Pembroke Gardens Residential

To: Bohler Engineering – Att. Timoy Beckford Staff Engineer

WastePro USA has reviewed the site plan information for the above-mentioned location. This approval is based on clear access to the dumpsters on the site. If you have any questions, please do not hesitate to call us to discuss.

Thank you,

A handwritten signature in black ink, appearing to read "Juan Compres", is positioned above the printed name.

Juan Compres
WastePro USA, Sales Territory Representative
954-967-4200

MEMORANDUM

July 23, 2025

To: Joseph Yaciuk
Planning Administrator

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2024-0007 (Shops at Pembroke Gardens Residential)

All of my comments regarding the above Site Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 14, 2025
To: SP 2024-0007 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens (residences)

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

Staff Recommendation: Transmit to the City Commission with a favorable recommendation subject to the following conditions:

City Commission approval of a delegation request to the Shops at Pembroke Gardens plat consistent with this site plan request.

City Commission approval of the underlying zoning change request (Map Change ZC 2024-0002) from Planned Commercial Development (PCD) to Mixed Use Development (MXD) inclusive of execution of restrictive covenant and voluntary commitments to affordable housing and traffic improvements.

City Commission approval of the associated Mixed Use Development guidelines (ZC 2024-003) consistent with this site plan request.

Note: Signage to be reviewed separately as part of a master sign plan.

MEMORANDUM

July 9, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential Sign-Off

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. All landscape related comments were addressed.**

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

MEMORANDUM

July 9, 2025

To: Joseph Yaciuk
Planning Administrator

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2024-0007 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

- ~~1. 4/23/25 Ensure all standards are consistent with MXD Guidelines.~~
~~5/29/25 Update site data (sheet C-301) to be consistent with MXD Guidelines.~~
2. 3/10/25- Submittal 1 & 2 included two buildings. Current submittal only includes one building. Comments may change, and additional comments may apply as plans change.
3. Current zoning does not allow residential. As the Zoning Change progresses, comments may change, and additional comments may apply.
7/9/25- Ongoing
- ~~4. The proposed residential project is inconsistent with the land use. How will the residential units be assigned to this property?~~
~~10/1/24 Staff is not supportive of the applicant using policy 2.16.4.~~
~~3/10/24 Provide letter from County authorizing use of 2.16.3 for proposed development.~~
- ~~5. Current PCD requires 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.~~
~~10/1/24 Staff will not support a parking ratio of less than 2.0~~
~~3/10/25 Outdoor dining and short term parking must be included in parking calculations. Commercial parking may be 4.25 parking spaces per 1,000 square feet.~~
~~4/23/25 Short term parking must be included in parking calculations.~~
6. Parking for residential must be min. 2.0
~~10/1/24 Not provided. Also, the parking analysis does not provide local references or comparisons.~~
7. ~~Provide breakdown for commercial parking including building square footage and outdoor dining.~~
~~10/1/24 Not provided.~~
~~3/10/25 Not provided.~~
8. ~~Short term parking spaces do not count towards required parking; it must be surplus.~~

- ~~10/1/24 — Staff is not in favor of short term parking being counted toward required parking.~~
- ~~3/10/25 — Not provided.~~
- ~~4/23/25 — Not provided.~~
9. Valet parking exhibit is not included for residential in the design guidelines.
10. Clarify the size of parking spaces in the garage.
11. Provide details of parking garage gates.
12. Provide detail showing roof mounted equipment. All air conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right of way and/or property line.
- ~~10/1/24 — Provide details of the equipment and show that is screened from view.~~
13. Provide screening for the garage to soften the appearance.
- ~~10/1/2024 — Please see example below of what has been done throughout the city.~~
14. Foot candles cannot exceed .5 at property lines.
- 3/10/35- Not addressed.**
- 4/23/25- Not addressed.**
- 5/29/25- Not addressed.**
- 7/9/25- Not addressed. Foot candles exceed 0.5 along property lines.**
- ~~15. 3/10/25 — Master sign plan needs to be updated to include residential signage.~~
- ~~Master sign plan must be submitted under separate application.~~
- ~~16. 3/10/25 — Clarify guest parking provided and ratio.~~
- ~~17. 3/10/25 — Master Sign Plan mentions Rental Office Trailer. Clarify location on site plan.~~
18. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

Yaciuk, Joseph

From: Kevin Hart <kevin@sbdd.org>
Sent: Wednesday, June 18, 2025 2:27 PM
To: Yaciuk, Joseph
Cc: Luis Ochoa; Michael Gracia; 'Aaron Kosh'; England, John; Kennedy, Karl; Timoy Beckford
Subject: RE: Pembroke Gardens Residential

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Joe,

Please be advised that the applicant had addressed SBDD's DRC comments on the revised site plan for this project.

A Paving & Drainage Permit will be required from SBDD, and all District criteria will need to be met.

Thanks.

Kevin Hart, P.E., CFM
Project Manager/Engineering Assistant
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-557-4386 (cell)
e-mail: kevin@sbdd.org

From: Kevin Hart
Sent: Monday, September 16, 2024 12:10 PM
To: jyaciuk@ppines.com
Cc: Luis Ochoa <luis@sbdd.org>; Michael Gracia <michael@sbdd.org>; Aaron Kosh <akosh@bohlereng.com>; jengland@ppines.com; kkennedy@ppines.com
Subject: Pembroke Gardens Residential

Joe,

Please find attached, SBDD's DRC comments on the proposed site plan for this project.

Feel free to contact me with any questions.

Thanks.

Kevin Hart, P.E., CFM
Project Manager/Engineering Assistant
South Broward Drainage District

6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-557-4386 (cell)
e-mail: kevin@sbdd.org

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



June 2, 2025

PROJECT: *SHOPS OF PEMBROKE GARDENS MULTIFAMILY RESIDENCES*
CITY REFERENCE NUMBER: *SP2024-0007*

TO: Joe Yaciuk, AICP, Assistant Director
Planning and Economic Development Department

FROM: John L. England, P.E., Assistant City Engineer
Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Engineering Division's DRC 'Comments' have been satisfied, and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Permit is required for construction of the proposed project's site-related improvements. Submittal of one (1) digitally signed and sealed set of Site Engineering Plans and Details sheets, PDF copy of the completed Engineering Permit Application and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance and placement of the proposed project into the "Engineering Review Queue" pending receipt of the Plans Review Fee. An Invoice will be issued by the Engineering administrative staff for payment purposes after receipt of the initial permit submittal package.

MEMORANDUM

May 28, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential v5

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. As per LDC SEC. 155.657 (A) 3. The landscape calculation table, on a form provided by the City, shall be shown on planting plans. Find the required calculation table at the end of this report. To be added onto landscape plans with calculation filled in. **Please update Sheet L6-5-01 to note the appropriate MXD Section for tree calculations shown for multi-family development. Additionally, reference the appropriate MXD Section for the shrub calculations provided.**
2. L5-1-01, 4/QV located on West side of the building and 2/QV located on the East side of the building to be swapped with Satinleaf/Japanese blueberry trees, given that space allotted does not allow space for successful establishment of sprawling Live oaks. Root barriers already proposed, to remain, keeping the species and hardscapes in mind. **Please provide a date when this approval was granted and by whom. Staff have confirmed with their superiors that no approval was granted for the proposed Live oak species abutting the building/hardscapes. Staff kindly ask for species to be swapped with smaller maturing trees, which do not possess aggressive root growth.**
3. Add PLT marker on both the **NE**/NW corners, on Sheet L3-1-02. **While the NW corner was addressed on L3-1-02, the NE corner requires the same callout.**
4. As per LDC SEC. 155.661 (D) Recreational facilities both commercial and private, shall be substantially landscaped. The landscape at recreational facilities such as but not limited to clubhouse, pool area, and gym cannot be utilized in fulfilling or contributing to minimal landscape requirements for general planting requirements outlined in 155.662 and 155.663. For landscape material proposed within the pool/clubhouse area to count towards the total required number of trees and shrubs, a Section must be added to the MXD guidelines which note the landscape installations within pool areas to count towards the minimum landscape requirements.
5. Please revise the Plant Schedules provided to show the following:
 - a. Provide clear trunk required data for all proposed canopy trees + Grade quality proposed.
 - b. Note Japanese blueberry tree to be non-native.
6. Two (2) proposed FDC connections noted on plans, please note that as per Fire Code, these may not be blocked from view and require clearance from trees and shrubs. **Remove the proposed shrubs in conflict areas, on Sheet L6-1-01 and L6-1-02.**
7. As per MXD guidelines Section 4 (B) 1. Along interior streets, the minimum size of all street trees shall be 20' in height with 8' clear trunk and provide 4" caliper and shall be Florida Fancy. **None of the proposed trees are of such height, clear trunk, caliper, of quality. Please note, the remainder of the proposed landscape material must be a minimum of FL#1 Grade.**
8. As per MXD guidelines Section 4. (B) 1. Irrigation shall be included within landscape plans (separate sheets) to avoid conflict with tree plantings. **As per MXD guidelines Section B (1), irrigation plans are required with landscape plans. Please acknowledge that irrigation drawings will be submitted along**

with landscape drawings at formal landscape plan submittal, to avoid planting conflicts. Should any conflicts be noted, staff must be informed upon submittal regarding any changes to the approved plans.

9. Please enlarge the Plant Schedule on Sheets L5-1-01 and L5-1-02, which currently is too small to read.
10. **Clusia rosea** trees are not recommended for planting around the pool area, **as they require non-stop maintenance to remove aerial roots**, and have very aggressive root system. Staff suggest swapping the species with Ligustrum tree, single trunk, at minimum FL#1 Grade.
11. One (1) VAX on Sheet L5-1-01 is missing a callout.
12. Many VAX3 are observed for planting very close to the face of the building, on the perimeter, On Sheet L5-1-01. This poses conflict for triple-trunk palms proposed. Some of the proposed triple-trunk palms would perform better at the pool area, where single-trunk VAX are proposed, consider swapping their locations.
13. Sheet L6-5-01 noted a total of **16** Japanese fern trees proposed, however only **15** were accounted for.
14. Further comments will be provided once complete and accurate information is submitted for review. It may be beneficial to schedule a meeting with staff to discuss the new approach once it has been determined.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

954.392.2100 (Office) • yhall@ppines.com

Consider the environment before printing this email.



To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: May 2, 2025
Subject: Shops at Pembroke Gardens Multi-Family Residential Development
Parking Evaluation – Review Comments Round #6

MARLIN Engineering, Inc. conducted a peer review of the updated Pembroke Gardens Residential Parking Evaluation by TrafTech Engineering, Inc., dated April 29, 2025, for the proposed project located at 527 SW 145th Terrace, in the City of Pembroke Pines in Broward County, Florida. Comments were provided to the applicant on March 13, 2025, on the previous submittal package dated March 5, 2025. The following comments are provided on the latest study:

1. The method of reducing parking demand for mixed-use developments is considered an acceptable approach. The document referenced on page 3 of the report from the Urban Land Institute (ULI) should be included in the Appendix, especially any sections discussing generated trips and parking demand.
2. The second line of the second paragraph on page 3 of the report is unclear. Please clarify its intended meaning,

west Broward County.

Adjustments to Account for Captive Market

????

According to the Urban Land Institute (ULI), as published in their Shared Parking (Third Edition), mixed-use projects create a captive ratio (% parking reduction). Captive Ratio is an estimate of the percentage of parkers at a land-use in a mixed-use development or district who are already counted as parking at

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: April 24, 2025
Subject: Shops at Pembroke Gardens Multi-Family Residential Development
Traffic Study – Review Comments Round #5

MARLIN Engineering, Inc. conducted a peer review of the updated Pembroke Gardens Residential Traffic Study by TrafTech Engineering, Inc., dated April 3, 2025, for the proposed project located at 527 SW 145th Terrace, in the City of Pembroke Pines in Broward County, Florida. Comments were provided to the applicant on March 13, 2025, on the previous submittal package dated March 5, 2025. The following comments are provided on the latest studies:

The volume network has been updated based on the trips from the Committed developments as shown in the Appendix D. However, some of the factors need to be updated in the Synchro network based on the actual traffic count data as follows:

1. The minimum value of 2% HV was used in the analysis. Please update the HV% based on the data collection reports.

Applicant's Response: *Percentage of heavy vehicle factors were revised. If the percentage is less than 2%, a 2% default value was used.*

City's Comment: **HV factor has been updated. Comment Closed.**

2. The Peak Hour Factor (PHF) uniform values were used instead of specific approach values from the raw counts. Please update the PHFs based on the data collection reports.

Applicant's Response: Even though in the past traffic engineers applied the Peak Hour Factor (PHF) by intersection approach, and in some cases by individual movement or the intersection as a whole, the most-recent practice is to use one peak hour factor per intersection based on the traffic counts. This intersection peak hour factor is then applied to all individual movements. This is based on the HCM 7th Edition (pertinent page attached for reference purposes).



City's Comment: **Agreed to using intersection PHF values by approach, as stipulated in HCM 2010 and subsequent editions. Intersection PHF values derived from actual data collection were incorporated into the recent submittal. The analysis has been reviewed and the comment is closed.**

3. Please update the Delay, LOS and 95th Percentile information based on the updated HV and PHF values.

Applicant's Response: Delay, LOS and 95th Percentile information was updated based on HV percentages only.

City's Comment: **The LOS meets the acceptable standard, and the 95th percentile queue does not exceed the existing storage. Comment closed.**

MEMORANDUM

April 23, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential v4

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. Tree Disposition to be updated to reflect SF for existing canopy trees on site. **Provide a tally at the bottom of the TD to reference SF of canopy removed and replaced, and not as per caliper inch removed.**
2. As per LDC SEC. 155.657 (A) 3. The landscape calculation table, on a form provided by the City, shall be shown on planting plans. Find the required calculation table at the end of this report. To be added onto landscape plans with calculation filled in. **Ground parking level parking counts are not provided on L6-5-01 → $72/6 = 12$ trees required. Additionally, calculations for the number of required shrubs are not shown and must be calculated and shown as per MXD Section 4. (B) 1. d.**
3. As per MXD guidelines Section 4 (B) 1, trees must be planted a minimum of 10 feet away from the face of the building. The proposed QV/MF located on NE/MW corners of L5-1-02 do not appear to satisfy this requirement. Some additional canopy trees on L5-1-01 also appear not to satisfy this requirement.
4. L5-1-01, 4/QV located on West side of the building and 2/QV located on the East side of the building to be swapped with Satinleaf/Japanese blueberry trees, given that space allotted does not allow space for successful establishment of sprawling Live oaks. Root barriers already proposed, to remain, keeping the species and hardscapes in mind.
5. Perimeter shrub plantings are required for the ground level of the parking garage, architectural screening will not be acceptable. As per MXD Section 4. (B) 2. Foundation plantings to be provided to screen the ground level of parking garage.
6. Sheet L6-1-02 next to the loading area appears to have an interior island, which as per AS1.02 should be part concrete and part grass area, which requires landscaping. **Now that the grassy area is shown on L6-1-02, please update L3-1-02, to note this area not to be completely concentrated. Additionally, given the current canopy deficit, a Category 3 tree or palms may be added in this space.**
7. Add PLT marker on both the NE/NW corners, on Sheet L3-1-02.
8. Proposed trees on Sheets L5-1-01/02 appear to be proposed directly over the drainage pipes. Confirm with engineering there is no conflict with proposed species, especially Live oaks and Pigeon plums, which have a deep taproot and extensive fibrous roots. **Provided letter obtained by RLA from the Civil Engineer confirming underground conflicts with the proposed plantings.**
9. As per LDC SEC. 155.661 (D) Recreational facilities both commercial and private, shall be substantially landscaped. The landscape at recreational facilities such as but not limited to clubhouse, pool area, and gym cannot be utilized in fulfilling or contributing to minimal landscape requirements for general planting requirements outlined in 155.662 and 155.663. **Add a Section to the MXD guidelines which note the landscape installations within pool areas to count towards the minimum landscape requirements.**
10. Deficit of 19 trees noted, please provide an explanation on how the deficit will be resolved.

11. Please revise the Plant Schedules provided to show the following:
 - a. 3/MF proposed on Sheet L5-1-01
 - b. 3/SS proposed on Sheet L5-1-01
 - c. 3/SS proposed on Sheet L5-1-02
 - d. FD to be noted **not-native** species
 - e. GS species listed under "Large canopy trees" and must be moved down to "Medium canopy trees" as per City Preferred Tree Planting List.
 - i. Please note the species to be **native, as per IFAS.**
 - f. Provide clear trunk required data
 - g. Note *Zamia floridana* to be **native** species
12. Two (2) proposed FDC connections noted on plans, please note that as per Fire Code, these may not be blocked from view and require clearance from trees and shrubs.
13. As per MXD guidelines Section 4 (B) 1. Both trees and palms have very specific requirements for minimum height, clear trunk requirement, minimum caliper, and must be FL Fancy. None of the proposed materials appear to satisfy this requirement.
14. As per MXD guidelines Section 4. (B) 1. E, ii, minimum required installation specs are not met on L6-1-01/02.
15. MXD guidelines reference compliance with Sections 155.656-155.668 of City Code of Ordinances, unless specifically noted in the MXD design guidelines. LDC SEC. 155.661 (K) does not appear to be satisfied, as the only shrub species proposed are *Cocoplum*. At minimum two (2) unrelated species are required.
16. As per MXD guidelines Section 4. (B) 1. Irrigation shall be included within landscape plans (separate sheets) to avoid conflict with tree plantings.
17. Please ensure full compliance between the proposed site plan and the MXD guidelines for the site. For any Code sections not specifically addressed within the MXD guidelines, staff will defer to the applicable standard Code requirements.
18. Further comments will be provided once complete and accurate information is submitted for review. It may be beneficial to schedule a meeting with staff to discuss the new approach once it has been determined.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
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PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 21, 2025
To: SP 2024-0007 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens (residences)

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

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

FOURTH ROUND COMMENTS LISTED IN THE FOLLOWING FORMAT (ALL CAPS, BOLD, UNDERLINED).

- ~~1. Provide notification per Code Requirements. Section 155.302.~~
- ~~2. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff. Unit count updated. Please provide letter from BCPC which accepts your strategy for obtaining the residential units on this property. \~~
- ~~3. Plat note is inconsistent with proposal. Application submitted – awaiting processing.~~
- ~~4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD). Still Need. VERIFY THAT PARCEL LINES ARE SHOWN IN MXD AND SITE PLAN WITH CORRESPOND WITH RESIDENTIAL SURVEY PROVIDED TO STAFF.~~
- ~~5. Provide summary as to how site plan complies with MXD standards established in 155.453 (C). Still Need.~~
- ~~6. Will this proposed residential be developed by Shops at Pembroke Gardens ownership? Or other? Indicate how common areas will be maintained.~~
- ~~7. Please show how you plan to provide parking for residential and commercial uses. Please provide parking demand for all uses. Please note that Shops parking demand must include all outdoor dining areas. Each site (residential and commercial) must park itself. Reiteration – Applicant's response noted.~~
- ~~8. Parking ratio of 1.6 for residential is not acceptable for staff. Parking should be 2.0 or higher per unit. Parking count of 4.5 for commercial is not the approved standard at this point.~~

BASED ON RESPONSE LETTER - NEED UPDATED PARKING STATEMENT FROM TRAFFIC ENGINEER JUSTIFYING REVISED RATIOS ARE ACCEPTABLE TO USE GIVEN THE PROPOSED PLAN.

TRAFFIC STUDY RESPONSE PROVIDED. PLEASE EXPLAIN HOW YOU PLAN TO MITIGATE THIS COMMENT FROM YOUR TRAFFIC ENGINEER - "ALL STUDY INTERSECTIONS ARE CURRENTLY OPERATING ADEQUATELY AND WILL CONTINUE TO OPERATE AT A GOOD LEVEL OF SERVICE IN THE YEAR 2027 WITH THE PROPOSED PROJECT IN PLACE, EXCEPT FOR TWO INTERSECTIONS. THE EXCEPTIONS ARE THE INTERSECTION OF SW 145 AVENUE & PINES BOULEVARD AND THE INTERSECTION SW 145 AVENUE & PEMBROKE ROAD DURING THE PM PEAK HOUR. THE INTERSECTION OF SW 145 AVENUE & PINES BOULEVARD IS PROJECTED TO FAIL UNDER FUTURE CONDITIONS WITH AND WITHOUT THE PROPOSED PROJECT IN PLACE. HOWEVER, WITH MINOR SIGNAL OPTIMIZATION THE INTERSECTION'S LOS IS EXPECTED TO IMPROVE. SIMILARLY, THE INTERSECTION OF SW 145 AVENUE & PEMBROKE ROAD IS PROJECTED TO FAIL UNDER FUTURE CONDITIONS WITH AND WITHOUT THE PROPOSED PROJECT IN PLACE. THE INCREASE IN DELAY DUE TO PROPOSED PROJECT IS LESS THAN FIVE SECONDS. HOWEVER, WITH MINOR SIGNAL OPTIMIZATION THE INTERSECTION'S LOS IS EXPECTED TO IMPROVE."

PLEASE SHOW DIMENSIONS OF ALL PARKING SPACES USING NON-STANDARD SPACE SIZES. STANDARD PARKING CANNOT BE 9' X 19' AND 8.5' X 19'. PERHAPS GARAGE SPACES ARE 8.5' X 19' AND SURFACE PARKING IS 9'X19? ALL PARKING BEING COUNTED TOWARD COUNTS FOR RESIDENTIAL SHOULD BE WITHIN THE RESIDENTIAL PARCEL. IF REQUIRED PARKING IS LISTED OFF SITE, PLEASE PROVIDE A CROSS PARKING AGREEMENT.

SITE PLAN PAGE SHOWS A 6.5 LEVEL PARKING GARAGE WHERE DETAILS SHOW 8 LEVELS. PLEASE CORRECT.

BE AWARE THAT STAFF WILL CONFIRM THE FINAL NUMBER OF PARKING SPACES PROVIDED AGAINST THE SITE DATA AT THE FINAL REVIEW. PLEASE VERIFY THAT PARKING MATCHES THE REQUEST.

VERIFY ALL INTERNAL ROADWAY WIDTH IS MINIMUM 24' WIDE.

- ~~9. Provide a traffic study showing new units. Provide all off-site improvements needed to accommodate access.~~
- ~~10. Staff does not recommend mixing utilizing the residential garage unit parking for commercial parking. If you are utilizing this method for parking then the city will need some sort of documentation which retains that parking for that commercial~~

~~parking should residential ownership change. Signage will need to be provided to show commercial parking availability in the parking garage. If parking is to be provided on first two floors, we suggest you consider a fast pass ramp for residents to avoid waiting for commercial traffic.~~ **Need location of gate shown on plans. Cannot remove this comment without the response sheet.**

- ~~11. May wish to consider a larger backout space for commercial traffic within garage.~~ **Applicant's response noted.**
- ~~12. Provide an updated sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed.~~ **Applicant indicates an updated letter provided however no updated letter up!**
- ~~13. Will this building be LEED certified?~~
- ~~14. Indicate all specialty car spaces (car pool, etc...) on the plan.~~
- ~~15. Provide bike racks/bike storage on site.~~
- ~~16. Provide an updated narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc....).~~ **Applicant indicates an updated letter was provided however no updated letter uploaded to site plan file. STILL NEED - UPLOADED LETTER INSUFFICIENT. PLEASE PROVIDE ADDITIONAL INFORMATION REGARDING INVESTMENT AND EXPECTED TAX REVENUE.**

PLEASE NOTE THAT SUSTAINABILITY LETTER HAS BEEN SUBMITTED AND REFERENCES EV CHARGING STATIONS. PLEASE REMOVE IF IT IS NOT YOUR INTENT TO PROVIDE EV STATIONS.

- ~~17. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes.~~
- ~~18. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City.~~ **PLEASE PROVIDE NUMBER OF UNITS AND DETAIL IN YOUR NARRATIVE.**
- ~~19. Some unit sizes (unit area) do not meet minimums established in R-MF zoning. Please adjust to meet requirements.~~ **Applicant's response noted on second submittal.**
- ~~20. Applicant submitted a PSIA letter from Broward County School Board. Please note, any changes to the proposed number of units will require a new PSIA letter.~~ **APPLICANT ANSWERED THEY WILL NEED PRIOR TO P&Z MEETING. ITEM WILL NOT BE NOTICED FOR THE CITY COMMISSION MEETING WITHOUT PSIA COMPLETE.**
- ~~21. Will this plan be developed as a whole or in phases? If phases, please provide details of each phase / staging plan. The staging plan must show how required parking and fire access are to be maintained during construction as the offices to the north will be operational.~~ **Still need staging plan to show how commercial traffic will run while site is under construction. APPLICANT HAS OPTED**

NOT TO PROVIDE A PLAN AT THIS TIME. PLEASE NOTE THAT BUILDING PERMITS WILL NOT BE APPROVED BY THE ZONING DIVISION UNTIL SUCH STAGING PLAN IS SUBMITTED. MINIMUM EMERGENCY ACCESS AS WELL AS MINIMUM PARKING REQUIREMENTS MUST BE MET FOR THE SHOPPING CENTER AT ALL TIMES.

22. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
23. Will this property be gated? If so, provide all the details of the gate system. Provide details of stacking. **See comment #10 and #2.**
24. Provide details of potential valet parking for this site. Where will cars be stored? Valet spaces cannot count as required spaces for the project.
25. Provide details / clearance of proposed porte-cochere. **Subject to fire review.**
26. Provide finish floor elevations and verify it is acceptable with Environmental Services. **Subject to Environmental Services Review.**
27. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction. **Construction trailers do not require review at this time. Sales Trailers require parking and ADA and therefore must be shown on plan.. LEASING TRAILER SHOWN ON C-302. BE AWARE THAT MINIMUM PARKING MUST BE PROVIDED FOR ALL USES OPERATING AT ANY TIME.**
28. Will there be any rooftop equipment? If so, provide screening details per Code. **Please provide a note stating that rooftop mechanical equipment will be screened from view per section 155.637.**
29. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
30. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule. **Landscape maintenance schedules should be provided on separate letterhead.**
31. Provide locations of mass transit near this proposal on the site plan. **Is there a bus location required on Southwest 145th Avenue?**
32. Verify new opening and drive are allowable by plat. Verify new opening (spacing) is acceptable to the engineering division. **Subject to engineering review. PLAT NOTE AMENDMENT WILL BE PROCESSED WITH SITE PLAN**
33. Show typical screening on ground units if applicable. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same

~~developments and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air conditioning units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.~~

34. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...)) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback. Need a master sign plan. **MASTER SIGN PLAN SUBMITTED – COMMENTS STILL PENDING.**
35. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances. **MASTER SIGN PLAN SUBMITTED – COMMENTS STILL PENDING.**
36. ~~Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.~~
37. Provide screening parking garage openings. Consider mesh or metal grating material to screen the openings from view. **NO CS.01 PROVIDED IN THE ARCHITECTURAL PLANS.**
38. Provide all color chips / material samples to be used on site. **MATERIAL BOARD REQUIRED NO LATER THAN THE END OF APRIL. FAILURE TO PROVIDE MATERIAL BOARD BY THAT DATE WILL RESULT IN DEFERRAL OF ITEM.**
39. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features. **BASE COLORS PROVIDED HOWEVER MISSING COLORS OF CERTAIN FEATURES**
40. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. **PLEASE PLACE A GENERAL NOTE IN BOLD AND IN A PROMINENT AREA ON THE LIGHTING PLAN SPECIFICATION SHEET THAT ALL FIXTURES WILL BE 3000K OR LOWER CORRELATED COLOR TEMPERATURE. THIS REQUEST IS TO ASSIST THE FUTURE CONTRACTOR DURING CONSTRUCTION WHEN ORDERING THE FIXTURES.**
41. ~~Photometric plans 3,000K CCT is typically the temperature for residential communities. If you wish to allow 4,000K CCT then you need to add this standard into the MXD guidelines. Please provide all pole heights, details, colors. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Lighting on rooftop of garage need to be designed to limit view from adjacent properties. Lighting interior to garage must be recessed.~~

42. Verify turning radii are acceptable to the fire prevention bureau. **Subject to Fire Prevention Bureau and Engineering review.**
43. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail. If using a trash room, please indicate where the garbage will be picked up.
44. Need Waste PRO refuse letter. Waste Pro should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely way.
45. Provide close ups of pool area and other common areas with vertical features. Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...) Show self-closing, self-locking gates around the pool area.
46. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mailperson will require a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letter should be provided by USPS. **Identify mail vehicle parking. STILL NEED.**
47. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings. **Provided - To be verified by landscaping division. STILL NEED.**
48. Verify that your landscape plans are not double counting materials which were set for the previous site. **To be verified by landscaping division.**
LANDSCAPE PLAN DOES NOT APPEAR TO MEET CODE REQUIREMENTS OR THOSE AS REQUIRED WITHIN THE MXD. 155.660-155.664? HOW ARE YOU HANDLING FUTURE ALTERNATIVE BUFFERYARD REQUIREMENT FOR FUTURE EXPANSION?
49. **NEED SBDD APPROVAL.**
50. Resubmit sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
51. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

Recommendations:

Resubmittal fee required for every review hereafter.

ANY CHANGES TO THE MXD GUIDELINES SHOULD BE REFLECTED WITHIN THE SITE PLAN.



DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Pembroke Gardens Multi-Story

REFERENCE #:

SP 2024 - 007

DATE REVIEWED:

4/14/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: March 13, 2025
Subject: Shops at Pembroke Gardens Multi-Family Residential Development
Traffic Study – Review Comments Round #3

MARLIN Engineering, Inc. conducted a peer review of the updated Pembroke Gardens Residential Traffic Study and the Parking Needs and Shared Parking Study by TrafTech Engineering, Inc., dated February 14, 2025, included in the submittal package dated March 5, 2025 for the proposed project located at 527 SW 145th Terrace, in the City of Pembroke Pines in Broward County, Florida. Comments were provided to the applicant on December 17, 2024 on the previous submittal package dated October, 2024. The following comments are provided on the latest studies:

1) Per ITE guidelines, for developments that generate 200 to 500 peak hour trips, all major intersections within a 0.5-mile radius of the site should be included. Among the listed intersections, one intersection is not included in the analysis as highlighted in red below:

- Pines Blvd (Signalized)
- SW 3rd Street
- SW 5th Street (Signalized)
- SW 8th Court (Missing)
- SW 146th Terrace
- Pembroke Road (Signalized)

Note, the NW 136th Street/Pines Blvd. intersection is included for Building B only in the study. SW 8th Court is missing from the data collection for both the buildings. However, since this is an UNSIGNALIZED intersection with driveways to the north/south, it is anticipated that only through trips would impact this location. Therefore, the improvements would be limited here, especially since it's so close to the signal on SW 5th Street. The study locations including the proposed intersection is shown in the following figure.



City's Comment: **The SW 8th Court will operate at acceptable LOS and the comment is closed.**

- 2) The study appendix is missing additional excerpt pages from the Edison Pembroke Baptist Queuing Analysis report revised September 2024, showing the title cover page with the report version date and also the development program listing the land uses and intensity that the committed development project trips were based on.

City's Comment: **The committed development land uses and intensity have been included in the Appendix. Comment Closed.**

- 3) It was noted that the committed development trips from the Edison Pembroke Baptist project that were used in the Pembroke Gardens study are either higher, or lower in some cases, than the actual project trips used in the Edison Pembroke Baptist analysis (see figures below.) Please revise the committed development trips to match the project traffic assignments and update the analysis.

City's Comment: **The updated committed development trips for Edison Pembroke Baptist are higher than the previous submittal, and the analysis is being conservative. Comment closed.**

- 4) (NEW COMMENT) The volume network has been updated based on the trips from the Committed developments as shown in the Appendix D. However, some of the factors need to be updated in the Synchro network based on the actual traffic count data as follows:
- The minimum value of 2% HV was used in the analysis. Please update the HV% based on the data collection reports.
 - The Peak Hour Factor (PHF) uniform values were used instead of specific approach values from the raw counts. Please update the PHFs based on the data collection reports.
 - Please update the Delay, LOS and 95th Percentile information based on the updated HV and PHF values.

MEMORANDUM

March 12, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

Please be advised that with each round of review, a new approach has been submitted for consideration. The approach to this project has changed on three (3) separate occasions, with each review generating new comments for revision.

1. Tree Disposition to be updated to reflect SF for existing canopy trees on site. Please see an example below.
2. As per LDC SEC. 155.657 (A) 3. The landscape calculation table, on a form provided by the City, shall be shown on planting plans. Find the required calculation table at the end of this report. To be added onto landscape plans with calculation filled in. Calculations not shown, all are noted as "NA". Given that the PDSL guidelines reference only a few items which supersede the city's Land Development Code, the site is required to meet Code requirements for multi-family SEC. 155.662 (b). SEC 155.661 (J) and SEC. 155.661 (I) reference the tree requirement for required bufferyards. PDSL requires buffers on all sides.
3. As per LDC SEC. 155.657 (A) 8. - The plant list/Schedule shall be indicated on all planting sheets. Please add proposed plant material common names and planting specs on each planting sheet.
4. L5-1-02 the two (2) proposed SM appear to be less than 10 feet away from the wall of the gym, and near gym/lounge/paved walkway areas. Given the aggressive growth habit and invasive root systems, proposed species are not recommended in constricted spaces, especially near pools and pipes. Additionally, the large falling fruit is of concern, due to safety. The slow-growing Lignum vitae is recommended for swap. Category 1 trees not recommended for planting in the pool/courtyard areas.
5. Please add root barrier details to L6-4-01. Additionally, clearly show root barriers on the plans.
6. Proposed and existing fire hydrants and doublecheck valve detectors noted on site. Ensure 15-foot diameter clearance is provided from any trees, palms, shrubs, as per the Fire Code.
7. Multiple locations with existing or proposed lighting on site were noted. As per LDC SEC. 155.664 (P) 5. All canopy trees require a minimum of 15 feet and palms require a minimum of 7 feet and 6 inches of clearance from light posts. Some trees appear not to meet this requirement.
8. Please fill in the "native/nonnative" field within the TD, L1-5-01.
9. Most Live oaks proposed on L5-1-01/L5-1-02 appear to be at or under 10-feet from the concrete sidewalk. This species is not acceptable and must be swapped with a better suite tree species for the locations. Guidelines for planting the right tree in the right place must be strictly enforced for the long-term survival and establishment of proposed trees.
10. Symbol for each proposed tree species must differ visually on the plans, for ease of species identification during review and inspections.
11. Perimeter shrub plantings are required for the ground level of the parking garage, architectural screening will not be acceptable. Refer to LDC sections 155.661 (J) for landscape abutting other

- properties and SEC. 155.661 (K) for required shrub diversification. Installed shrubs should be a minimum of 3-4 different species and be a minimum of 36-inches tall at the time of planting. Species diversification is not satisfied, not sufficient screening provided (all sides), and height requirement not met. Two types of Cocoplum are proposed, which are related to each other.
12. Sheet L6-1-02 next to the loading area appears to have an interior island, which as per AS1.02 should be part concrete and part grass area, which requires landscaping. As per Sheet L6-1-02 appears to be all concrete walkway (PC-01). Please make the proper corrections.
 13. As per LDC SEC. 155.661 (G) Trees in excess of five shall have no more than 20% of a single species. Species diversification quantity surpassed.
 14. Add PLT to legend on L3-1-01/02/L3-2-01 and provide description for the call out, as others.
 15. Proposed trees on Sheets L5-1-01/02 appear to be proposed directly over the drainage pipes. Confirm with engineering there is no conflict with proposed species, especially Live oaks and Pigeon plums, which have a deep taproot and extensive fibrous roots.
 16. One (1) Live oak proposed East of building on L5-1-01 is missing a call out.
 17. As per LDC SEC. 155.664 (B), no more than is not surpassed. Additionally, check in with the Engineering Department, as permitting and inspection may be required, depending upon materials used.
 18. As per LDC SEC. 155.661 (D) Recreational facilities both commercial and private, shall be substantially landscaped. The landscape at recreational facilities such as but not limited to clubhouse, pool area, and gym cannot be utilized in fulfilling or contributing to minimal landscape requirements for general planting requirements outlined in 155.662 and 155.663.
 19. 8/ZAF proposed on Sheet L6-1-01, due to mature height and spread, staff recommend swapping proposed *Zamia furfuracea* for *Zamia floridana*. I have provided publications from IFAS for staff review.
C:\PLANTCD\WPFILES\ZAMFURA.WPD
FPS-617/FP617: Zamia floridana Coontie
 20. As per L1-5-01 it appears that total inches removed compared to total inches replaced, there appears to be a deficit. Please explain how the deficit will be solved.
 21. Provide a size range for all proposed groundcovers, which satisfy Code required specs.
 22. Further comments will be provided once complete and accurate information is submitted for review. It may be beneficial to schedule a meeting with staff to discuss the new approach once it has been determined.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		
<u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u> 1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M).		
<u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u> 1. For non-residential properties the planting requirement shall be calculated on the following basis; (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area.		
<u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u> Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces; 4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and		
City of Pembroke Pines Landscape Code Requirements		
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 10, 2025
To: SP 2024-0007 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens (residences)

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

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

NO RESPONSE LETTER PROVIDED WITH THIS 3RD SUBMITTAL, THEREFORE MOST COMMENTS TO REMAIN.

1. Provide notification per Code Requirements. *Section 155.302.* **Still Need.**
2. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff. **Unit count updated. Please provide letter from BCPC which accepts your strategy for obtaining the residential units on this property.**
3. Plat note is inconsistent with proposal. **Application submitted – awaiting processing.**
4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD). **Still Need.**
5. Provide summary as to how site plan complies with MXD standards established in 155.453 (C). **Still Need.**
6. ~~Will this proposed residential be developed by Shops at Pembroke Gardens ownership? Or other? Indicate how common areas will be maintained.~~
7. Please show how you plan to provide parking for residential and commercial uses. Please provide parking demand for all uses. Please note that Shops parking demand must include all outdoor dining areas. Each site (residential and commercial) must park itself. **Reiteration – Applicant's response noted.**
8. Parking ratio of 1.6 for residential is not acceptable for staff. Parking should be 2.0 or higher per unit. Parking count of 4.5 for commercial is not the approved standard at this point. **Parking requirements updated and traffic study**

submitted. Subject to review by City Engineer and Planning and Economic Development Director. Indicate which spaces are considered compact spaces on plan. Also, parking garage spaces have been misnumbered. 188-189, 386-387, 483-484 are missing from plan. Where is all of the parallel spaces that were promised as part of this plan?

9. ~~Provide a traffic study showing new units. Provide all off-site improvements needed to accommodate access.~~
10. Staff does not recommend mixing utilizing the residential garage unit parking for commercial parking. If you are utilizing this method for parking then the city will need some sort of documentation which retains that parking for that commercial parking should residential ownership change. Signage will need to be provided to show commercial parking availability in the parking garage. If parking is to be provided on first two floors, we suggest you consider a fast pass ramp for residents to avoid waiting for commercial traffic. **Need location of gate shown on plans. Cannot remove this comment without the response sheet.**
11. May wish to consider a larger backout space for commercial traffic within garage.- **Applicant's response noted.**
12. ~~Provide an updated sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed. **Applicant indicates an updated letter provided however no updated letter upl**~~
13. ~~Will this building be LEED certified?~~
14. ~~Indicate all specialty car spaces (car pool, etc...) on the plan.~~
15. ~~Provide bike racks/bike storage on site.~~
16. Provide an updated narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc...). **Applicant indicates an updated letter was provided however no updated letter uploaded to site plan file. UPLOADED LETTER INSUFFICIENT. PLEASE PROVIDE ADDITIONAL INFORMATION REGARDING INVESTMENT AND EXPECTED TAX REVENUE.**
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18. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City. **See comment #2.**
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the north will be operational. **Still need staging plan to show how commercial traffic will run while site is under construction.**

22. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
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30. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule. **Landscape maintenance schedules should be provided on separate letterhead.**
31. Provide locations of mass transit near this proposal on the site plan. **Is there a bus location required on Southwest 145th Avenue?**
32. Verify new opening and drive are allowable by plat. Verify new opening (spacing) is acceptable to the engineering division. **Subject to engineering review. PLAT NOTE AMENDMENT WILL BE PROCESSED WITH SITE PLAN UPON SUCCESSFUL**
33. Show typical screening on ground units if applicable. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same developments and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air

- ~~conditioning units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.~~
34. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...)) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback. Need a master sign plan. **Master Sign plan (MXD) to be submitted with an approvable site plan with all entitlements. STILL NEED.**
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 36. ~~Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.~~
 37. Provide screening parking garage openings. Consider mesh or metal grating material to screen the openings from view. **Similar parking structures for residential have included screening. STILL NEED.**
 38. Provide all color chips / material samples to be used on site. **Need physical samples of color chips on plans. STILL NEED.**
 39. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
 40. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. **Highlight any lighting being proposed on sheet CS.11. STILL NEED.**
 41. ~~Photometric plans 3,000K CCT is typically the temperature for residential communities. If you wish to allow 4,000K CCT then you need to add this standard into the MXD guidelines. Please provide all pole heights, details, colors. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Lighting on rooftop of garage need to be designed to limit view from adjacent properties. Lighting interior to garage must be recessed.~~
 42. Verify turning radii are acceptable to the fire prevention bureau. **Subject to Fire Prevention Bureau and Engineering review.**
 43. ~~Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail. If using a trash room, please indicate where the garbage will be picked up.~~
 44. ~~Need Waste PRO refuse letter. Waste Pro should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely way.~~
 45. ~~Provide close-ups of pool area and other common areas with vertical features. Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material /~~

pavers, fence detail, etc...) Show self-closing, self-locking gates around the pool area.

46. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mailperson will require a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letter should be provided by USPS. **Identify mail vehicle parking. STILL NEED.**
47. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings. **Provided - To be verified by landscaping division. STILL NEED.**
48. Verify that your landscape plans are not double counting materials which were set for the previous site. **To be verified by landscaping division.**
LANDSCAPE PLAN DOES NOT APPEAR TO MEET CODE REQUIREMENTS AS A SINGLE USE PROPERTY. SETBACKS AND BUFFER REQUIREMENTS DO NOT SUPPORT LANDSCAPE MATERIAL.
49. Due to the amount and scope of comments on this submittal and potential changes proposed, staff reserves the right to add new comments once details become clearer.
50. Resubmit sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
51. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

Recommendations:

Resubmittal fee required for every review hereafter.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Shops at Pembroke Gardens Multi-Residential
REFERENCE #: SP 2024 - 07
DATE REVIEWED: 3/06/2025

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please provide Building Construction Type

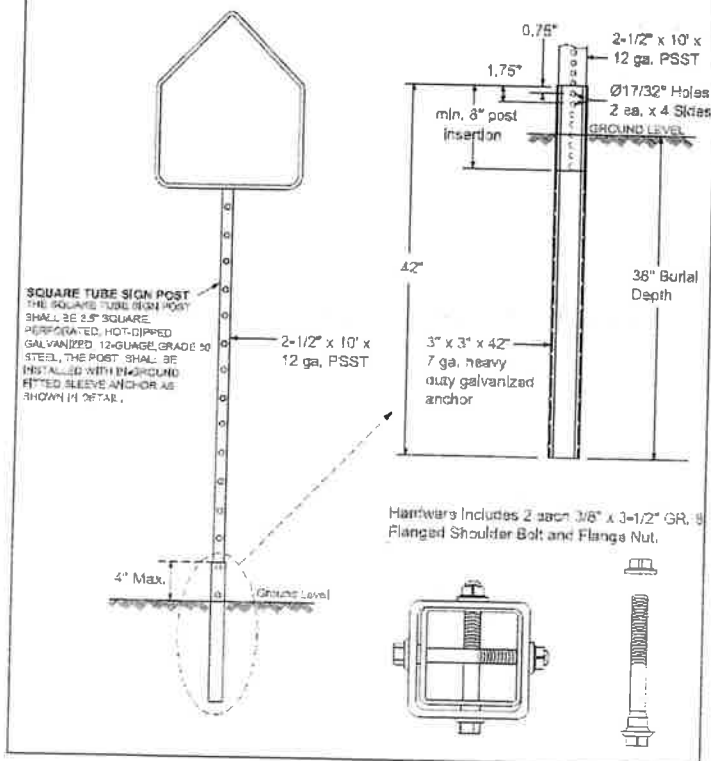
Note: On Fire Access (FA) Sheet, depict each building and label accordingly. Additionally, show Fire Department Paving Markings (Thermoplastic paint, Road Pavement Markings)

1. Access Box(s). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com.*

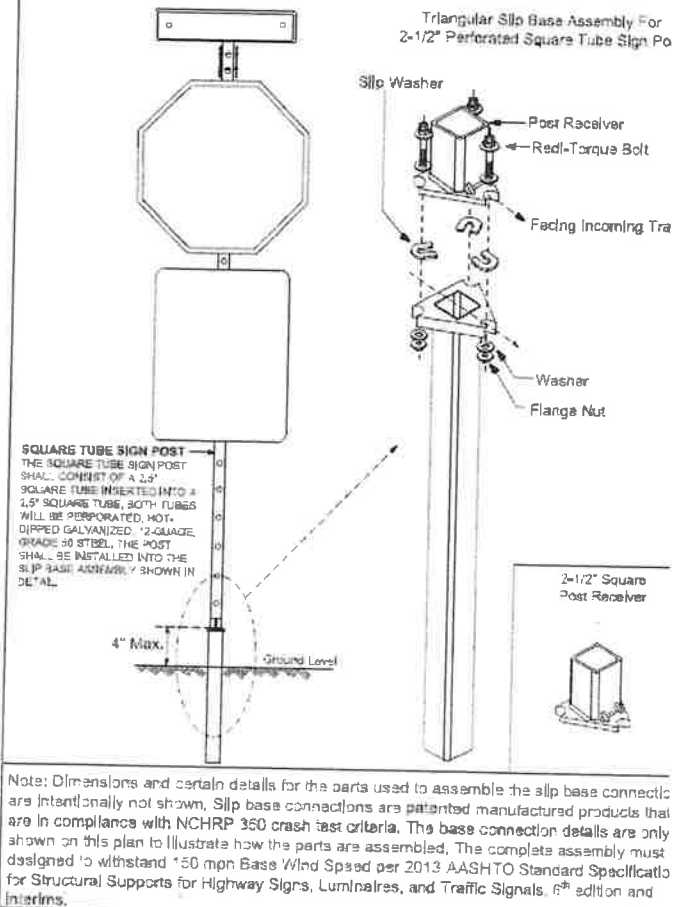
NFPA 1-18.2.2.1

Ground Sign Assembly Details

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 2, 2024
To: SP 2024-0007 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens (residences)

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

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide notification per Code Requirements. *Section 155.302. **Still Need.***
2. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff. **Upon resubmittal, staff has reviewed the proposal for market-rate apartments and does not see where the proposal will provide affordable housing to the city. In addition, the city has concerns about the potential impacts of 598 units on this property. Therefore, city staff does not support utilizing provisions of the Broward County administrative rules document on this property.**
3. Plat note is inconsistent with proposal. **Need Land Use Plan amendment approval or other residential unit allocation to qualify for a plat note change.**
4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD). **Still Need.**
5. Provide summary as to how site plan complies with MXD standards established in 155.453 (C). **Site not consistent with the MXD guidelines.**
6. ~~Will this proposed residential be developed by Shops at Pembroke Gardens ownership? Or other? Indicate how common areas will be maintained.~~
7. Please show how you plan to provide parking for residential and commercial uses. Please provide parking demand for all uses. Please note that Shops parking demand must include all outdoor dining areas. Each site (residential and commercial) must park itself. **Reiteration – Applicant's response noted.**
8. Parking ratio of 1.6 for residential is not acceptable for staff. Parking should be 2.0 or higher per unit. Parking count of 4.5 for commercial is not the approved standard at this point. **Parking ratios are not supportable by staff.**

Commercial parking ratios already discounted in original PCD guidelines to accommodate restaurant and outdoor dining use. Valet was later added to this site.

9. Provide a traffic study showing new units. Provide all off-site improvements needed to accommodate access. **Study being reviewed by engineering staff. Planning staff concerned about the following:**
 - a. **Land Use does not currently permit residential units.**
 - b. **Ingress / egress to the site from Pines Boulevard, Pembroke Road, and SW 145 Avenue for these new units.**
10. Staff does not recommend mixing utilizing the residential garage unit parking for commercial parking. If you are utilizing this method for parking then the city will need some sort of documentation which retains that parking for that commercial parking should residential ownership change. Signage will need to be provided to show commercial parking availability in the parking garage. If parking is to be provided on first two floors, we suggest you consider a fast pass ramp for residents to avoid waiting for commercial traffic. **Reiteration – Applicant's response noted.**
11. May wish to consider a larger backout space for commercial traffic within garage.- **Applicant's response noted.**
12. Provide an updated sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed. **Applicant indicates an updated letter provided however no updated letter uploaded to site plan file.**
13. Will this building be LEED certified?
14. Indicate all specialty car spaces (car pool, etc...) on the plan.
15. Provide bike racks/bike storage on site.
16. Provide an updated narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc...). **Applicant indicates an updated letter was provided however no updated letter uploaded to site plan file.**
17. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes.
18. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City. **See comment #2.**
19. Some unit sizes (unit area) do not meet minimums established in R-MF zoning. Please adjust to meet requirements. **Applicant's response noted.**
20. Applicant submitted a PSIA letter from Broward County School Board. Please note, any changes to the proposed number of units will require a new PSIA letter.
21. Will this plan be developed as a whole or in phases? If phases, please provide details of each phase / staging plan. The staging plan must show how required parking and fire access are to be maintained during construction as the offices to the north will be operational. **See comment #2.**

22. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
23. Will this property be gated? If so, provide all the details of the gate system. Provide details of stacking. **See comment #10 and #2.**
24. Provide details of potential valet parking for this site. Where will cars be stored? Valet spaces cannot count as required spaces for the project.
25. Provide details / clearance of proposed porte-cochere. **Subject to fire review.**
26. Provide finish floor elevations and verify it is acceptable with Environmental Services. **Subject to Environmental Services Review.**
27. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction. **Construction trailers do not require review at this time. Sales Trailers require parking and ADA and therefore must be shown on plan..**
28. Will there be any rooftop equipment? If so, provide screening details per Code. **Please provide a note stating that rooftop mechanical equipment will be screened from view per section 155.637.**
29. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
30. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule. **Landscape maintenance schedules should be provided on separate letterhead.**
31. Provide locations of mass transit near this proposal on the site plan. **Is there a bus location required on Southwest 145th Avenue?**
32. Verify new opening and drive are allowable by plat. Verify new opening (spacing) is acceptable to the engineering division. **Subject to engineering review.**
33. Show typical screening on ground units if applicable. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same developments and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air conditioning units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.

34. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback. Need a master sign plan. **Master Sign plan to be submitted with an approvable site plan with all entitlements.**
35. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances. **Master Sign plan to be submitted with an approvable site plan with all entitlements.**
36. ~~Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.~~
37. Provide screening parking garage openings. Consider mesh or metal grating material to screen the openings from view. **Similar parking structures for residential have included screening.**
38. Provide all color chips / material samples to be used on site. **Need physical samples of color chips on plans.**
39. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
40. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. **Highlight any lighting being proposed on sheet CS.11.**
41. ~~Photometric plans 3,000K CCT is typically the temperature for residential communities. If you wish to allow 4,000K CCT then you need to add this standard into the MXD guidelines. Please provide all pole heights, details, colors. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Lighting on rooftop of garage need to be designed to limit view from adjacent properties. Lighting interior to garage must be recessed.~~
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Recommendations:

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: October 31, 2024
Subject: Shops at Pembroke Gardens Multi-Family Residential Development
Site Plan Review and Parking Demand Study Comments-Round #2

MARLIN Engineering, Inc. has conducted a peer review of the Pembroke Gardens Residential Traffic Study by TrafTech Engineering, Inc., dated March 27, 2024, for the updated corresponding Site Plan documents and shared parking demand analyses included in the submittal package dated October 10, 2024 for the proposed project located at 527 SW 145th Terrace, in the City of Pembroke Pines in Broward County, Florida. The following comments were made for the second round of review on the site plan and parking demand analyses:

Site Plan: The following comments were made for the partial set of civil site plans as included in the submittal package. Additional comments may be proffered upon receipt of the final set of plans for review.)

- 1) There is no stop bar provided at the west leg of the four-way stop near Building A (i.e., the first internal intersection at the southwest corner of the building). Additionally, at the same intersection, the north leg stop bar is positioned too far from the curb, causing it to function as a free-flow lane rather than a stop-controlled lane.

Partial completion. A stop bar is provided on the west leg, but the stop bar on the north leg is positioned too far from the curb. If the pavement markings are provided to accommodate truck movements; it can be replaced by mountable curb instead.

- 2) Please indicate the entrance to the parking lot for both general and resident parking. Include the operations of the parking lot if a gate is provided.

No information has been provided.

Parking Demand Study: Although the applicant has met the criteria under Policy 2.16.4, the following items are needed for review and approval.

- 1) A Shared parking analysis is required since the proposed project is located in an existing mixed-use development.

The analysis has been reviewed for technical accuracy and parking demand has been met. Comment closed.

- 2) Please provide documentation on the parking ratios used in the analysis. Also, please provide ITE excerpts as part of the documentation.

The parking ratios are used per ITE Parking generation and the analysis is being conservative. Comment closed.

NOTE: the following review comments dated July 10, 2024 for the Pembroke Gardens Residential Traffic Study by TrafTech Engineering, Inc., dated March 27, 2024, have not been addressed by the applicant since a revised traffic study was not included in the resubmittal package:

Traffic Study

- 1) **General Review Comment:** The following were reviewed in detail since a traffic study methodology was not previously submitted for review and approval; these were deemed acceptable for use in the study:

- a. Data Collection dates and PSCF
- b. Trip Generation LUC and project trip calculations as shown in Table 1
- c. Trip Distribution percentages

- 2) **Trip Generation:**

- a. Please advise why there were no internalization calculations made for the project since the application lists the site as a mixed-use development.
- b. Also, please advise why there were no multimodal reductions included.

- c. Correct the colors for the Inbound vs. Outbound trips to match the Legend in Figure 4.

3) Future Conditions Traffic Volumes:

- a. Since the growth rate is negative, please use a minimum of 0.5% growth rate.
- b. Please advise why there were no committed development trips included.

4) Traffic Impact Analysis:

- a. Please confirm that there are no programmed transportation improvements within the study area.
- b. In Appendix E, the NB direction lane assignment appears incorrect for the intersection of SW 2nd Street and SW 145th Avenue; there should be four lanes in total instead of three as shown in the Synchro analysis for all the scenarios. Also, the WB lane assignment is shown with a through movement, which only allows Right and Left Turn Out movements.
- c. Also in Appendix E, the Synchro analysis for the NB Through traffic volume at the intersection of SW 2nd Street and SW 145th Avenue should be revised as follows:
 - i. 536 vph instead of 402 vph for Existing AM scenario.
 - ii. 675 vph instead of 506 vph for Background AM scenario
 - iii. 1163 vph instead of 872 vph for Existing PM scenario
 - iv. 1509 vph instead of 1131 vph for Background PM scenario
- d. In Appendix D, the label for the volume development sheets should be corrected to "SW 5th Street" instead of "SW 2nd Street" (see PDF page number 89/180).
- e. It is not clear which intersection is Node number 1003 (SW 145th Avenue and Unsignalized leg). Is it the WB approach for the intersection of SW 145th Avenue and SW 5th Street? If it is, please verify the NB traffic volumes since they do not match the TMCs in Appendix D. Please verify and revise accordingly.
- f. The minimum value of 2% HV was used in the analysis. Please update the HV% based on the data collection reports.
- g. The PHF uniform values were used instead of specific approach values from the raw counts. Please update the PHF based on the data collection reports.



- h. The final traffic impact study needs to be signed and sealed by a Professional Engineer.
- i. All the traffic signal timing improvements being proposed for the intersections of SW 145th Avenue at Pines Boulevard and at Pembroke Road, including the proposed timing and phasing and splits should be approved by the relevant agency.

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: December 27, 2024
Subject: Shops at Pembroke Gardens Multi-Family Residential Development
Traffic Study – Review Comments Round #2 (Additional Comments)

MARLIN Engineering, Inc. conducted a peer review on October 31, 2024 of the Pembroke Gardens Residential Traffic Study by TrafTech Engineering, Inc., dated March 27, 2024, and for the updated corresponding Site Plan documents and shared parking demand analyses included in the submittal package dated October 10, 2024 for the proposed project located at 527 SW 145th Terrace, in the City of Pembroke Pines in Broward County, Florida. The following are additional comments made on the traffic study:

1) Per ITE guidelines, for developments that generate 200 to 500 peak hour trips, all major intersections within a 0.5-mile radius of the site should be included. Among the listed intersections, one intersection is not included in the analysis as highlighted in red below:

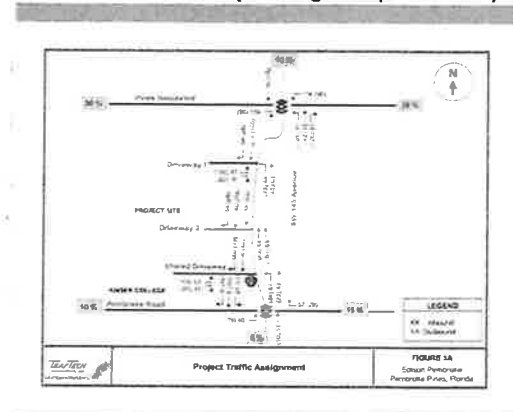
- Pines Blvd (Signalized)
- SW 3rd Street
- SW 5th Street (Signalized)
- SW 8th Court (Missing)
- SW 146th Terrace
- Pembroke Road (Signalized)

Note, the NW 136th Street/Pines Blvd. intersection is included for Building B only in the study. SW 8th Court is missing from the data collection for both the buildings. However, since this is an UNSIGNALIZED intersection with driveways to the north/south, it is anticipated that only through trips would impact this location. Therefore, the improvements would be limited here, especially since it's so close to the signal on SW 5th Street. The study locations including the proposed intersection is shown in the following figure.

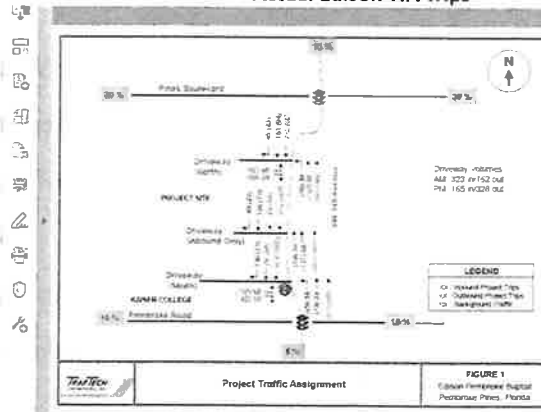


- 2) The study appendix is missing additional excerpt pages from the Edison Pembroke Baptist Queuing Analysis report revised September 2024, showing the title cover page with the report version date and also the development program listing the land uses and intensity that the committed development project trips were based on.
- 3) It was noted that the committed development trips from the Edison Pembroke Baptist project that were used in the Pembroke Gardens study are either higher, or lower in some cases, than the actual project trips used in the Edison Pembroke Baptist analysis (see figures below.) Please revise the committed development trips to match the project traffic assignments and update the analysis

Pembroke Gardens TIA (showing excerpt of Edison)



Actual Edison TIA Trips



MEMORANDUM

October 17, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. Tree Disposition to be updated to reflect SF for existing canopy trees on site. Please see an example below. Current TD shows total caliper inches removed, please show the canopy diameter in SF and not feet.
2. As per LDC SEC. 155.657 (A) 3. The landscape calculation table, on a form provided by the City, shall be shown on planting plans. Find the required calculation table at the end of this report. To be added onto landscape plans with calculation filled in. **Response: Sheet L6-5-01 and L6-5-02 now shows the required calculation table with calculations completed.** Calculations not shown, all are noted as "NA". Given that the MXD guidelines reference only a few items which supersede the city's Land Development Code, the site is required to meet Code requirements for multi-family SEC. 155.662 (b). SEC 155.661 (J) and SEC. 155.661 (I) reference the tree requirement for abutting ROW and all other properties, however as per MXD they must be calculated for every 30 feet instead of Code required 50 feet.
3. Category 4 plantings (Cocos nucifera), as per Code, are required to be installed at minimum 10-foot tall to count towards landscape requirements, please revise proposed height of material. **Response: The proposed height has been revised.** Green Malayan coconut appears to be the least resistant to lethal yellowing disease and has the potential to grow to 40-60 feet tall. Staff have concerns regarding the falling fruit hazards, alternative species may be better for the proposed location.
4. As per LDC SEC. 155.657 (A) 8. - The plant list/Schedule shall be indicated on all planting sheets. Please add proposed plant material common names and planting specs on each planting sheet.
5. Please correct the spelling of the scientific name for the Live oak. **Response: This is spelled correctly. Please refer to sheet L6-5-01.** Please make corrections to L5-1-01 and L5-1-02.
6. L4-1-05/06 – The courtyards for each building are proposing large Category 1 trees within close vicinity of hardscapes. Please show and explain how large CAT 1 trees are to be installed and maintained long-term in their proposed locations. If not, smaller Category trees along with installation of root barriers are recommended, due to the proximity of pool equipment and hardscapes. **Response: EDSA will utilize root barrier in the courtyards to protect pavements. Trees have been moved, if planted within a constricted location.** Sheet L5-1-06 requires one (1) more root barrier for the fifth BA proposed within the courtyard. Additionally, CR will not be accepted for plantings within the courtyard due to the aggressive growth habit and maintenance of the aerial roots. Species swap is required with smaller Category (2 or 3) trees. Satinleaf or Japanese blueberry (with root barrier) are recommended.
7. L5-1-05 the two (2) proposed DR appear to be less than 15 feet away from the wall of the gym. Given the type of sprawling growth habit this tree has, and the buttress roots, proposed species are not recommended in such small quarters. The slow-growing Lignum vitae is recommended for swap.
8. Please add root barrier details to L6-4-01.

9. Proposed and existing fire hydrants and doublecheck valve detectors noted on site. Ensure 15-foot diameter clearance is provided from any trees, palms, shrubs, as per the Fire Code.
10. Multiple locations with existing or proposed lighting on site were noted. As per LDC SEC. 155.664 (P) 5. All canopy trees require a minimum of 15 feet and palms require a minimum of 7 feet and 6 inches of clearance from light posts.
11. Tree species proposed on the plant schedule (L6-5-02) do not match those proposed on L5-1-05.
12. Please fill in the "native/nonnative" field within the TD, L1-1-01.
13. Live oaks proposed on L5-1-01 all appear to be at or under 10-feet from the wall of the building, except for the two (2), which appear to be proposed within the vehicular drive area. This species is not acceptable and must be swapped with a better suite tree species for the locations. Guidelines for planting the right tree in the right place must be strictly enforced for the long-term survival and establishment of proposed trees.
14. Symbol for each proposed tree species must differ visually on the plans, for ease of species identification during review and inspections.
15. *Piscidia piscipula* (13) is very limited on the market – it is recommended to swap the proposed species as these trees require more open space than is proposed. This species grows to 45 feet at maturity, with a spread of 30-50 feet, with a large, rounded canopy. Currently these species are proposed within very close vicinity of the hardscapes (**both the building and the sidewalk**).
16. Live oaks proposed on the East and West side of the buildings (L5-1-02) are within very close proximity to the building and sidewalks (at or below 10 feet), species to be swapped. Three (3) out of four (4) of the proposed QV in the NE corner of L5-1-02 may stay, with the additional of a root barrier, to prevent damage to the sidewalks.
17. L5-1-03, the plant schedule proposes three (3) CES, however, only two (2) were noted.
18. SOD areas noted on the hardscapes plan; however, SOD areas must be shown on the planting sheets on the landscape plans. This may be shown better on the shrub plan pages, given that there is more visibility there vs. the tree plan pages.
19. L5-1-03, Mahogany tree proposed within 10 or less feet of **both** the building and the sidewalk. While some areas would allow for enough space to accommodate this tree canopy growth, there is no way to prevent structural damage to the sidewalks from the buttress roots. Given that a root barrier will not help with prevention of the damage, swap of species is recommended, to ensure that a right tree is planted in the right place. The one (1) SM proposed on L5-1-04 (NW corner) will be accepted, as it does not appear to conflict with anything. SM is recommended to be swapped for trees with upright growth and species which do not have problematic roots, such as Satinleaf, Southern red cedar, Japanese fern, *Tabebuia* trees.
20. Please provide parking space counts for each level of each garage, for staff to determine the number of trees required per garage. This will help staff to determine the total number of trees required for the site.
21. Perimeter shrub plantings are required for the ground level of each parking garage, architectural screening will not be acceptable. Refer to LDC sections 155.661 (J) for landscape abutting other properties and SEC. 155.661 (K) for required shrub diversification. Installed shrubs should be a minimum of 3-4 different species and be a minimum of 36-inches tall at the time of planting.
22. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
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City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		
<u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u> 1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M).		
<u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u> 1. For non-residential properties the planting requirement shall be calculated on the following basis; (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area.		
<u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u> Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces; 4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and		

City of Pembroke Pines Landscape Code Requirements		
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		

**DRC REVIEW COMMENTS
CITY OF PEMBROKE PINES**

AGENCY: SOUTH BROWARD DRAINAGE DISTRICT
CONTACT: KEVIN HART, P.E. (954)680-3337

PROJECT NAME: Pembroke Gardens Residential – Pembroke Pines

DATE: 9/16/2024

THE SITE PLAN FOR THE ABOVE-REFERENCED PROJECT HAS BEEN REVIEWED BY THE DISTRICT AND THE FOLLOWING COMMENTS MUST BE MET ADDRESSED/SATISFIED/NOTED:

- A Paving and Drainage Permit will be required from SBDD.
- Provide a copy of the survey for the subject property.
- The Drainage Report/drainage calculations submitted are insufficient. Provide an updated Drainage Report per the conference call with SBDD held on 9/11/24. The updated report should include the following information:
 - Land Use Breakdown for the proposed Project site.
 - SBDD Basin Storage Analysis for the Project site.
 - Water Quality Calculations for the Project site.
 - Pre-treatment calculations for the Project site.
 - Stage-Storage Analysis for the Project site.
 - Flood routing calculations for the Project site demonstrating that the Project site meets SBDD criteria for the 10-year, 3-day and 100-year, 3-day storm events.
 - A pre-development/post development analysis showing a summary table for the max stages and max discharge rates (pre vs. post).
 - The pre/post analysis shall be performed for the overall 40-acre Shops of Pembroke Gardens property (Pembroke Gardens).
 - Pipe sizing calculations.
- As discussed in a 9/16/24 phone conversation with the EOR, SBDD will require a separate hydraulic analysis of the existing secondary drainage system serving the 40-acre Pembroke Gardens property. The following factors will need to be accounted for in this hydraulic analysis:
 - Currently, there are two (2), independent 48" RCP culverts that extend through the Phase 1 development area and connect into two (2) control structures prior to discharging into the adjacent lake.
 - There are a total of three (3) 48" RCP culverts that extend through the 7-acre development site that are serving the overall 40-acre Pembroke Gardens

- property (two from the west and one from the north).
 - The proposed drainage plan is showing a consolidation of the three (3) 48" culverts into a single 48" culvert at Structure A-80.
 - Between Structure A-82 and A-80 there is a 24" RCP culvert that is redirecting flow from a 48" culvert running south from Phase 2 into Structure A-80.
 - Structure A-80 is the point where the three (3) 48" culverts converge into a single 48" culvert.
 - It is recommended that a second 48" RCP culvert be extended from Structure A-82 to B-10 to maintain the existing hydraulic flow pattern and capacity.
 - It is also recommended that the 24" inter-connect noted above (between Structure A-80 and A-82) remain in place.
- SBDD would like to see the existing parking areas, drive isles and buildings within the area between Phase 1 and Phase 2 included in the SBDD Permit set, as it's difficult to determine/analyze the impacts from the surrounding properties with this information omitted from the plan set. This area can be labeled as "Existing to Remain". The final "as-built" for the project will also need to include this area.
 - Please verify that the ownership of the Subject Property will not be changing and will remain the same as the remainder of overall 40-acre Pembroke Gardens property.
 - Please verify that there is no off-site runoff flowing through the 40-acre Pembroke Gardens property or through the Project site.
 - Please note that the existing drainage system within the Project limits that is serving properties outside of the Project limits will need to remain in place until such time as the re-located drainage system is in place and fully functional. This applies specifically to the 48" RCP and 60" RCP drainage pipes that extended through the Project site. Additional information may be required on how this will be accomplished.
 - Indicate the conversion between NAVD 88 and NGVD 29 in the Datum Note on Sheet C-401.
 - A Drainage Easement, dedicated to SBDD, will be required over all of the existing outfall pipes from the Pembroke Gardens site.
 - Provide a separate detail for all control structures (ie: A-30).
 - Indicate how the roof drainage is being handled for the new buildings.
 - Indicate how the drainage from the parking garages is being handled, including the use of any proposed sand/oil separators.
 - Provide a sketch and legal description for all new SBDD Easements.
 - All inlets in grass areas (existing and proposed) shall require a minimum 12" concrete apron.
 - All drainage structures shall meet SBDD criteria for wall thickness, clearances, and sumps.

- Please note that portions of the existing drainage system may need to be cleaned upon completion of construction. To be determined in the field by SBDD's inspector.
- The property owner will be required to enter into a Maintenance and Indemnification Agreement with SBDD for the project limits prior to final acceptance of the project. The Agreement shall apply to the overall 40-acre Pembroke Gardens property.
- Additional comments may be issued upon receipt of the revised plans and drainage report/calculations and the final Paving & Drainage Plans and permit submittal.

(REGARDLESS OF APPLICABLE COMMENTS, THE PETITIONER IS NOT EXEMPT FROM MEETING ALL STORMWATER MANAGEMENT REGULATIONS, STANDARDS AND PROCEDURES AS OUTLINED IN THE SBDD DESIGN CRITERIA MANUAL DATED MARCH 26, 2015.)

(ALL STANDARD COMMENTS WILL BE GIVEN TO THE PETITIONER ON A SEPARATE HANDOUT. THE PETITIONER WILL ONLY BE REQUIRED TO RESPOND TO THE COMMENTS RAISED ON THE DRC REVIEW FORM.)

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



July 25, 2024

***PROJECT: SHOPS OF PEMBROKE GARDENS MULTIFAMILY RESIDENCES
(SP2024-0007)***

**TO: Cole Williams, Senior Planner
Planning and Economic Development Department**

**FROM: John L. England, P.E., Assistant City Engineer
Engineering Division
(954) 518-9046**

PARTIAL COMMENTS:

1. General Comment – The property is within designated Flood Zone A Series/VE Zone per the '2024 FEMA Flood Map' that will take effect as of July 31, 2024, and has a Base Flood Elevation (BFE) of 6.60 Feet.

Based upon the City Code Section 152.090 'Design and Construction of Buildings, Structures and Facilities Exempt from the Florida Building Code', the minimum lowest Finish Floor Elevation (FFE) shall be at eighteen (18") inches above the highest point (crown of road) of the adjacent roadway/street and/or parking drive, as may be applicable. Per the submitted Survey, in the case of the southern proposed building, the highest point/elevation on SW 145th Avenue along the property frontage is 5.72' NAVD. Accordingly, the proposed FFE should be 7.22' NAVD (minimum) for the proposed northern building based upon the current crown of roadway/street elevations reflected on the Survey.

For the northern proposed building, the highest point/elevation of the adjacent parking/access drive per the Survey is 5.80' NAVD. Accordingly, the proposed FFE should be 7.30' NAVD (minimum) for the southern proposed building based upon the current crown of parking/access drive elevations reflected on the Survey.

NOTE per Chapter 152, 'Flood Plain Administration', of the City's Code of Ordinances, all development or construction activity shall comply with the applicable 'Flood Plain Administration' requirements. Based upon Chapter 152, the following will apply to the proposed project as of the effective date of the 2024 FEMA Flood Zone Map:

- Per Section 152.011 – “Where elevations are ground elevations and are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and, as applicable, the requirements of the Florida Building Code”.

In accordance with the above, provide a 'Letter of Map Revision' (LOMR) for the proposed project that removes the project property from a 'Flood Hazard' area. The FEMA 'Letter of Map Revision' (LOMR) must be provided prior to the City's issuance of the Building Permit for the proposed building.

2. General Comment – Provide Estimated Water Demand and Sewage Flow Calculations (Average Daily and Peak Flows) for each phase of the proposed project and the Total Estimated Water Demand and Sewage Flow for build-out of the proposed project.

Note that the Estimate Sewage Flows are required to be based upon the type of uses and associated rates as listed in the 'Design Flow Table' per Section 27-201 of the Broward County Code of Ordinances with the appropriate 'Peaking Factor' per the 'Ten States Standards'.

3. General Comment – An Engineering Evaluation of the potential impacts to the city's sewer system, including downstream receiving lift (LS #176) and potentially other associated downstream lift stations and force mains to the city's wastewater treatment plant, based upon any “Total” additional sewage flows to be generated by each phase and build-out of the proposed resident project.

The Engineering Evaluation Report must be provided with the initial Engineering Permit submittal for review by City Utilities. Requirements of the Engineering Evaluation will be determined and formalized by the City Utilities Director during the DRC review process.

4. Existing Conditions and Demolition Plan, Sheet C-201 thru C-201 – Add an item under the 'Demolition Abbreviations Table' for: (TBM) - “To Be Maintained”. Add the following design label to all existing fire hydrants that fall within or adjacent to the limits of demolition: “Exist. Fire Hydrant To Be Maintained & Accessible For Fire Protection Use At All Times”.

Move the 'Sheet Matchline' label for each plan, as may be required, so that no text block/label for any existing utilities related text/label and/or any demolition design text/label is being blocked-out on the sheet. Add the additional “Text/Labels” as reflected on the attached Plans Mark-Ups.

5. Paving, Grading and Drainage Plans, Sheet C-401 thru C-404 – Confirm the lowest proposed ‘Habitable’ Finished Floor Elevation for each building, as several different Finish Floor Elevations (FF) are noted for each of the proposed building per the architectural entries.
6. Site Plan, Sheet C-302 Thru C-305– Depict and denote/label the following items on the plan as applicable based upon the proposed project improvements:
 - ‘Legend’ for all proposed Site Paving Improvements, such as Pavement Surface Types per “Shade Patterns”, Concrete Surface Types per “Hatch Patterns” and Curb Types per “Line Types”
 - Proposed Pavement Markings and Signage
 - All proposed edge of pavement/face of curb radii - some typical radii are missing and/or need to be revised to address minimum radii requirements for the designated Fire Truck Route/Path of 38’ minimum inside radius, 50’ minimum centerline radius and 62’ minimum outside radius per Fire Prevention Bureau Site Plan Guidelines
 - All Sidewalk Curb Ramps with ‘CR’ type per FDOT Index 522-002 – some are missing and/or need to be revised/modified as marked on the plans
 - All Concrete Sidewalk/Walkway areas with typical widths and specify any with thickened edge - note that the minimum width for all proposed sidewalks per Engineering Standards is 5.0’
 - Wheel Stops for proposed and existing parking Spaces (depict only)
 - Standard Parking Space per City Standard R-41 - Provide typical labels where applicable noting Standard Spaces per City Standard R-41
 - Accessible Parking Spaces per City Standard R-32 - Provide typical label noting Accessible Spaces per City Standard R-32
 - Drainage Easements as required by the SBDD in association with the proposed Surface Water Management and Storm Drainage Systems improvements/modifications.
 - Proposed 15’ Utility Easements, as required by the City Code over proposed and/or modified Water and Sewer Main improvements.
 - Existing 15’ Water and Sewer Easement – labels seem to be missing and existing water and sewer easement should be depicted with “ghost” line type
 - Existing and Proposed Drainage Easements
 - Proposed Monument Sign(s) with Sight Visibility (clear sight triangles) depicted and denoted/labeled per FDOT Design Manual, Chapter 212.11. (if applicable)
 - All proposed Standard Parking Spaces shall be denoted on the plan by only one (1) line/stripe on each side of the parking, except for those spaces that abut an Accessible Parking Space
 - Access Aisle for the Accessible Parking Spaces shall be denoted by three (3) equally spaced diagonals per City Standard R-32
7. Site Plan, Sheet C-302 – Provide an ‘Accessible Route/Path’ to the nearest public sidewalk along SW 145th Avenue at the southwest corner of the proposed building. (Refer to the

attached Plan Mark-Up for additional information related to this comment and required pavement markings and signage for the associated pedestrian crossing.

8. Site Plan, Sheet C-302 thru C-305 – Provide the additional pavement markings and signage as reflected on the attached Plans Mark-Ups. Reflect the attached ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ on each plan sheet.
9. Site Plan, Sheet C-302 – For the proposed Pedestrian Crossing at the northeast corner of the proposed building, adjust the location and type of the proposed Sidewalk Curb Ramp on the north side of the crossing as per the attached Plan Mark-Up to address existing electrical equipment on the south face of the existing building and the existing door on the east side of the southwest corner of the existing building.
10. Site Plan, Sheet C-304 – Depict and denote/label the existing Dumpster Enclosure at the south side of the proposed “Dead-End” condition at the southeast corner of the proposed building or clarify what happened to the existing Dumpster Enclosure, as it would seem that it should be maintained to serve the existing buildings that it was intended to serve prior to the proposed building.
11. Site Plan, Sheet C-304 – Confirm by way of the appropriate ‘AutoTurn Truck Simulation’ that a garbage truck and delivery truck can properly ingress and egress the truck delivery and trash dumpster/compactor areas per the proposed “Dead-End” condition at the southwest corner of the proposed building. Provide an additional “Truck Access/Maneuverability Plan” depicting and denoting/labeling the access paths for the garbage and delivery trucks. Provide written confirmation that the Fire Prevention Bureau’s acceptance of this proposed “Dead-End” condition and existing DDCV Assembly located within the trash compactor area.
12. Paving and Drainage Plan, Sheet C-401 thru C-404 – Revise the FEM Note on each Plan to reflect the new FEMA Flood Zone information (Flood Zone A Series/VE Zone with BFE of 6.6’ NAVD) that will take effect as of July 31st.
13. Paving, Grading and Drainage Plan, Sheet C-401 thru C-404 – Provide the length and slope for all “grading runs” to allow for confirmation that the following code required grading criteria are being met:

The pavement shall have a crown (cross) slope of 2.0% and a longitudinal slope of 1.0% minimum for inverted crown sections with runs greater than 100 feet. The pavement shall have a crown (cross) slope of not less than 1.0% with an average crown (cross) slope of not less than 2.0% and a longitudinal slope of not less than 0.5% for runs less than 100 feet. Note that a “grading run” is defined as the length of the pavement between the high and low point elevations.

14. Paving, Grading and Drainage Plan, Sheet C-401 – Provide the same ‘Inverted Crown Pavement Section’ along the southside of the proposed building as proposed on the east side of the proposed building to address uniformity in grading patterns and minimizing

potential constructability issues due to the need to address non-typical grading transition, etc. The 'Inverted Crown Section' can be achieved by adjusting the alignment of the proposed sewer main to be a 3.0' to 3.5' off the south face of curb/edge of pavement of the access drive, which will provide the minimum required separation of 6' between the outside of a Drainage Structure A-20 & A-30 and the outside of a sewer main.

Proposed Drainage Structure sizes as noted in the 'Storm Structure Schedule' will not address the South Broward Drainage District (SBDD) and Engineering standards/requirements based upon the pipe sizes, pipe alignments, minimum wall openings per pipe diameters, minimum wall separation between wall openings (12") and wall openings and structure corners (6"). Provide appropriate structure sizes and specify the frame and grate or ring and cover type for each structure. Note that Structure A-30 (Control Structure) will be required by the SBDD to have minimum 4'x4' Hinged Hatch with the appropriate detail on the plans for their permit.

(Refer to the Plan Mark-Ups for additional information associated with this comment).

15. Paving, Grading and Drainage Plan, Sheet C-402 – Relocate proposed Structure A-60 to the south to maintain the 'Invert Crown Section' and to allow for the realignment of the proposed 48" RCP along the centerline of the access drive to minimize the section (length) of the proposed sewer main with less than 6' of horizontal separation to the proposed 48" RCP at the crossing between the proposed 48" RCP and the proposed sewer main.

Revise the alignment of the proposed sewer main from the proposed sewer manhole within the limits of the entry drive into the proposed parking garage to north for approximately 50' to 55' to be parallel with the proposed 48" RCP to maintain the horizontal separation between the proposed 48" RCP and the proposed sewer main until crossing the realigned proposed 48" RCP.

Note that if the size of the proposed sewer lateral is less than or equal to the 8" diameter of the proposed sewer main, then the proposed sewer lateral by Utility Standards is required to connect directly to the proposed sewer main by way of Wye connection. If this is the case, then the proposed sewer manhole within the limits of the parking garage drive can be relocated to the north. If the proposed sewer lateral is greater than the 8" diameter of the proposed sewer main, then the proposed sewer manhole within the parking garage drive will have to remain and would be considered as part of the private sewer lateral by Utilities. An additional sewer manhole will then be required to maintain the alignment of the proposed sewer main to be parallel with the proposed 48" RCP north to the crossing.

(Refer to the Plan Mark-Ups for additional information associated with this comment).

16. Paving, Grading and Drainage Plan, Sheet C-402 – Revise the 'Storm Structure Schedule', as may be applicable, to provide proposed drainage structure sizes as required to address pipe sizes, pipe alignments, minimum wall openings per outside pipe diameter, minimum wall separation between openings (12") and wall openings and structure corners (6") as required per Engineering Standards and/or SBDD requirements.

Specify the frame & grate or ring & cover type for each drainage structure.

17. Paving, Grading and Drainage Plan, Sheet C-403 –Relocate the ‘Proposed Ridge Line’ from the north side of the proposed Garage Entry to the south side and revise the proposed grading to allow for the Inverted Crown Pavement Section to be maintained south to the point of connection back into the existing parking lot, which has an Inverted Crown Pavement Section. It will be necessary to convert proposed Drainage Structure A-80 from a Manhole to a Pavement Inlet.

Relocate proposed Structure A-90 to the north to maintain the ‘Invert Crown Section’ and to allow for the realignment of the proposed 24” RCP along the centerline of the parking access drive to minimize the section (length) of the proposed sewer main with less than 6’ of horizontal separation to the proposed 24” RCP at the crossing between the proposed 24” RCP and the proposed sewer main.

(Refer to the Plan Mark-Ups for additional information associated with this comment).

18. Paving, Grading and Drainage Plan, Sheet C-403 – Revise the 'Storm Structure Schedule', as may be applicable, to provide proposed drainage structure sizes as required to address pipe sizes, pipe alignments, minimum wall openings per outside pipe diameter, minimum wall separation between openings (12") and wall openings and structure corners (6") as required per Engineering Standards and/or SBDD requirements.

Specify the frame & grate or ring & cover type for each drainage structure.

19. Paving, Grading and Drainage Plan, Sheet C-403 – Provide a clarification on why the proposed drainage pipe size from proposed Drainage Structure A-80 north to at least proposed Drainage Structure A-100 is not 48" in diameter to match the size of the existing 48" RCP being removed.
20. Paving, Grading and Drainage Plan, Sheet C-404 – Revise the alignment of the proposed 24” RCP between proposed Drainage Structures A-120 and A-130 to allow for the proposed Sewer Main to shift east to be out of the green/landscape area adjacent to the proposed Building and into the proposed Parking Access Drive to address future maintenance requirements.

Shift the alignment of the northern east/west run of proposed Sewer Main to the south to provide a minimum of 7.5’ of horizontal separation between the proposed Sewer Main and the proposed FP&L Electrical Lines/Duct Bank to address future maintenance requirements. Per Utility Department Standards, avoid any proposed and/or existing FP&L Electrical Lines/Duct Bank or other Equipment within the city’s Utility Easement, if at all possible, without prior approval of the Utilities Director.

21. Paving, Grading and Drainage Plan, Sheet C-404 – Provide additional proposed elevations where marked by “?.??” on the plan.

- 22.** General Comment on Water and Sewer Plans – Provide an ‘Overall Water and Sewer Modifications Plan’ clearly depicting the existing water and sewer system modifications by way of limits of existing systems removal and proposed systems realignment for utilities understanding of the overall impacts to the city’s water and sewer system.

- 23.** Utility Plans, Sheets C-501 thru C-504 – Provide a 'Legend' for all proposed and existing Site Engineering related systems (water, sewer & drainage) and FP&L systems.

Provide 'Crossing Data' between all existing and/or proposed Site Engineering related utilities (water, sewer & drainage) and FP&L systems.

- 24.** Utility Plan, Sheet C-501 – Adjust the alignment of the proposed Sewer Main to be 3.0’ to 3.5’ off the face of curb/edge of pavement of the access drive to provide the minimum required 6’ of horizontal separation between the outside of a Drainage Structure A-20 & A-30 and the outside of the realigned sewer main to allow for the proposed Inverted Pavement Section along the east side of the proposed building to be maintained along the south side of the proposed building.

Connection to the existing water main for the proposed Fire Hydrant shall be by way of a proposed ‘Tapping Sleeve & Valve’, not by “Cutting-In A Tee”.

Proposed City Water and Sewer (Utility) Easements are required per code to be 15’ in width.

(Refer to Paving, Grading and Drainage Plan, Sheet C-401, ‘Plan Mark-Up’ for additional information related to the above comments.)

- 25.** Utility Plan, Sheet C-502 – Utility standards require the proposed Sewer Lateral existing the proposed building within the Parking Garage Driveway to connect directly to the proposed Sewer Main by way of Wye Connection when the diameter of the proposed Sewer Main is less than or equal to the proposed diameter of the proposed Sewer Main. Provide a Wye Connection, 8” Sewer Lateral Piping to the required Cleanout at the 15’ Utility Easement line.

Adjust the alignment of the proposed Sewer Main to maintain the horizontal separation between the proposed 48” RCP and the proposed Sewer Main to continue the parallel alignment north to the point of required change in the alignment of the proposed Sewer Main to achieve the crossing of the proposed 48" RCP to connect back into the existing sewer system at the existing Sewer Manhole. Relocate the proposed Sewer Manhole within the proposed Parking Garage Driveway north to the point of change in alignment of the proposed Sewer Main.

If the proposed Sewer Lateral diameter is greater than the 8" diameter of the proposed Sewer Main, then an additional proposed ‘Private Sewer Manhole’ will be required to be installed within the proposed Parking Garage Drive just outside of the 15’ Utility Easement Line instead of the typically required Sewer Cleanout to allow for a transition from the

larger Building Sewer Service Line to the Sewer Lateral maintained by the city to the point of connection to the proposed Sewer Main.

(Refer to the Utility Plan, Sheet C-502, 'Plan Mark-Up' for additional information related to the above comments.)

26. Utility Plan, Sheet C-502 – Revise the alignment of the proposed Water Main at the northeast corner of the proposed building to be parallel to the alignment of the proposed Building Sewer Service Line to provide the 6' minimum required horizontal separation to the proposed Building Sewer Service Line. Extend the proposed Water Main further north along the alignment parallel to the proposed 24" CMP to a point a minimum of 5' north of the crossing with the along existing/proposed 15" CMP to complete the parallel alignment of the proposed Water Main to the proposed Building Sewer Service Line.

Adjust the alignment of the proposed Domestic Water and Fire Services to the proposed Building based upon the change in alignment of the proposed Water Main. Denote the proposed Gate Valve at the Tee for the proposed Fire Service Line as the "Point of Fire Service".

(Refer to the Utility Plan, Sheet C-502, 'Plan Mark-Up' for additional information related to the above comments.)

27. Utility Plan, Sheet C-502 – Existing and/or proposed Fire Protection Services (Double Detector Check Valve Assemblies), Fire Hydrants and Domestic Water Services with 3" or Larger Water Meters are required per Engineering/Utility and Fire Standards to be supplied by an 8" minimum Looped Water Main.

The proposed 'Dead-End' Water Mains at the southwest and southeast corners of the northern proposed Building will not be permitted and the previously existing Looped Water Main across the site area must be maintained to address the Fire Protection Supply requirements per City Standards and to properly service the existing building and tenant spaces within the adjacent plaza area.

28. Utility Plan, Sheet C-503 – Existing and/or proposed Fire Protection Service (Double Detector Check Valve Assemblies), Fire Hydrants and "Large" Domestic Water Service (Services with 3" and Greater Water Meters) to be supplied by an 8" minimum 'Looped Water Main'. The proposed "Dead-End" Water Mains at the southwest and southeast corners of the proposed Northern Building is not permitted per Engineering, Utility and Fire Standards. The previously existing 'Looped Water Main through this area of the plaza must be maintained to address fire and domestic supply demands and provide the required water supply redundancy.

Provide water supply connection to the existing 2" Domestic Water Service and 6" Fire Service within the existing "Loading" area just west of the southwest corner of the proposed Building. (Refer to City Water As-built, Sheet C303 for the Shops of Pembroke

Gardens for additional information related to the existing Fire and Domestic Water Services.)

Provide a sewer service connection to the existing 6" Building Sewer Service Line within the existing "Loading" area just west of the southwest corner of the proposed Building. (Refer to City Sewer As-built, Sheet C303 for the Shops of Pembroke Gardens for additional information related to the existing 6" Building Sewer Service Line.)

Adjust the alignment of the proposed Water Main and proposed 24" RCP to be parallel to each other while providing sufficient horizontal separation (9' minimum) to allow for a minimum of 6' of horizontal separation between the proposed Water Main and proposed Drainage Inlet A-190 and proposed Drainage Manhole A-180.

Adjust the alignment of the proposed 24" RCP between proposed Drainage Inlet A-170 and the relocated Drainage Manhole A-180. Based upon this realignment in the proposed 24" RCP, adjust the alignment of the proposed Water Main to be parallel to the new alignment of the 24" RCP while providing sufficient horizontal separation (9' minimum) to allow for a minimum of 6' of horizontal separation between the proposed Water Main and proposed Drainage Manhole A-180.

(Refer to the Utility Plan, Sheet C-503, 'Plan Mark-Up' for additional information related to the above comments.)

29. Utility Plan, Sheet C-503 – Continue the realignment of the proposed Water Main on the west side of the proposed Building from Utility Plan, Sheet C-502 to be parallel to the proposed realigned 24" RCP from proposed Drainage Manhole A-180 to proposed Drainage Inlet A-170 to allow for sufficient horizontal separation (9' minimum) to allow for a minimum of 6' of horizontal separation between the proposed Water Main and proposed Drainage Manhole A-180.

For the proposed Building Sewer Service along the west side of the proposed Building, reconnect back into the existing 6" Building Sewer Service east of the existing "Loading" area by way of an 8"-45° Bend with 6" Cleanout. Provide a 6" Cleanout on the proposed 6" Sewer Later at the limit of the 15" Utility Easement line (terminus of city Sewer Lateral).

30. Utility Plan, Sheet C-504 – Adjust the alignment of the proposed Sewer Main between proposed Sewer Manhole A-90 and proposed Sewer Manhole A-80 to provide a minimum of 7.5' of horizontal separation between the proposed Sewer Main and the existing FP&L Electrical Line/Duct Bank.

Adjust the alignment of the proposed 24" RCP between proposed Drainage Inlet A-140 and proposed Drainage Inlet A-130 to allow for the proposed Sewer Manhole A-80 to be relocated further east, while providing for the required 7.5' minimum horizontal separation to the existing FP&L Electrical Line/Duct Bank.

Adjust the alignment of the proposed 24" RCP between proposed Drainage Manhole A-120 and proposed Drainage Manhole A-130 to provide for the realignment of the proposed

Sewer Main between proposed Sewer Manhole A-70 and proposed Sewer Manhole A-60 to allow for this run of proposed Sewer Main to be relocated out of the landscape area at the northeast corner of the proposed Building into the adjacent Access Drive.

(Refer to the Utility Plan, Sheet C-504, 'Plan Mark-Up' for additional information related to the above comments.)

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off for the proposed project.

NOTE that an Engineering Permit is required for construction of the proposed project's site-related improvements. Submittal of one (1) digitally signed and sealed set of Site Engineering Plans and Details sheets, PDF copy of the completed Engineering Permit Application and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance and placement of the proposed project into the "Engineering Review Queue" pending receipt of the Plans Review Fee based on Invoice issued by the Engineering administrative staff after receipt of the initial permit submittal package.

MEMORANDUM

June 20, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0007) Pembroke Gardens Residential

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. Tree Disposition to be updated to reflect SF for existing canopy trees on site. Please see an example below. Current TD shows total caliper inches removed, when information **must be provided in SF of canopy removed**, to determine number of trees required for replacement.

Tree No.	Botanical Name	Common Name	DBH (in.)	Canopy (Dia.)	Canopy (SF)	Height O.A. (ft.)	Palm Height (CT)	Condition	Disposition	Notes
TR4	<i>Pongamia pinnata</i>	Pongam	18 in.	35 ft.	962 SF	40 ft.		Poor	REMOVE	Sparse canopy
TR6	<i>Swietenia mahagoni</i>	Mahogany	24 in.	30 ft.	707 SF	45 ft.		Fair	REMOVE	Dead limbs
TR7	<i>Pongamia pinnata</i>	Pongam	18 in.	32 ft.	804 SF	40 ft.		Poor	REMOVE	Sparse canopy
TR74	<i>Clusia rosea</i>	Autograph Tree	3 in.	5 ft.	20 SF	13 ft.		Fair	REMOVE	Trunk wounds
TR76	<i>Cocos nucifera</i>	Coconut Palm	12 in.	11 ft.	95 SF	18 ft.	8 ft. CT	Good	REMOVE	
TR78	<i>Quercus virginiana</i>	Live Oak	24 in.	30 ft.	707 SF	45 ft.		Fair	REMOVE	
TR108	<i>Roystonea elata</i>	Royal Palm	8 in.	10 ft.	79 SF	18 ft.	10 ft. CT	Good	Relocate	
TR109	<i>Roystonea elata</i>	Royal Palm	4 in.	10 ft.	79 SF	18 ft.	10 ft. CT	Good	Relocate	
TR110	<i>Roystonea elata</i>	Royal Palm	12 in.	12 ft.	113 SF	25 ft.	13 ft. CT	Good	Relocate	
TR125	<i>Pongamia pinnata</i>	Pongam	15 in.	24 ft.	452 SF	40 ft.		Good	REMOVE	
TR155	<i>Delonix regia</i>	Royal Poinciana	8 in.	20 ft.	314 SF	30 ft.		Fair	REMOVE	
TR158	<i>Quercus virginiana</i>	Live Oak	16 in.	20 ft.	314 SF	35 ft.		Fair	REMOVE	Leaning and lopsided canopy
TR168	<i>Sideroxylon salicifolium</i>	Willow Busic	4 in.	5 ft.	28 SF	15 ft.		Fair	REMOVE	
TR177	<i>Cocos nucifera</i>	Coconut Palm	10 in.	15 ft.	177 SF	30 ft.	20 ft. CT	Fair	Relocate	
TR223	<i>Veitchia merrillii</i>	Christmas Palm	5 in.	12 ft.	113 SF	18 ft.	12 ft. CT	Good	Relocate	Cluster of 3 palms
TR262	<i>Ficus sp.</i>	Ficus Tree	6 in.	15 ft.	177 SF	20 ft.		Good	REMOVE	
TR327	<i>Veitchia merrillii</i>	Christmas Palm	4 in.	10 ft.	79 SF	15 ft.	10 ft. CT	Good	Relocate	Double
TR328	<i>Veitchia merrillii</i>	Christmas Palm	4 in.	10 ft.	79 SF	15 ft.	8 ft. CT	Good	Relocate	Double
TR329	<i>Cocos nucifera</i>	Coconut Palm	12 in.	15 ft.	177 SF	30 ft.	20 ft. CT	Good	REMOVE	
TR330	<i>Veitchia merrillii</i>	Christmas Palm	4 in.	10 ft.	79 SF	15 ft.	10 ft. CT	Good	Relocate	Triple
TR412	<i>Cocos nucifera</i>	Coconut Palm	4 in.	12 ft.	113 SF	15 ft.	3 ft. CT	Good	Relocate	
TR437	<i>Roystonea elata</i>	Royal Palm	20 in.	18 ft.	254 SF	40 ft.	30 ft. CT	Good	Relocate	
TR481	<i>Cocos nucifera</i>	Coconut Palm	14 in.	15 ft.	177 SF	15 ft.	5 ft. CT	Good	Relocate	
TR486	<i>Cocos nucifera</i>	Coconut Palm	4 in.	12 ft.	113 SF	12 ft.	2 ft. CT	Good	Relocate	
TR593	<i>Cocos nucifera</i>	Coconut Palm	10 in.	15 ft.	177 SF	45 ft.	30 ft. CT	Good	REMOVE	Removed by resident
TR668	<i>Bismarckia nobilis</i>	Bismark Palm	18 in.	12 ft.	113 SF	35 ft.	22 ft. CT	Good	Relocate	
TR743	<i>Bucida buceras</i>	Black Olive	20 in.	25 ft.	491 SF	35 ft.		Good	REMOVE	
TR767	<i>Veitchia merrillii</i>	Christmas Palm	3 in.	10 ft.	79 SF	10 ft.	3 ft. CT	Good	Relocate	Triple
TR768	<i>Veitchia merrillii</i>	Christmas Palm	3 in.	10 ft.	79 SF	10 ft.	3 ft. CT	Good	Relocate	Double

Tree No.	Botanical Name	Common Name	DBH (in.)	Canopy (Dia.)	Canopy (SF)	Height O.A. (ft.)	Palm Height (CT)	Condition	Disposition	Notes
TR823	<i>Hyophorbe lagenicaulis</i>	Bottle Palm	18 in.	12 ft.	113 SF	15 ft.	6 ft. CT	Good	REMOVE	
TR863	<i>Phoenix roebelenii</i>	Pygmy Date Palm	4 in.	6 ft.	28 SF	10 ft.	5 ft. CT	Good	REMOVE	
TR912	<i>Bursera simaruba</i>	Gumbo Limbo	4 in.	6 ft.	28 SF	14 ft.		Good	Relocate	
TR1370	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	6 in.	12 ft.	133 SF	18 ft.		Good	Relocate	
TR1540	<i>Delonix regia</i>	Royal Poinciana	10 in.	15 ft.	177 SF	25 ft.		Fair	Remain	
TR1551	<i>Cupaniopsis anacardioides</i>	Carrotwood	4 in.	6 ft.	28 SF	15 ft.		Good	Remain	Invasive - No Mitigation Req'd
TR1552	<i>Cupaniopsis anacardioides</i>	Carrotwood	8 in.	12 ft.	113 SF	20 ft.		Good	Remain	Invasive - No Mitigation Req'd
TR1553	<i>Cupaniopsis anacardioides</i>	Carrotwood	4 in.	6 ft.	28 SF	15 ft.		Good	Remain	Invasive - No Mitigation Req'd
TR1554	<i>Cupaniopsis anacardioides</i>	Carrotwood	12 in.	18 ft.	254 SF	24 ft.		Good	Remain	Invasive - No Mitigation Req'd
TR1555	<i>Cupaniopsis anacardioides</i>	Carrotwood	3 in.	5 ft.	20 SF	13 ft.		Good	Remain	Invasive - No Mitigation Req'd
TR10036	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	2 in.	4 ft.	13 SF	10 ft.		Fair	REMOVE	
TR10037	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	2 in.	4 ft.	13 SF	10 ft.		Fair	REMOVE	
TR10038	<i>Bucida buceras</i>	Black Olive	20 in.	18 ft.	254 SF	40 ft.		Fair	REMOVE	Leaning and trunk wounds
Tree Canopy Removed			5,666 SF							

Sec. 27-408 - Tree Removal Requirements and Standards (i) Tree Replacement Requirements: b,6.	Total Credits	Quantity Proposed
Tree Replacement Requirement (Credits or Sq. Ft. removed X 1.5 5,666 sf x 1.5 = 8,499 sf)	8,499	--
• Category 1 - Extra Large (400 Credits ea) Min. 14' Ht. x 3" Cal. 17 trees x 400 points = 6,800	6,800	19
• Category 2 - Medium (200 Credits ea) Min. 12' Ht. x 2" Cal. 4 trees x 200 points = 800	800	4
• Category 3 - Small (200 Credits ea) Min. 12' Ht. x 2" Cal. 6 trees x 200 points = 1,200	1,200	6
Total Tree Canopy Provided (Credits or Sq. Ft.)	8,800	--
Difference	+301	--

2. As per TD, many trees in "good condition" are slated for removal. **Can some of these be relocated for canopy credits to count towards requirements.**
3. Landscape details page missing from the landscape packet submitted for review.
4. Trees #100-107 on TD are slated to remain. No **tree protection guidelines** are provided, please add these onto the Landscape details page, should these trees still be slated to remain.
5. As per LDC SEC. 155.657 (A) 3. The landscape calculation table, on a form provided by the City, shall be shown on planting plans. **Find the required calculation table at the end of this report. To be added onto landscape plans with calculation filled in.**
6. Category 4 plantings (Cocos nucifera), as per Code, are required to be installed at minimum 10-feet tall to count towards landscape requirements, **please revise proposed height of material.**
7. As per LDC SEC. 155.667 (L) 2. Shrubs/hedges proposed smaller than 24" x 12" at installation, must be shown on the Plant Schedule under its own category, titled as "groundcovers".
8. On the Plant Schedule (L4-4-02), please revise Asclepias tuberosa to be noted of **Native species.**
9. As per LDC SEC. 155.657 (A) 8. - The plant list/Schedule shall be indicated on all planting sheets. In addition to the currently provided table please **show quantities of proposed species per sheet, as well as spec sizes for installation.**
10. L4-1-01/02 – Please correct spelling of the scientific name for the Live oak.
11. L4-1-05/06 – The courtyards for each building are proposing large Category 1 trees within close vicinity of hardscapes. Please show and explain how large CAT 1 trees are to be installed and maintained long-term in their proposed locations. Are Silva Cell systems going to be utilized to support the growth of these large trees? If not, smaller Category trees along with installation of root barriers are recommended, due to the proximity of pool equipment and hardscapes.
12. As per LDC SEC. 155.657 (A) 12. - Location and specification of proposed root barrier. **Are any root barriers currently proposed to be installed, if so, clearly show these on landscape plans. Details for root barrier installation must be added onto the Landscape detail sheet.**
13. Clearly define the residential parcel lines on landscape plans. All landscape material is to be installed within the footprint of the residential parcel only.
14. As per LDC SEC. 155.657 (A) 9. - Location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves.
15. As per LDC SEC. 155.657 (A) 10. - Location of existing and proposed easements, right-of-ways, drainage structures, overhead utility wires, vertical features, underground utilities, controllers, above ground electrical elements, and transformers.

- 16.** As per LDC SEC. 155.657 (A) 11. - All planting and staking details, including but not limited to planting/staking specifications, general notes, and tree protection details.
- 17.** As per LDC SEC. 155.657 (A) 13. - Existing and proposed water bodies, water retention areas, and berms indicating required slopes.
- 18.** As per LDC SEC. 155.657 (A) 14. - An indication of water source, valves, pumps, backflow preventers, controllers, main line, lateral lines, sleeves, head types, specifications, and spacing. Please show these clearly with a legend attached for identification. Fire code has specific clearance restrictions pertaining to irrigation controllers.
- 19.** As per LDC SEC. 155.657 (A) 15. - Sight triangles shall be depicted on planting plans.
- 20.** Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
[954.392.2100 \(Office\)](tel:954.392.2100) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		
<u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u> 1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M).		
<u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u> 1. For non-residential properties the planting requirement shall be calculated on the following basis; (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area.		
<u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u> Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces; 4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and		
City of Pembroke Pines Landscape Code Requirements		
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Shops at Pembroke Gardens Multi-Residential
REFERENCE #: SP 2024 - 07
DATE REVIEWED: 06/18/2023

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please provide Building Construction Type

Note: On Fire Access (FA) Sheet, depict each building and label accordingly. Additionally, show Fire Department Paving Markings (Thermoplastic paint, Road Pavement Markings)

1. Place Note on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 8th Edition, effective December 31, 2023 with Broward County Amendments, which includes NFPA 101, 2021 edition, NFPA 1, 2021 edition, & State Statutes, 2019 edition (Adopted referenced publications found herein.)

2. Access Box(s). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com.*

NFPA 1-18.2.2.1

3. Label each Fire Department Connection (FDC) for the Proposed Building it will service.

NOTE: Fire department connections shall also be shown on same side of the street as the fire hydrant.

Note: Please depict all new and existing Fire Hydrants, Fire Department Connections (FDC), and Fire Line Backflow Devices on Fire Access Sheet

4. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2019 Ed.)**

5. Place note on plan: Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D)**

6. Place note on plan: All Support/Sign Posts Shall Conform To Current Broward County Traffic Engineering Division (BCTED) Standards For Square Tube Sign Posts With Either A Square Anchor Or Triangular Slip Base per BCTED 'Ground Sign Assembly Details'.

NOTE: Detail Provided Below

7. Place note on plan and depict - Emergency Command Center

In other than approved, existing airport traffic control towers, an emergency command center shall be provided in a location approved by the fire department where the floor of an occupiable story is greater than 75 ft (23 m) above the lowest level of fire department vehicle access. **NFPA101-11.3.4.8.1**

The emergency command center shall be permitted to be located in the airport traffic control tower or an adjacent contiguous building where building functions are interdependent. **NFPA101-11.3.4.8.2**

The emergency command center shall contain the following:

- (1) Fire department two-way telephone communication service panels and controls
- (2) Fire detection and fire alarm system control unit and annunciator
- (3) Elevator floor location and operation annunciators
- (4) Elevator fire recall switch in accordance with ASME A 7.1/ CSA B44, Safety Code for Elevators and Escalators
- (5) Controls and annunciators for systems supporting smoke- proof enclosures
- (6) Sprinkler valve and waterflow annunciators

(7) Emergency generator status indicators

(8) Schematic building plans indicating a typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment, and fire department access as well as the locations of fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions

(9) Fire pump status indicators

(10) Telephone for fire department use with controlled access to the public telephone system

(11) An approved building information card that contains, but is not limited to, the following information:

(a) General building information that includes property name, address, the number of floors in the building (above and below grade), use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor), and estimated building population (day, night, weekend)

(b) Building emergency contact information that includes a list of the building's emergency contacts (e.g., building manager, building engineer, etc.) and their respective work phone numbers, cell phone numbers, and email addresses

(c) Building construction information that includes the type of building construction (e.g., floors, walls, columns, and roof assembly)

(d) Exit stair information that includes number of exit stairs in the building, each exit stair designation and floors served, location where each exit stair discharges, exit stairs that are pressurized, exit stairs provided with emergency lighting, each exit stair that allows reentry, and exit stairs providing roof access

(e) Elevator information that includes the number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve, location of elevator machine rooms, location of sky lobby, and location of freight elevator banks

(f) Building services and system information that includes the location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator, and location of natural gas service

(g) Fire protection system information that includes locations of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers, and location of different types of sprinkler systems installed (e.g., dry, wet, preaction)

(h) Hazardous material information that includes location of hazardous material and quantity of hazardous material

(12) Worktable

NFPA101-11.3.4.8.3

Ground Sign Assembly Details

Sign Post with 3" x 7 ga. Square Anchor

The drawing illustrates a sign post assembly. The main view on the left shows a pentagon-shaped sign mounted on a vertical post. The post has a series of small circles along its length, representing bolt holes. A callout points to the post with the text: "SQUARE TUBE SIGN POST THE SQUARE TUBE SIGN POST SHALL BE 3.5\" SQUARE PERFORATED, HOT-DIPPED GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHORS AS SHOWN IN DETAIL."

A detail view on the right shows the post being inserted into a sleeve. Dimensions and specifications for this detail include:

- Post diameter: 3"
- Post length: 42"
- Post material: 7 ga. heavy duty galvanized anchor
- Insertion length: min. 8" post insertion
- Flange thickness: 1.75"
- Flange diameter: 0.75"
- Flange material: 2-1/2" x 10' x 12 ga. PSST
- Flange holes: Ø17/32" Holes 2 ea. x 4 Slots
- Ground level: GROUND LEVEL
- Burial depth: 38" Burial Depth

A callout points to the ground level with the text: "4" Max. Ground Level".

Hardware includes 2 each 3/8" x 3-1/2" GR. B Flanged Shoulder Bolt and Flange Nut.

The detail view shows a square flange with four holes. A bolt is shown passing through the flange and the post, secured with a nut. The bolt is labeled as 3/8" x 3-1/2" GR. B Flanged Shoulder Bolt and Flange Nut.

Sign Post with Triangular Slip Base

Triangular Slip Base Assembly For
2-1/2" Perforated Square Tube Sign Post

Slip Washer

Post Receiver

Red-Torque Bolt

Facing Incoming Traffic

Washer

Flange Nut

SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL CONSIST OF A 2.9" SQUARE TUBE INSERTED INTO A 2.9" SQUARE TUBE, BOTH TUBES WILL BE PERFORATED, HOT-DIPPED GALVANIZED, 12-GAUGE, GRADE 30 STEEL. THE POST SHALL BE INSTALLED INTO THE SLIP BASE ASSEMBLY SHOWN IN DETAIL.

4" Max.

Ground Level

2-1/2" Square Post Receiver

Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specification for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and Interims.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 12, 2024
To: SP 2024-0007 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens (residences)

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

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide notification per Code Requirements. *Section 155.302.*
2. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff.
3. Plat note is inconsistent with proposal.
4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD).
5. Provide summary as to how site plan complies with MXD standards established in 155.453 (C).
6. Will this proposed residential be developed by Shops at Pembroke Gardens ownership? Or other? Indicate how common areas will be maintained.
7. Please show how you plan to provide parking for residential and commercial uses. Please provide parking demand for all uses. Please note that Shops parking demand must include all outdoor dining areas. Each site (residential and commercial) must park itself.
8. Parking ratio of 1.6 for residential is not acceptable for staff. Parking should be closer 2.0 or higher per unit. Parking count of 4.5 for commercial is not the approved standard at this point.
9. Provide a traffic study showing new units. Provide all off-site improvements needed to accommodate access.
10. Staff does not recommend mixing utilizing the residential garage unit parking for commercial parking. If you are utilizing this method for parking then the city will need some sort of documentation which retains that parking for that commercial parking should residential ownership change. Signage will need to be provided to show commercial parking availability in the parking garage. If parking is to be

provided on first two floors, we suggest you consider a fast pass ramp for residents to avoid waiting for commercial traffic.

11. May wish to consider a larger backout space for commercial traffic within garage.
12. Provide an updated sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed.
13. Will this building be LEED certified?
14. Indicate all specialty car spaces (car pool, etc...) on the plan.
15. Provide bike racks/bike storage on site.
16. Provide an updated narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc....)
17. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes.
18. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City.
19. Some unit sizes (unit area) do not meet minimums established in R-MF zoning. Please adjust to meet requirements.
20. Applicant submitted a PSIA letter from Broward County School Board. Please note, any changes to the proposed number of units will require a new PSIA letter.
21. Will this plan be developed as a whole or in phases? If phases, please provide details of each phase / staging plan. The staging plan must show how required parking and fire access are to be maintained during construction as the offices to the north will be operational.
22. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
23. Will this property be gated? If so, provide all the details of the gate system. Provide details of stacking.
24. Provide details of potential valet parking for this site. Where will cars be stored? Valet spaces cannot count as required spaces for the project.
25. Provide details / clearance of proposed porte-cochere.
26. Provide finish floor elevations and verify it is acceptable with Environmental Services.
27. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.
28. Will there be any rooftop equipment? If so, provide screening details per Code.
29. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.

30. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.
31. Provide locations of mass transit near this proposal on the site plan.
32. Verify new opening and drive are allowable by plat. Verify new opening (spacing) is acceptable to the engineering division.
33. Show typical screening on ground units if applicable. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same developments and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air conditioning units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.
34. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...)) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback. Need a master sign plan.
35. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances.
36. Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.
37. Provide screening parking garage openings. Consider mesh or metal grating material to screen the openings from view.
38. Provide all color chips / material samples to be used on site.
39. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
40. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
41. Photometric plans— 3,000K CCT is typically the temperature for residential communities. If you wish to allow 4,000K CCT then you need to add this standard into the MXD guidelines. Please provide all pole heights, details, colors. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Lighting on rooftop of garage need to be designed to limit view from adjacent properties. Lighting interior to garage must be recessed.
42. Verify turning radii are acceptable to the fire prevention bureau.

43. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail. If using a trash room, please indicate where the garbage will be picked up.
44. Need Waste PRO refuse letter. Waste Pro should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely way.
45. Provide close-ups of pool area and other common areas with vertical features. Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...) Show self-closing, self-locking gates around the pool area.
46. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mailperson will require a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letter should be provided by USPS.
47. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.
48. Verify that your landscape plans are not double counting materials which were set for the previous site.
49. Due to the amount and scope of comments on this submittal and potential changes proposed, staff reserves the right to add new comments once details become clearer.
50. Resubmit sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
51. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

Recommendations:

NOTE: 1. AERIAL IMAGERY SHOWN HEREON IS TAKEN BY AN ORTHOMAP PREPARED BY BORTEN ENGINEERING FL, LLC, AND IS DATE FEBRUARY 5, 2004. THE IMAGERY IS ORIENTED TO THE NORTH AMERICAN DATUM OF 1983/2011. PROJECTION TRANSVERSE MERCATOR. IMAGERY IS SHOWN REFERENCE ONLY AND SHOULD NOT BE



SUBJECT SITE AERIAL PHOTO

Shops at Pembroke Gardens Residential
Site Plan Application (SP2025-0007)

