




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

Summary

Agenda Date:	October 10, 2024	Application ID:	SP 2023-0009
Project:	Edison Pembroke Pines Residential	Project Number:	PRJ 2023-0003
Project Planner:	Joseph Yaciuk, Assistant Director		
Owner:	Pembroke 2 Owner LLC	Agent:	Dennis Mele Esq.
Location:	North of Pembroke Road, between I-75 and Southwest 145 Avenue	Commission District:	4
Existing Zoning:	Mixed Use Development (MXD)	Existing Land Use:	Irregular Residential 46.1
Reference Applications:	MSC2024-0007, SP 2023-0004, SP 2021-15, ZC 2021-01, ZC 2022-03, ZC 2022-04, SP 2021-15, PH 2021-02, ZC 2017-03, AM 2005-04, SUB 2008-01, SUB 2007-01, ZC 2007-01, ZC 2008-01		
Applicant Request:	Site plan amendment consideration for revisions to a previously approved apartment building site plan with associated modifications to the building, parking, traffic circulation, landscape, and lighting.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Dennis Mele, agent for Pembroke 2 Owner LLC. requests to amend a previously approved site plan for the Edison Pembroke residential plan generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue. The applicant proposes building and site modifications to the previously approved 350-unit apartment building plan.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.

In 2017, a +- 25-acre portion of the PCD was sold to the TPA group which applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings that were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building/site (north office/parking field) has been completed.

The City Commission on March 2, 2021, approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern +-7.6 acres of the TPA group property from Office to Irregular Residential 46.1 to develop up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at the issuance of a building permit.

The City Commission at its June 15, 2022, meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 - A related zoning map change to the subject +-25-acre property from Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use.
- ZC 2022-04 – A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size.

The approval of the zoning change application above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements to be paid before the issuance of a building permit for residential development.

On August 17, 2022, the City Commission approved a plat note change to the Duke Pembroke B plat to assign the 350 residential units to this plat.

The City Commission at its September 21, 2022, meeting approved a site plan application (SP 2021-15) to build a 350-unit apartment building with associated surface and structured parking,

traffic circulation, landscape, and lighting. No construction has commenced on this site since the approval of this site plan.

The applicant requests to amend the approved site plan to accommodate the adjacent Baptist FSER site plan proposed to the north. Baptist FSER (SP 2023-0004) is being heard concurrently on tonight's agenda.

Staff notes that the subject site plan amendment vote will be final at Planning and Zoning Board. This site plan amendment does not require additional City Commission review as the maximum height of the building does not exceed the previously approved site plan (SP 2021-15).

The specific changes to this proposed site plan amendment from the original plan include the following:

- The building footprint and parking garage have been modified as per plan. The unit count remains the same (350), though the unit distribution changed slightly as follows:
 - o 1-bed: **Requested – 158** Previously Approved– 158
 - o 2-bed: **Requested – 178** Previously Approved – 179
 - o 3-bed: **Requested – 14** Previously Approved – 13

The previously approved parking structure has been reshaped and parking reduced from 859 parking spaces to 532 spaces as a result of the plan. The reduction in parking is a direct result of the applicant no longer providing shared parking with the parcel to the north. As a result of the parking garage change, the apartment courtyard increased in size. The pool deck also changed shape slightly.

- The above also resulted in a minor dimensional adjustment in some unit floorplans and the addition of several unit types. The unit count remains the same and the building still offers 1,2, and 3-bedroom units.
- The surface parking on the south, west, and east sides of the proposed building has been modified as per plan. Most of the parking on the shared road has been removed, except for 7 spaces on the north side of the parking deck, which are being dedicated to Baptist via a parking easement. All the required parking spaces for the residential units are accommodated via surface parking on the residential parcel and in the residential parking garage; the parking spaces dedicated to Baptist are not required for the residential site to meet its code-required parking count.
- The maximum height of the building and the building aesthetic has not changed as result of this application.

BUILDINGS / STRUCTURES:

The applicant proposes a seven-story, 350-unit, apartment building with an accessory attached parking structure (7 levels – 58 feet high to roof parking level). The proposed apartment will consist of the following new unit mix:

- 158 one-bedroom units
 - Requested 4 unit types
 - Unit Area: 750-805 SF
- 178 two-bedroom units
 - 5 unit types
 - Unit Area: 1,120 – 1,153 SF
- 14 three-bedroom units
 - 1 unit type
 - Unit Area: 1,389 SF

The proposed apartment building units will be oriented to the east side of the lot with the attached parking garage to the west. This orientation utilizes the garage as a buffer to the residents and the activity along Interstate 75.

The color selections for the building remain the same as previously approved.

- Main Stucco – SW 7006 – Extra White
- Accent Colors-
 - SW 7649- Silverplate
 - SW 7674 – Peppercorn
 - SW 7069 – Iron Ore
 - SW 7003 – Toque White
 - SW 6252 – Ice Cube
- Stone Veneer – Beige
- Picket Railing (Balconies) - Silver

Open areas of the garage will be screened by egg crate screening on the south, north, and west garage elevations which provide necessary air ventilation for use.

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. The main access to the building will be through the east elevation. The applicant provides a drop-off lane at the main entrance of the apartment building for the convenience of residents and guests.

Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the Southwest 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.

PARKING:

The applicant will provide 722 parking spaces on this property where 700 parking spaces are required for this residential building. The parking consists of the following:

- 190 surface parking spaces
- 532 parking spaces in the secured structured parking garage.
 - 6 spaces within the western surface parking area will contain EV units.
 - Additional 6 spaces within the western parking area will contain conduit for future EV use.

Interior and exterior loading areas will be located on the south side of the building, between the trash/utility rooms and elevator lobby.

SIGNAGE:

A master sign plan (MSC 2024-0007) for all parcels within the Edison Pembroke MXD is being heard by the Planning and Zoning Board concurrently at tonight's meeting.

LANDSCAPING:

The following landscape is being proposed for The Edison site:

- Installation of 246 trees (plus 2 relocated canopy trees), 189 palms (plus 17 relocated palms), 1870 shrubs, and 9367 ground covers.
- Primary tree species include *Quercus virginiana* - Live oak, *Elaeocarpus decipiens* - Japanese blueberry, *Bursera simaruba* - Gumbo limbo, *Coccoloba diversifolia*, *Ligustrum japonicum* - Japanese privet, *Simarouba glauca* - Paradise tree, and *Taxodium distichum* - Bald cypress. Primary palm species include *Ptychosperma elegans* - Solitaire palm, *Sabal palmetto* - Sabal palm, *Carpentaria acuminata* - Carpentaria palm, *Roystonea regia* - Florida royal palm, *Veitchia montgomeryana* - Montgomery palm. Primary shrub species are *Clusia guttifera* - Small leaf clusia, *Chrysobalanus icaco* 'Red Tip' - Red tip cocoplum, *Eugenia myrtifolia* - Brush cherry, *Codiaeum variegatum* 'Magnificent' - Fire croton, *Acalypha wilkesiana* 'Fire Dragon' - Wilkes acalypha, *Conocarpus erectus* 'Sericeus' - Silver buttonwood, *Hamelia patens* 'Compacta' - Dwarf Scarlet bush, *Myrcianthes fragrans* 'Compacta' - Compact Simpson stopper. Groundcover species include *Ficus microcarpa* 'Green Island' - Green Island ficus, *Tripsacum floridana* - Florida gamma grass, *Begonia odorata* 'Alba' - Giant white crane begonia, *Duranta erecta* - Gold mound duranta, *Ilex vomitoria* 'Stokes dwarf' - Dwarf youpon holly, *Philodendron* x 'Burle Marx' - Philodendron Burle Marx, *Arachis glabrata* - large-leaf perennial peanut, *Chrysobalanus icaco* 'Horizontalis' - Horizontal cocoplum, *Dianella tasmanica* - Blueberry flax grass, and *Trimezia martinicensis* - Yellow walking iris.

OTHER SITE FEATURES:

Edison residential site will be illuminated by a series of graphite full cut-off LED fixtures mounted atop 30-foot concrete poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. The parking structure roof has been designed with full cut-off fixtures mounted on 20-foot poles. The light poles on the roof are located internal to the roof parking field to minimize their visual impact on adjacent properties. Two wall sconces are attached 20 feet high on the northern elevation of the building. The proposed lighting meets code requirements.

In addition, the developer will continue to provide a mulch fitness path on the west side of the property running north/south parallel to I-75 and then continuing in an easterly direction along the south property line.

A portion of the ground floor of the parking garage will house a bike rack room, resident storage area: maintenance room, and dog spa. A fence-enclosed dog park will be located to the west of the parking garage.

Garbage will be stored in a designated trash room at the southwest corner of the residential building, just south of the parking garage. WASTEPRO has reviewed the trash pickup location and has no objections to service.

The agent provides the following letters to the city regarding the proposed amendment:

- Previously approved parking commitment letter addressing the availability of parking spaces.
- Letters reconfirming all previous development commitments (affordable housing and city roadway improvement contributions) and reiterating that on-site amenities are for residents and guests only.

Staff Recommendation: Approval.

Enclosed: Unified Development Application
Letter of Intent (4/23/2024)
Letter from Greenspoon Marder (4/25/2024)
Letter from Greenspoon Marder (1/18/2024)
Letter from Greenspoon Marder (8/11/2022)
Memo from WASTEPRO (2/4/2024)
Memo from Planning Division (9/25/2024) *
Memo from Zoning Division (9/25/2024) *
Memo from Engineering Division (8/29/2024)
Memo from Zoning Division (8/20/2024)
Memo from Planning Division (8/19/2024)
Memo from Engineering Division (6/5/2024)
Email from SBDD (5/30/2024)
Memo from Fire Prevention Bureau (5/28/2024)
Memo from Landscape Planner (5/28/2024)
Memo from SBDD (5/28/2024)
Memo from Zoning Division (5/20/2024)
Memo from Planning Division (5/13/2024)
Memo from Environmental Services (1/25/2024)
Memo from Traffic review (1/12/2024)
Memo from Landscape Planner (12/18/2023)
Memo from Zoning Division (12/11/2023)
Memo from Fire Prevention Bureau (12/7/23)
Memo from Planning Division (12/7/2023)
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 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 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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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 23 - 0008 Application #: JP 2023-0009
Date Submitted: 2 / 20 / 24 Posted Signs Required: (____) Fees: \$ _____

SECTION 1-PROJECT INFORMATION:

Project Name: The Edison Pembroke Pines Residential

Project Address: SW 145 Avenue

Location / Shopping Center: north of Pembroke Road, west side of SW 145 Avenue, south of Pembroke Gardens

Acreage of Property: Approx. 7.5 acres Building Square Feet: 592,517 sq. ft.



Flexibility Zone: N/A Folio Number(s): 514022070012

Plat Name: Duke Pembroke B (179-100) Traffic Analysis Zone (TAZ): 835

Legal Description: Please see attached.

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
2/7/18	Rezoning	Modifying PCD	Approved	Ord 1893	
5/17/17	Plat Note Amendment	Note Amendment to Duke Pembroke B Plat	Approved	Proposed Resolution 2017-R-20	
6/15/22	Rezoning	PCD to MXD	Approved	Ord 2022-04	
9/7/22	Plat Note Amendi 	Note Amendment 	Approved	Proposed Resolution 2022-R-16	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke 2 Owner, LLC

Owner's Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309-2306

Owner's Email Address: twakefield@tpa-grp.com

Owner's Phone: (770) 436-6016 Owner's Fax: N/A

Agent: Greenspoon Marder LLP

Contact Person: Dennis D. Mele, Esq.; cc: Cynthia A. Pasch, AICP

Agent's Address: 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301

Agent's Email Address: dennis.mele@gmlaw.com and cynthia.pasch@gmlaw.com

Agent's Phone: (954) 527-2409 and (954) 527-6266 Agent's Fax: (954) 333-4266

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: MXD

Land Use / Density: Irregular (46)

Use: Vacant

Plat Name: Duke Pembroke B (179-100)

Plat Restrictive Note: Please see attached.

PROPOSED

Zoning: MXD

Land Use / Density: Irregular (46)

Use: Residential Apartment

Plat Name: Duke Pembroke B (179-100)

Plat Restrictive Note: Please see attached.

ADJACENT ZONING

North: MXD

South: B-2

East: R-MF

West: PUD

ADJACENT LAND USE PLAN

North: Office Park

South: Commercial

East: Commercial

West: Low-Medium (5-10 du/acre)

-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)

The Applicant is requesting an amendment to the approved site plan for the Edison Residential development. The approved site plan consists of an apartment building with 350 dwelling units and an attached parking garage which was to be shared by a future office building. The site plan was redesigned to include the same number of units and the parking structure is to be used only for residential use.

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.

[Signature] 11/20/23
Signature of Owner Date

Sworn and Subscribed before me this 20 day
of November, 2023

[Signature] March 10, 2025
Fee Paid Signature of Notary Public 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.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

November 22, 2023
Revised April 23, 2024

Mr. Joseph Yaciuk
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke Residential Site Plan Amendment – Letter of Intent

Dear Joe:

Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”) own approximately 25 acres comprised of the south approximately 6+/- acres of the Duke Parcel A Plat and all the land in the Duke Parcel B (the “Property”). The Property is located north of Pembroke Road on the west side of SW 145 Avenue in the City of Pembroke Pines (the “City”). The Property is currently zoned MXD. One (1) office building is developed on the Property.

The Property received site plan approval for 2 office buildings, an apartment building and a parking garage for Phase 1. Parking for the existing office building is located on the existing parking field to the north.

This application is a new site plan for the residential portion of Phase 1. The site plan retains the same number of dwelling units but modifies the design such that the parking structure is only for the residential use. In the previous site plan, the parking garage was shared with the proposed second office building in Phase 1. The proposed use and intensity are consistent with the approved plat note restrictions and the Irregular Residential (46.1) land use plan designation. The site plan is also consistent with the development standards in the approved MXD.

The specific changes in this proposed site plan include the following:

- The parking deck shrunk from 3-bays to 2-bays and rotated 90 degrees. The residential project is now fully self-parked.
- As a result of the parking deck geometry change, the social courtyard grew.
- The shared road between the Baptist building and multifamily building was modified slightly, which resulted in a straightening of the northeastern portion of the apartment building. This resulted in a minor change in the geometry of the pool deck.

- The above also resulted in a minor dimensional adjustment in some unit floorplans. All floorplans remain at a minimum 750sf.
- The unit count remains the same.
- The unit distribution changed slightly as follows:
 - 1-bed: Previous – 158, Current – 158
 - 2-bed: Previous – 179, Current – 178
 - 3-bed: Previous – 13, Current – 14
- The surface parking on the south, west, and east sides of the building are generally the same, with some minor adjustments. Most of the parking on the shared road has been removed, except for 5-7 spaces on the north side of the parking deck, which are being dedicated to Baptist via a parking easement. All the required parking spaces for the residential units are accommodated via surface parking on the residential parcel and in the residential parking garage; the parking spaces dedicated to Baptist are not required for the residential site to meet its code required parking count.
- The maximum height of the building has not changed.
- The building aesthetic and colors have not changed.

Please let me know if you need any additional information to review the enclosed application.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP
Land Planner

CC: Evan Shaw via email

April 25, 2024

Mr. Joseph Yaciuk
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke Residential Site Plan

Dear Joe:

In response to the DRC comments regarding the above matter, please be advised that the commitments made regarding the prior approvals also apply to the current site plan. Those commitments include limiting the amenities to the residents and their guests as stated in the attached letter, and an affordable housing payment that is memorialized in the attached agreement.

Please let me know if you need any additional information regarding this application.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP
Land Planner

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Adler, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Elizabeth Adler, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this 28th of April, 2022, by **PEMBROKE 2 OWNER, LLC**, a Delaware limited liability company ("Declarant"), which shall be for the benefit of **BROWARD COUNTY**, a political subdivision of the State of Florida ("County"), and the **CITY OF PEMBROKE PINES**, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

WHEREAS, the real property subject to this Declaration is that land located in the City, more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, the City and County considered an application requesting that the land use plan designation on the Property be changed from Office Park (City)/Commerce (County) to Irregular (46.1) Residential (collectively "Application"); and

WHEREAS, in connection with the Application, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, County determined that the Application meets the County policies regarding affordable housing.

NOW, THEREFORE, in consideration of the foregoing premises and the covenants herein contained, Declarant hereby voluntarily declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant shall pay to the City Five Hundred and 00/100 Dollars (\$500.00) per dwelling unit for the maximum three hundred fifty (350) dwelling units allowed on the Property in the total amount of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** to be used by the City towards the City's affordable housing programs ("Affordable Housing Contribution"). The Affordable Housing Contribution shall be paid by the Declarant to the City prior to the issuance of the first residential building permit for the Property.

3. Release. Upon presentation to the County and City of evidence of payment of the Affordable Housing Contribution, at the request and expense of Declarant, the County and City shall cause a release and termination of this Declaration in the form attached hereto as **Exhibit B** to be recorded in the Public Records of Broward County, Florida, evidencing such completed performance of this Declaration. The issuance of the release shall not require County or City Commission approval. The County Administrator and the appropriate governmental authority of the City shall execute a written instrument effectuating and acknowledging such release and termination.

4. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City.

5. Recordation and Effective Date. This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval by the County and City of the requested Application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect the County's or City's approval of the Application. Once recorded, this Declaration shall run with the land for the sole benefit of the County and City and shall bind all successors-in-interest with respect to the Property. This Declaration shall not give rise to any other cause of action by any parties other than the County and City, and no parties other than the County or City shall be entitled to enforce this Declaration. Any failure by the County or City to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida, at the then owner's expense.

6. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

[Signatures commence on following page]

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

PEMBROKE 2 OWNER, LLC,
a Delaware limited liability company

By: 145 Pembroke Holdings, LLC,
a Delaware limited liability company,
Sole Member

By: TG Pembroke, LLC,
a Georgia limited liability
company, Manager

Dawn Reich
Printed Name: Dawn Reich

William Calhoun
Printed Name: William Calhoun

By: [Signature]
Matt Prince
Authorized Member

Date: 4/20/2022

STATE OF GEORGIA)
) SS
COUNTY OF FULTON)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence, by Matt Prince, as Authorized Member of PEMBROKE 2 OWNER, LLC, a Delaware limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of April, 2022.

[Signature]
Notary Public

Stephanie S. Graves
Typed, printed or stamped name of Notary Public

My Commission Expires:
March 10, 2025

[Signatures continue on following page]



Mortgagee Consent:

Mortgagee, being the holder of a mortgage to the parcels(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Declaration.

MORTGAGEE:

BAY POINT CAPITAL PARTNERS II, LP,
a Delaware limited partnership

By: Bay Point Advisors, LLC, its general partner

Kevin Furuch
Printed Name: Kevin Furuch
Kevin Furuch
Printed Name: KEVIN FURUCH

By: [Signature]
Charles Andros
Manager
Date: 4/20/22

STATE OF GEORGIA)
) SS:
COUNTY OF FULTON)

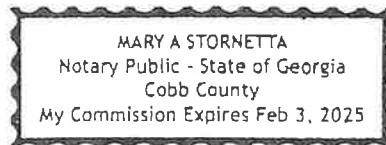
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Charles Andros, as Manager of BAY POINT CAPITAL PARTNERS II, LP, a Delaware limited partnership, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of April, 2022.

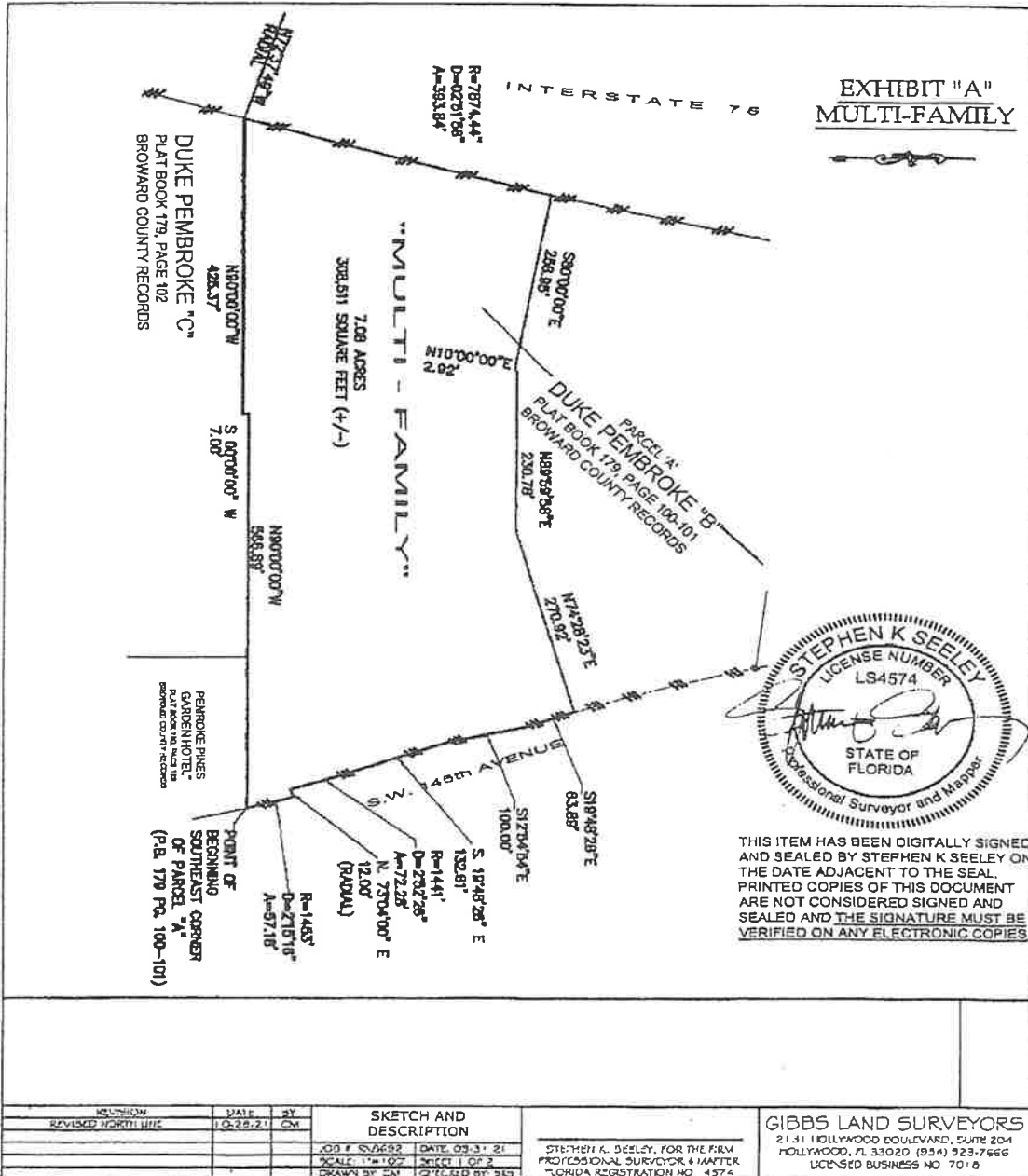
Mary A. Stornetta
Notary Public

Mary A. Stornetta
Typed, printed or stamped name of Notary Public

My Commission Expires:
Feb 3, 2025



**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**



STEPHEN K. SEELEY
 LICENSE NUMBER
 LS4574

 STATE OF
 FLORIDA
 Professional Surveyor and Mapper

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN K. SEELEY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MULTIFAMILY REVISED NORTH IN 2021		DATE 10-20-21	BY CM	SKETCH AND DESCRIPTION JOB # S2652 DATE 03-31-21 SCALE 1"=100' SHEET 1 OF 2 DRAWN BY CM	STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7016
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EXHIBIT "A"

**LAND DESCRIPTION - TPA GROUP
MULTI-FAMILY**

THAT PORTION OF PARCEL 'A' OF "DUKE PEMBROKE 'B' ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL 'A';
 THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 566.89 FEET;
 THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 7.00 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 425.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7,874.44 FEET, AND WHOSE CENTER BEARS NORTH 72°37'49" WEST FROM SAID POINT;
 THENCE NORTHERLY AND TO THE LEFT, ALONG THE WEST LINE OF SAID PARCEL 'A', THROUGH A CENTRAL ANGLE OF 2°51'56", AN ARC DISTANCE OF 393.84 FEET;
 THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 256.95 FEET;
 THENCE NORTH 10°00'00" EAST, A DISTANCE OF 2.92 FEET;
 THENCE NORTH 89°59'58" EAST, A DISTANCE OF 230.78 FEET;
 THENCE NORTH 74°28'23" EAST, A DISTANCE OF 270.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 145 AVENUE;
 THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 63.89 FEET;
 THENCE SOUTH 12°54'54" EAST, A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 132.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,441 FEET;
 THENCE SOUTHERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°52'26", AN ARC DISTANCE OF 72.28 FEET;
 THENCE NORTH 73°04'00" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1,453 FEET;
 THENCE SOUTHERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°15'16", AN ARC DISTANCE OF 57.18 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 308144.88 SQUARE FEET (7.07 ACRES), MORE OR LESS.

REVISION	DATE	BY	SKETCH AND DESCRIPTION	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSE # IN FLORIDA NO. 7014
NOV 25 2021	11/25/21	GM		
JOB # R47734	DATE: 03 31 21	STEPHEN L. SEDLEY FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4374		
SCALE: N/A	SHEET 2 OF 2	DRAWN BY: GM		
		CHECKED BY: SKS		

January 18, 2024

Michael D. Stamm Jr.
Director, Planning & Economic Development
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke Proposed MXD and Site Plan

Dear Michael:

In response to the DRC comments regarding the above applications, please be advised that all amenities proposed for the development are for the tenants/guests only and will not be used for commercial purposes.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

August 11, 2022

Via E-Mail: mstamm@ppines.com

Michael D. Stamm Jr.
Director/Assistant City Manager
Planning & Economic Development
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke – Parking Commitment

Dear Mike:

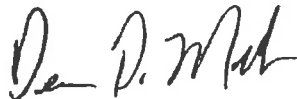
As a follow-up to our conversations regarding parking for the Edison residential site plan, we propose the following:

1. Leases will require all residents to register their vehicles with the building management.
2. Leases will require that residents cannot park in designated visitor spaces.

Please contact me at your earliest convenience if you have any questions regarding this proposal.

Sincerely,

GREENSPOON MARDER LLP



Dennis D. Mele, Esq.



February 4, 2024

RE: Edison Pembroke Pines Apartments Trash Will-Serve Letter

To the plan reviewer/ Evan Shaw with TPA Residential:

WastePro USA has reviewed the updated information for the above-mentioned location and approves the solid waste dumpster enclosure and path. The dumpsters on the collection days need to be accessible at curb for our driver to wheel out at a minimum and service. If you have any questions, please do not hesitate to call us to discuss.

Thank you,

David Perez

A handwritten signature in black ink, appearing to read "David Perez", is located below the printed name.

WastePro USA, Regional Sales Manager
954-668-6100
954-967-4200

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 25, 2024
To: SP 2023-0009 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (residences) Amendment

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

ALL OF MY COMMENTS HAVE BEEN ADDRESSED

MEMORANDUM

September 25, 2024

To: Joe Yaciuk
Assistant Director

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SP 2023-0009 (The Edison Residential)

All my comments regarding this application have been addressed.

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

DRC REVIEW FORM



August 29, 2024

Project: *EDISON PEMBROKE RESIDENTIAL AMENDMENT*
City Reference Number: *SP2023-0009*

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 Construction Permit is required for construction of the proposed project site-related improvements. Submittal of a completed Engineering Permit Application, one (1) signed and sealed hard copy set of plans, a digitally signed and sealed PDF plans set, applicable Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

August 20, 2024

To: Joe Yaciuk
Assistant Director

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SP 2023-0009 (The Edison Residential)

The following are my comments regarding the above Site Plan:

- ~~1. Clarify waste operations, if operations are changing, please provide updated waste pro letter.~~
2. Clarify if any signage is being proposed, if so, please provide details. Master sign plan is required for the development.
5/20/24 – Subject to Master Sign Plan approval.
8/20/24 – Subject to Master Sign Plan approval (On going).
- ~~3. Foot candles cannot exceed .5 at property lines.~~
- ~~4. Foot candles cannot exceed 24 under canopy.
5/20/24 – Under canopy means anything under the roof including the garage.~~
- ~~5. Clarify lighting proposed on common residential areas. It cannot exceed 3,000k.~~
- ~~6. Required parking is not met and it's different in both architectural and civil sets.
The requirement according to the MXD guidelines is 2.0 spaces per dwelling unit, including guest spaces.~~
7. Common areas like pool and courtyard need to be included in the photometric plan. Also, include details of light fixtures for these areas.
8. 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.

If you have any questions you can contact me at lcastanoarcila@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 19, 2024
To: SP 2023-0009 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (residences) Amendment

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 of Code Requirements. Section 155.302. Please note that notice must be provided for the entire project as it appears you are proposing work which exceeds the boundaries of the site.~~
- ~~2. Need a scope of work letter. Need to itemize the differences between this site plan and the original. Did unit types and distribution change? Did number or design of units change? Did garage change (if so, how), parking lot changes etc. Verify that the height of the building has not increased with this amendment. Footprint for model A1 type 2?~~
- ~~3. Planning and Zoning Board approval required. City Commission may be required if height exceeds that of originally approved plan.~~
- ~~4. All parking must be provided on the residential parcel. It does not appear that there is enough parking to meet requirements.~~
- ~~5. Indicate all specialty car spaces (carpool, etc...) on the plan.~~
- ~~6. Provide bike racks/bike storage on site.~~
- ~~7. Provide a narrative updating the economic impact of the proposed development (investment, estimated tax revenue, etc....)~~
- ~~8. Provide a letter restating that all the commitments made in the original submittal will apply to this submittal.~~
- ~~9. 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.~~
- ~~10. Submit an updated PSIA application to the School District for the increase in residential units.~~
- ~~11. Need phasing plan with Baptist. Will Baptist be built first? It appears fire route for residential requires roadway work on the Baptist parcel. Need more detail. Need to confirm that fire route will be installed should you decide on either building first. Show where construction / staging area will be fenced off on either phase. The driveway between the two phases needs to be open for traffic.~~
- ~~12. Verify that the following site data is provided accurately for this parcel. 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. Verify that the site data on the civil matches that are listed on the site plan. Some inconsistencies noticed on site data between pages.

13. Verify site data for all three projects in Edison is accurate to ensure compliance with MXD requirements. Baptist is still under review so the data for that site is likely is not final. Comment to stay until final approval for residential and Baptist.
14. Need details of newly designed dog park area and all amenity areas. Is the park going to use artificial turf? Please label it if it is being used at that location.
15. Provide details of walking path — materials? Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...
16. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.
17. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule. Provide letter confirming all details within the plan will be met.

In order to maintain the value of the investment in the Property and ensure that the proposed development is an asset to the City, the Applicant shall provide for ongoing maintenance of the structures, amenities and all common areas in the development including but not limited to, parking, sidewalks, public plazas, landscaping, amenities, walking trail, exercise stations, and building facades. The Applicant shall employ a fulltime on-site maintenance staff to provide for daily routine maintenance including removal of garbage and or debris not placed in appropriate receptacles. In addition the Applicant shall contract with a landscape maintenance company to provide for routine maintenance and replacement of any landscape materials shown in the approved landscape plan. Finally, the Applicant shall maintain and inspect the building facades, amenities, and all structures in accordance with industry standards. Any successors in interest to the Applicant shall continue this maintenance plan. Prior to obtaining a building permit for the Property, the Applicant shall enter into a unity control document or other document acceptable to the City that requires the Applicant, its successors and assigns, to maintain all common elements of Edison Pembroke site plan and the Applicant's adjacent property, including but not limited to joint access, shared parking, sidewalks, walking trail, exercise stations and landscaped areas.

18. 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. Signs are subject to the creation of a master sign plan in MXD guidelines. Please provide a master sign plan with submittal or remove signs altogether.

~~Under Separate application. Setbacks for ground signs must be labeled and met. Include line of site triangles on plans.~~

- ~~19. 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. Under Separate application — however fee not paid for sign review. Be aware that site plan will not move forward if signs are shown on your plan and your uniform sign plan is not approved. **Master Sign Plan submitted on separate application.**~~
- ~~20. Provide all color chips / material samples to be used on site. Still need. Are any colors changing from the original plan?~~
- ~~21. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features on black and white plans.~~
- ~~22. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. Poles should be consistent with Baptist plans. Need colors of fixtures and poles identified on photometric plan.~~
- ~~23. Photometric plans - 34,000K CCT is typically the temperature for residential communities. Please provide all pole heights. Are all light poles going to be concrete? Provide color of fixtures. Lighting pole heights and fixtures should generally be consistent with adjacent property. Photometric values cannot exceed Code requirements. Lighting note must be provided showing that garage lighting on each floor must be recessed. **Still exceed at certain locations. All photometrics must be reduced to 12 fc or lower in parking areas not under canopy.**~~
- ~~24. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide details.~~
- ~~25. Please provide update for Waste PRO refuse letter.~~
- ~~26. 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.~~
- ~~27. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mail deliverers will most likely request a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letters should be provided by USPS.~~
- ~~28. The landscape required for this property needs to be placed within the subject parcel. Landscape cannot be distributed to another parcel. Coordinate shared perimeter landscape design with Baptist and Edison office landscape plans.~~
- ~~29. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.~~
- ~~30. Provide 2 loading spaces as per MXD requirements. Are you proposing those areas on the south side of the property? Are they striped?~~

- ~~31. Show location of gate arms on site plan sets. Gate arm details provided, however locations are not labeled. 2 parking spaces per unit are required to be available to the residents / public. Is any of the parking reserved?~~
- ~~32. Resubmit updated plans answering all DRC comments. All changes made to these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.~~
- ~~33. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, explain 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:

N/A

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

DRC REVIEW FORM



June 5, 2024

Project: EDISON PEMBROKE RESIDENTIAL AMENDMENT
City Reference Number: SP 2023-0009

To: Joe Yaciuk, Planning Coordinator
Planning and Economic Development Department

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

COMMENTS/RECOMMENDATIONS:

1. General Comment – Refer to the Plan Mark-Ups – Marked Comments on the attached Edison Pembroke Site Plan (“ESP”) sheets and Edison Apartments Civil Engineering Plans for additional Engineering DRC items/comments to be addressed for Engineering DRC approval/sign-off/.

NOTE: All resubmittals are required to include ‘Responses’ to all ‘Plans Mark-Ups - Comments’ in letter format for continued DRC review. Based upon the ‘Responses’ and/or ‘Plan Revisions’, additional ‘Comments’ may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of completed Engineering Permit Application, applicable Plans Review Fees, one (1) signed and sealed hard copy set of plans, a digitally signed and sealed PDF set of plans and Transmittal /Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

Yaciuk, Joseph

From: Kevin Hart <kevin@sbdd.org>
Sent: Thursday, May 30, 2024 1:46 PM
To: Yaciuk, Joseph
Cc: Luis Ochoa; Michael Gracia; Nathan M Lewis
Subject: RE: The Edison Apartments

Caution! This message was sent from outside your organization.

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

Joe,

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

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

Feel free to contact SBDD District Director, Luis Ochoa, or 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

From: Kevin Hart
Sent: Tuesday, May 28, 2024 11:42 AM
To: jyaciuk@ppines.com
Cc: Luis Ochoa <luis@sbdd.org>; Michael Gracia <michael@sbdd.org>; Nathan M Lewis <nml@botekthurlow-eng.com>
Subject: The Edison Apartments

Joe,

Please find attached, SBDD's DRC review comments on the 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



DRC REVIEW FORM

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

PROJECT NAME: Edison
REFERENCE #: SP 2023 - 09
DATE REVIEWED: 5/28/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

MEMORANDUM

May 28, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0009) The Edison Apartments

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) 8. - A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. **The plant list shall be indicated on all planting sheets. Please add symbols and plant material specs to all planting sheets for inspection purposes.**
2. **Due to the previous comment, please split the landscape drawings for the Edison into four (4) quadrants, making each page into a manageable design with required specs.** The Western and Eastern parts of the parcel should be their own pages, and the building should be split into two as well. The general crowding of materials makes it hard to note all materials proposed and accounted for. **A full-size set of plans is required for delivery for next round of review.**
3. A callout for some Gumbos at the bottom of L-201 is cut off. **Please make sure the drawing fits the page.**
4. **A callout is missing for two (2) tree species proposed on the E side of the building on L-201 (next to one (1) CF).** It appears to be 2/CE, please add callout, or increase the quantity for existing callout, for same species in same area.
5. On the W side of the building, L-201, there appears to be one (1) callout for CD with incorrect number of trees proposed. Drawings show one callout for 4/CD showing 4 Pigeon plums. Another callout in the same general area shows 3/CD, however, appears to be pointing towards one (1) CD. **Please revise the proper callout to reflect the correct number of trees proposed for said area.**
6. **Perimeter shrub diversification is required. Due to the size of the parcel, 3-4 alternating shrub species are recommended.** Installation height must be no smaller than 24" x 12" abutting right-of-way and no smaller than 36" in height abutting other properties. **Revise #'s and species on plant schedule.**
7. Further 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
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Consider the environment before printing this email.

**DRC REVIEW COMMENTS
CITY OF PEMBROKE PINES**

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

PROJECT NAME: The Edison Apartments

DATE: 5/28/2024

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

1. A Paving and Drainage Permit will be required from SBDD.
2. Provide a copy of the site survey.
3. New Drainage Easements will be required by SBDD in accordance with the Drainage Easement Exhibit provided by the Engineer, dated 5/2/2024.
4. Provide sketch and legal descriptions for all new SBDD Drainage Easements.
5. Any request to vacate an existing SBDD Drainage Easement will require approval from the SBDD Board of Commissioners.
6. All exiting drainage patterns that affect existing, developed, off-site properties will need to be maintained and re-established, prior to the removal of existing drainage facilities that serve these properties, as applicable.
7. Provide additional information on the attachment of the aluminum weir to the walls of the control structure. Also, the weir plate will require additional bracing/reinforcement to prevent buckling.
8. SBDD would like to work with the Engineer to determine if it's possible to consolidate the significant number of existing/proposed control structures at the SE corner of the project site. Please schedule a date/time to discuss this with the SBDD Engineer.
9. Please note that SBDD does not require debris baffles at structures that lead to exfiltration trench sections. This is to be determined by the EOR.
10. Provide cross-sections across all property lines.
11. Please note that all drainage inlets in grass areas shall require a minimum 12" concrete apron.

12. All drainage structures shall meet SBDD criteria for sumps, clearances, and wall thickness.
13. All baffles and weirs shall be removable from the finished structure.
14. The property owner will be required to enter into a Maintenance and Indemnification Agreement prior to final acceptance of the project by SBDD.
15. Additional comments may be issued upon receipt of the final Paving & Drainage Plans and drainage calculations.

(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 MAR. 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.)

MEMORANDUM

May 20, 2024

To: Joe Yaciuk
Planning Administrator

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SP 2023-0009 (The Edison Residential)

The following are my comments regarding the above Site Plan:

- ~~1. Clarify waste operations, if operations are changing, please provide updated waste pro letter.~~
2. Clarify if any signage is being proposed, if so, please provide details. Master sign plan is required for the development.
5/20/24 – Subject to Master Sign Plan approval.
- ~~3. Foot candles cannot exceed .5 at property lines.~~
4. Foot candles cannot exceed 24 under canopy.
5/20/24 – Under canopy means anything under the roof including the garage.
- ~~5. Clarify lighting proposed on common residential areas. It cannot exceed 3,000k.~~
- ~~6. Required parking is not met and it's different in both architectural and civil sets. The requirement according to the MXD guidelines is 2.0 spaces per dwelling unit, including guest spaces.~~
7. Common areas like pool and courtyard need to be included in the photometric plan. Also, include details of light fixtures for these areas.
8. 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.

If you have any questions you can contact me at lcastanoarcila@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 13, 2024
To: SP 2023-0009 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (residences) Amendment

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 of Code Requirements. Section 155.302. Please note that notice must be provided for the entire project as it appears you are proposing work which exceeds the boundaries of the site.~~
- ~~2. Need a scope of work letter. Need to itemize the differences between this site plan and the original. Did unit types and distribution change? Did number or design of units change? Did garage change (if so, how), parking lot changes etc. Verify that the height of the building has not increased with this amendment. Footprint for model A1 type 2?~~
3. Planning and Zoning Board approval required. City Commission may be required if height exceeds that of originally approved plan.
- ~~4. All parking must be provided on the residential parcel. It does not appear that there is enough parking to meet requirements.~~
- ~~5. Indicate all specialty car spaces (carpool, etc...) on the plan.~~
- ~~6. Provide bike racks/bike storage on site.~~
- ~~7. Provide a narrative updating the economic impact of the proposed development (investment, estimated tax revenue, etc....)~~
- ~~8. Provide a letter restating that all the commitments made in the original submittal will apply to this submittal.~~
- ~~9. 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.~~
- ~~10. Submit an updated PSIA application to the School District for the increase in residential units.~~
11. Need phasing plan with Baptist. Will Baptist be built first? It appears fire route for residential requires roadway work on the Baptist parcel. Need more detail. Need to confirm that fire route will be installed should you decide on either building first. Show where construction / staging area will be fenced off on either phase. The driveway between the two phases needs to be open for traffic.
- ~~12. Verify that the following site data is provided accurately for this parcel. 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. Verify that the site data on the civil matches that are listed on the site plan. Some inconsistencies noticed on site data between pages.~~

- ~~13. Verify site data for all three projects in Edison is accurate to ensure compliance with MXD requirements. Baptist is still under review so the data for that site is likely is not final. Comment to stay until final approval for residential and Baptist.~~
- ~~14. Need details of newly designed dog park area and all amenity areas. Is the park going to use artificial turf? Please label it if it is being used at that location.~~
- ~~15. Provide details of walking path — materials? Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...~~
- ~~16. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.~~
17. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule. Provide letter confirming all details within the plan will be met.

In order to maintain the value of the investment in the Property and ensure that the proposed development is an asset to the City, the Applicant shall provide for ongoing maintenance of the structures, amenities and all common areas in the development including but not limited to, parking, sidewalks, public plazas, landscaping, amenities, walking trail, exercise stations, and building facades. The Applicant shall employ a fulltime on-site maintenance staff to provide for daily routine maintenance including removal of garbage and or debris not placed in appropriate receptacles. In addition the Applicant shall contract with a landscape maintenance company to provide for routine maintenance and replacement of any landscape materials shown in the approved landscape plan. Finally, the Applicant shall maintain and inspect the building facades, amenities, and all structures in accordance with industry standards. Any successors in interest to the Applicant shall continue this maintenance plan. Prior to obtaining a building permit for the Property, the Applicant shall enter into a unity control document or other document acceptable to the City that requires the Applicant, its successors and assigns, to maintain all common elements of Edison Pembroke site plan and the Applicant's adjacent property, including but not limited to joint access, shared parking, sidewalks, walking trail, exercise stations and landscaped areas.

18. 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. Signs are subject to the creation of a master sign plan in MXD guidelines. Please provide a master sign plan with submittal or remove signs altogether.

Under Separate application. Setbacks for ground signs must be labeled and met. Include line of site triangles on plans.

19. 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. Under Separate application – however fee not paid for sign review. Be aware that site plan will not move forward if signs are shown on your plan and your uniform sign plan is not approved.
20. Provide all color chips / material samples to be used on site. Still need. Are any colors changing from the original plan?
21. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features on black and white plans.
22. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. Poles should be consistent with Baptist plans. Need colors of fixtures and poles identified on photometric plan.
23. Photometric plans - 34,000K CCT is typically the temperature for residential communities. Please provide all pole heights. Are all light poles going to be concrete? Provide color of fixtures. Lighting pole heights and fixtures should generally be consistent with adjacent property. Photometric values cannot exceed Code requirements. Lighting note must be provided showing that garage lighting on each floor must be recessed.
- ~~24. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide details.~~
- ~~25. Please provide update for Waste PRO refuse letter.~~
- ~~26. 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.~~
- ~~27. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mail deliverers will most likely request a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letters should be provided by USPS.~~
- ~~28. The landscape required for this property needs to be placed within the subject parcel. Landscape cannot be distributed to another parcel. Coordinate shared perimeter landscape design with Baptist and Edison office landscape plans.~~
- ~~29. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.~~
30. Provide 2 loading spaces as per MXD requirements. Are you proposing those areas on the south side of the property? Are they striped?
31. Show location of gate arms on site plan sets. Gate arm details provided, however locations are not labeled. 2 parking spaces per unit are required to be available to the residents / public. Is any of the parking reserved?

32. Resubmit updated plans answering all DRC comments. All changes made to these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
33. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, explain 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:

N/A

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

DRC REVIEW FORM



January 25, 2024

Project: EDISON PEMBROKE RESIDENTIAL AMENDMENT
City Reference Number: SP 2023-0009

To: Joe Yaciuk, Planning Coordinator
Planning and Economic Development Department

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

COMMENTS/RECOMMENDATIONS:

1. General Comment – A portion of the site is within a designated Flood Zone AH per the current 2014 FEMA Flood Map and Flood Zone ‘A-Series/VE’ per the proposed ‘Preliminary 2021 FEMA Flood Map Changes’. **NOTE FEMA recently advise the city that the ‘Preliminary 2021 FEMA Flood Maps will take effect in the very near future for all areas of the city.**

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:

- 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 Change' for the proposed project that removes the portion of the project property from a 'Flood Hazard' area. The 'Letter of Map Change' must be provided prior to the City's issuance of the Building Permit for the proposed building.

2. General Comment – Provide 'Surface Water Management Calculations' addressing SFWMD criteria and South Broward Drainage District (SBDD) Basin requirements.
3. General Comment – Provide Estimated Water Demand and Sewage Demand Calculations (Average Daily and Peak Flows) for the previously approved Office Buildings/Office Amenities project Site Plan and current proposed Office Building, Baptist FSER and Multifamily Residential Site Plan along with the 'Net Difference' in Estimated Water Demand and Sewage Demand between the two (2) Site Plans (original approved Office Buildings project and current proposed Baptist FSER and Residential Phases) for Utilities review and evaluation of impacts and possible required upgrades to the downstream lift station.

The Estimate Sewage Flows are required 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'. **NOTE** that the Broward County Water and Wastewater Services (BCWWS) uses and associated rates per their 'Guidelines for Determining Ability to Provide Water and Wastewater Service' is not accepted by the City Utilities Department. Water and Sewer Demand determination must address city Code requirements.

4. General Comment – An Engineering Evaluation of the potential impacts to the city's sewer system, including immediate downstream receiving lift (LS #176) and associated downstream lift stations and force mains to the city's wastewater treatment plant, based upon any "Net" additional sewage flows to be generated by the proposed Baptist FSER and Residential Phases relative to the original approved Office Buildings project will be required by the City Utilities Department.

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 by the Director of Utilities, Michael Bailey.

5. General Comment – Note that all the latest updated City Standard can be downloaded from the City's website by way of the following "Link, as may be needed per specific comments below on the project's "Details Sheets":

<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>

6. Site Plan, Sheet ESP-3, Civil Site Plan, Sheet SP-1 and Pavement Markings and Signage Plan, Sheet PMS-2 – Depict and denote/label the proposed crosswalk markings for the 'Accessible Parking Crossing' along the eastern access drive north of the Residential Drop-Off/Pick-Up Drive as "10' Wide Special Emphasis W/W11-9 & W16-7P Sign Assembly Both Approaches To Crosswalk". Revise the width of the Pedestrian Crosswalk between the Residential Tower and Baptist FSER to be 10'. Revise the proposed Pedestrian Crosswalk markings just south of the Residential Drop-Off/Pick-Up Drive to be 10' Wide Special Emphasis with W11-2 & W16-7P Sign Assembly for both the north and south

approaches to the pedestrian crossing. In addition, provide a R10-15 'Turning Vehicles Yield To Pedestrians' on the inbound radius of the driveway from SW 145th Avenue for the Pedestrian Crosswalk from the public sidewalk across the north/south access drive to the Residential Tower. (Refer to the Plan Mark-Up for additional information related to the aforementioned comments.)

7. Site Plan, Sheet ESP-3, Civil Site Plan, Sheet SP-1 and Pavement Markings and Signage Plan, Sheet PMS-2 – Depict and denote/label the 'Passenger Loading Zones' within the "drop-off/pick-up" areas on the east of the proposed building. 'Passenger Loading Zones' must be minimum of 8' wide and 20' long and have a minimum 60' wide access aisle running the entire length of the loading zone.
8. Site Plan, Sheet ESP-3, Civil Site Plan, Sheet SP-1 and Pavement Markings and Signage Plan, Sheet PMS-2 – 'Vehicular Protective Bollards' at maximum of 6' O.C. are required along the section of the proposed 'Passenger Loading Zone' where the sidewalk/walkway is flush with the vehicular pavement area plus along the limits of transition of the sidewalk/walkway back up to "full height" (6") above the vehicular pavement. The 'Vehicular Protective Bollards' will serve as a measure of "Store Front Protection" and protection for the pedestrians that may be gathered within these areas during unloading and loading periods for these areas of potential high pedestrian traffic and vehicular traffic interaction.
9. Site Plan, Sheet ESP-3, Civil Site Plan, Sheet SP-1 and Pavement Markings and Signage Plan, Sheet PMS-2 – Depict and denote/label the required Sight Distance (Sight Triangle) as applicable for northbound left turn movement from the driveway onto to SW 145th Avenue to confirm proper placement of the proposed 'Monument Sign' within the median of the driveway. The Sight Distance (Sight Triangle) shall comply with the requirements of the Florida Department of Transportation (FDOT) 'Greenbook', Chapter 3, 'Intersection Sight Distance' for "Case B1" (Left Turns from the Minor Road (stop controlled)) onto a major road. Refer to the attached applicable information from 'Section C.9.b.4 – Sight Distance for Intersection Maneuvers' denoting the Sight Distance (Sight Triangle) requirements for the Posted Speed Limit of 40 mph for the major road and how to represent the information on the plan. Note the Sight Distance (Site Triangle) requirements per the aforementioned applicable standards and this information must be represented/reflected on the Site Plan and Pavement Marking and Signage Plan sheets for approval of the proposed placement/location of the proposed Monument Sign within the driveway median.
10. Site Plan Details, Sheet SP-4 and Civil Site Plan Details, Sheet SP-2 – Replace current City Standard R-32, 'Accessible Parking Space Details', Sheet 1 of 4 with the latest updated city standard sheet. In addition, add City Standard R-41, 'Standard Parking Space Details', Sheet 1 of 3. (Refer to the Plan Mark-Up for additional information related to the aforementioned comments.)
11. Paving and Grading Plan, Sheet PG-1 & PG-2 – Revise the 'ADA Notes' and 'General Paving and Grading Notes' on both sheets per the 'Plan Mark-Ups' on Paving and Grading Plan, Sheet PG-1.
12. Paving and Grading Plan, Sheet PG-2 – Provide a 'Legend' corresponding to the designations (hatching patterns, shades, line types, etc for the proposed Asphalt Pavement, Concrete Sidewalk, Curb Types, Pavers, etc on the plan.

13. Paving and Grading Plan, Sheet PG-2 – Provide ‘Proposed Design Length and Slope’ based upon proposed elevations/grading for all “Runs” (high point to low point) of proposed inverted crown pavement/parking sections on the plan.

Note per Section 154.35 of the City Code, the pavement shall have a cross slope of 2.0% and a longitudinal slope of 0.5% minimum for normal crown sections. The pavement shall have a crown/cross slope of not less than 1.0% with an average of not less than 2.0% and longitudinal slope of not less than 0.5% for inverted crown sections with “runs” less than 100 feet. 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 “run” is defined as the length of the pavement between the high and low point elevations.

14. Paving and Grading Details, Sheet PG-3 – Replace the current ‘Sidewalk Construction Detail’ and ‘Pavement Connection Detail with City Standard R-28, ‘Concrete Sidewalk’ and City Standard R-39. Pavement Connection’, respectively. In addition, replace the current Type “F” Curb & Gutter and FDOT Type “D” Concrete Curb Details with City Standard R-2, ‘Concrete Curbs’. Lastly, replace the current Road Restoration Detail with City Standard R-38, ‘Pavement Restoration For Local Roads and Parking Lots’. (Note the City Standards are required to include the city’s “Title Block” for verification of the latest updated revision for each standard/detail.)
15. Paving and Grading Details, Sheet PG-3 – Revise the proposed ‘Paver Detail’ to reflect “8” Limerock Base (Min.) For Vehicular Traffic Pavement Areas’. Add this information after the “6” Limerock Base” design information on the section. Revise the ‘Typical Walking Path Details” to reflect “98% (Min.)” compaction for the 12’ Subgrade.
16. Drainage Plan (Phase 2 – South Parcel), Sheet D-1 – Provide ‘Crossing Data’ between the proposed Drainage System and the proposed/existing water and sewer systems. (Refer to the ‘Plan Mark-Up’ for additional information related to this comment.) Note the city’s minimum ‘Vertical Separation’ requirements per City Standard G-4, ‘Utility Crossing General Requirements’.
17. Water and Sanitary Sewer Plan, Sheet WS-1 – Provide ‘Crossing Data’ between the Proposed Water and Sewer System and proposed drainage system and proposed/existing water and sewer systems. (Refer to the ‘Plan Mark-Up’ for additional information related to this comment.) Note the city’s minimum ‘Vertical Separation’ requirements per City Standard G-4, ‘Utility Crossing General Requirements’.
18. Water and Sanitary Sewer Plan, Sheet WS-2 – Denote/label the proposed 8” Gate Valve at on the proposed Fire Line as the “(Point of Fire Service)”. Provide a ‘Temporary Blow-Off Assembly’ at the terminus of the proposed 8” Water Main extension at the northwest corner of the project. (Refer to the ‘Plan Mark-Ups’ for additional information related to this comment.)
19. Water and Sanitary Sewer Plan, Sheet WS-1 – Denote/label the proposed relocation of the existing Turbo Water Meter & Backflow Preventer and Double Detector Check Valve Assembly to correctly connect to the existing building water and fire services at the south side of the Existing Amenities Building. Revise the proposed design designations/labels for the required water supply connections to the existing water main for both the “Water Service” and “Fire Service” supply lines, as reflected on the Plan Mark-Ups. Depict and

- denote/label the required minimum width Pavement Restoration per City Standard R-38, as reflected on the Plan Mark-Up.
20. Sanitary Sewer Details, Sheet WS-3 – Replace the current City Standards S-1, S-2, S-3, S-4, S-7, and G-1 with the latest updated City Standards. Replace the current City Standard G-2 with the actual correct City Standard G-2, ‘Restrained Joints Details’ and add City Standard S-8, ‘Deep Service Lateral’. Delete the current ‘Lateral Connection Detail’ from the sheet as this is not an approved City Standard for sewer installation use.
 21. Sanitary Sewer Details, Sheet WS-4 – Correct the sheet name to be ‘Water Details’. Replace the current City Standards G-1, W-2, W-4, W-6 & W-9 with the latest updated City Standards. Replace the current City Standard G-2 with the actual correct City Standard G-2, ‘Restrained Joints Details’.
 22. Pavement Markings and Signage Plan, Sheet PMS-2 – Refer to the above comments pertaining to the Site Plan, Sheet ESP-3, Civil Site Plan, Sheet SP-1 for applicable comments for this Pavement Marking and Signage Plan. (Refer to the Plan Mark-Ups for the Site Plan, Sheet ESP-3 for applicable mark-ups and/or comments related to the proposed pavement markings and signage.)
 23. Pavement Markings and Signage Details, Sheet PMS-3 – Replace Sheet 1 of 4 of the current City Standard R-32 with the latest updated Sheet 1 of 4 for the City Standard. Replace the current BCTED ‘Pavement Markings and Signs Details with the latest updated BCTED details sheet updated in 2022. Add City Standard R-41, ‘Standard Parking Space Details’ to the details sheet.
 24. Fire Access Plan, Sheet FA-2 – Replace the current Fire Hydrant Detail and Notes with City Standard W-1, ‘Fire Hydrant’ Sheet 1 & 2 of 2 with each sheet reflecting the City’s Title Block.
 25. Pollution and Erosion Control Plan, Sheet POL-1 – Note that as the proposed construction activities will be disturbing more than 1 acre, the current Stormwater Pollution Prevention Plans do not sufficiently address the "Plan Requirement Items" per FDEP plan guidelines/standards and for coverage under the 'FDEP Generic Permit' (NOI) for which the City has been tasked with enforcing and documenting for future NPDES Stormwater audits by the FDEP under the Broward County MS4 Permit Program. (Refer to the attached 'FDEP Construction Stormwater Pollution Prevention Plan Template' for general guidelines for use in preparing typical compliant plans, but you should refer to the FDEP 'Generic Permit' to verify that your plans are meeting all permit requirements.)

Provide Stormwater Pollution Prevention Plans and Details which address the various FDEP plan requirements as noted under 'Generic Permit' for coverage by way of the FDEP 'NOI' program.

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

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of completed Engineering Permit Application, Plans Review Fee, one (1) set of signed and sealed plans, digital copy (PDF) of the signed and sealed plans set and Transmittal /Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

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, Traffic Engineer, Marlin Engineering, Inc.
Jaqueline Masaki, Transportation Technology Specialist, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: January 12, 2023
Subject: Edison Pembroke Baptist – Queueing Study

MARLIN Engineering, Inc. has conducted a peer review of the Edison Pembroke Baptist, dated December 2023 located on the east side of SW 145th Avenue, north of Pembroke Road. The following comments are offered:

1. Trip Generation:
 - Medical Office LUC 720 trips are not accurate. Please revise.
 - Please provide trip Internalization calculations.
2. Trip Distribution:
 - Trip distribution on Pines Blvd is acceptable since it connects to I-95. All the other networks are reasonably distributed. No comments.
3. Growth Rate:
 - Please provide documentation for 2.9% growth rate.
4. Synchro:
 - The synchro volumes are different from Figure 1. Example: NBT and SBT of North Driveway. Please revise the volumes accordingly.

MEMORANDUM

December 18, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0009) The Edison Apartments

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. ~~L-205 proposed 2 plantings of PL, which are classified as invasive in FL as per IFAS. Please remove and swap species.~~
2. ~~The three (3) Live oak plantings proposed at the gaming/event lawn appear to be within very close proximity to pavers. What preemptive measures are being taken to avoid conflict with aggressive tree roots in near future? Are there going to be special type of walkways designed around the area, possibility of adding root barrier? I would recommend shifting them slightly East, just past that sidewalk and on center?~~
3. ~~Carpentaria acuminata requires very rich soil in order to thrive and survive. Is there a long-term fertilization plan devised to ensure future of these trees? With Floridas nutrient less soils, it may be a problematic for these to establish and survive.~~
4. ~~On L-204 South parking islands have two proposed LW's. I see proposed root barriers on opposite sides due to the Water line, but I am assuming this. Please add root barrier to second LW to prevent roots from breaking curbing and growing into the road.~~
5. ~~West corner of L-204 please swap Gumbo limbo with proposed root barrier for a species without aggressive or surface roots, taking in consideration proximity of fire hydrant. A native Tamarind species would fit in there quite nicely.~~
6. ~~Staff has concerns for the nine (9) Gumbos proposed along the entire the dog park area (L-204), are there no concerns with surface root trip hazards. What kind of path will be designed within the dog park, these roots will grow through anything. I recommend adding in a few FL native species that can grow large, provide canopy, and have no surface root issues, such as Satinleaf or Seagrape, a specimen tree that flowers could be incorporated into design with a Silk floss tree or a Tabebuia.~~
7. ~~L-205 Calculations table for East perimeter is listed for 330sf, however that is not the entire distance that should be calculated. Please revise and redo math to determine number of trees required.~~
8. ~~On L-211 Tree # 16 is slated to remain, however on L-210 Tree #16 is marked to be relocated. Please clarify and revise appropriate sheets.~~
9. ~~L-203 has proposed Chinese fan palms and Solitaire palms are proposed at 8-10/12 feet tall. Palms below 10 feet cannot be accounted for landscape requirements. Please increase specs to be a minimum of 10 feet tall to count towards calculations.~~
10. ~~As per staff calculations, it appears that Landscape Code requirements are not met for the number of trees required for the Edison parcel. Only Royal palms are counted at 1 : 1 ratio. Royals add up to 43. Rest of palms (without Chinese fan palm (6) and Solitaire palms (53)) add up to a total of 151 / 3 = 50. All hardwood trees (to remain, relocated, and proposed) add up to a total of 211. Total # of tree required is 392. Totals added up as per staff currently are at 43 + 50 + 211 = 304 - 392 = -88~~

When and if planting specs are increased for proposed LC/PE palm species, tree count will increase by 20 trees $((6 + 53)/3 = 20)$. This would still not add up to Landscape Code requirements. Additional material is required to satisfy LDC requirements.

11. Further 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) • yhall@ppines.com

City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday

Consider the environment before printing this email.

MEMORANDUM

December 11, 2023

To: Joe Yaciuk
Planning Administrator

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SP 2023-0009 (The Edison Residential)

The following are my comments regarding the above Site Plan:

1. Clarify waste operations, if operations are changing, please provide updated waste pro letter.
2. Clarify if any signage is being proposed, if so, please provide details. Master sign plan is required for the development.
3. Foot candles cannot exceed .5 at property lines.
4. Foot candles cannot exceed 24 under canopy.
5. Clarify lighting proposed on common residential areas. It cannot exceed 3,000k.
6. Required parking is not met and it's different in both architectural and civil sets. The requirement according to the MXD guidelines is 2.0 spaces per dwelling unit, including guest spaces.

Civil:

PARKING AND LOADING

OVERALL REQUIRED: (RESIDENTIAL)= 735 SPACES

OVERALL PROVIDED: (RESIDENTIAL)= 222 SPACES (SITE) + 482 SPACES (GARAGE)
= 702 SPACES

ADA ACCESSIBLE REQUIRED:

REQUIRED RESIDENTIAL: 20 FOR FIRST 1000, +1 FOR EACH 100 (OR FRACTION THEREOF)
14 ADA SPACES

PROVIDED RESIDENTIAL: 5 SPACES (SITE) + 12 SPACES (GARAGE)
17 SPACES (TOTAL)

FUEL EFFICIENT SPACES:

REQUIRED PROPOSED (RESI): 6 EV SPACES FOR WIRING AND 6 EV SPACES FOR FUTURE (PER MXD)

PROVIDED PROPOSED (RESI): 6 EV SPACES FOR WIRING AND 6 EV SPACES FOR FUTURE

FLOOD ZONE INFORMATION:

SITE IS LOCATION IN FLOOD ZONE AH 5 (BFE) NAVD PER FLOOD INSURANCE RATE MAP AUGUST 2014 - 12011C0705H

Arch:

PARKING TABLE			
REQUIRED	Residential	# of units or SF	# Spaces
	1 BD @ 2.0 sp/du	160 units	320 sp
	2BD @ 2.0 sp/du	176 units	352 sp
	3BD @ 2.0 sp/du	14 units	28 sp
		350 units	700 sp
	GRAND TOTAL REQUIRED		700 sp
PROVIDED	Garage	ADA	Regular
	1st level	2 sp	40 sp
	2nd-5th Typical (87 sp x lv)	8 sp	340 sp
	6th level	2 sp	90 sp
	<i>Subtotal</i>		482 sp
	Surface proposed	5 sp	217 sp
	<i>Subtotal</i>		222 sp
	GRAND TOTAL PROVIDED		704 sp
<i>Provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)</i>			

- 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.



DRC REVIEW FORM

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

PROJECT NAME: Edison Site Plan Amendment
REFERENCE #: SP 2023 - 09
DATE REVIEWED: 12/7/2023

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 7, 2023
To: SP 2023-0009 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (residences) Amendment

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 of Code Requirements. *Section 155.302*. Please note that notice must be provided for the entire project as it appears you are proposing work which exceeds the boundaries of the site.
2. Need a scope of work letter. Need to itemize the differences between this site plan and the original. Did unit types and distribution change? Did number or design of units change? Did garage change (if so, how), parking lot changes etc. Verify that the height of the building has not increased with this amendment. Footprint for model A1 type 2?
3. Planning and Zoning Board approval required. City Commission may be required if height exceeds that of originally approved plan.
4. All parking must be provided on the residential parcel. It does not appear that there is enough parking to meet requirements.
5. Indicate all specialty car spaces (carpool, etc...) on the plan.
6. Provide bike racks/bike storage on site.
7. Provide a narrative updating the economic impact of the proposed development (investment, estimated tax revenue, etc...)
8. Provide a letter restating that all the commitments made in the original submittal will apply to this submittal.
9. 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.
10. Submit an updated PSIA application to the School District for the increase in residential units.
11. Need phasing plan with Baptist. Will Baptist be built first? It appears fire route for residential requires roadway work on the Baptist parcel.
12. Verify that the following site data is provided accurately for this parcel. 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. Verify that the site data on the civil matches that are listed on the site plan. Some inconsistencies noticed on site data between pages.

13. Verify site data for all three projects in Edison is accurate to ensure compliance with MXD requirements. Baptist is still under review so the data for that site is likely is not final.
14. Need details of newly designed dog park area and all amenity areas. Is the park going to use artificial turf? Please label it if it is being used at that location.
15. Provide details of walking path – materials? Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...
16. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.
17. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.
18. 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. Signs are subject to the creation of a master sign plan in MXD guidelines. Please provide a master sign plan with submittal or remove signs altogether.
19. 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.
20. Provide all color chips / material samples to be used on site.
21. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features on black and white plans.
22. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. Poles should be consistent with Baptist plans.
23. Photometric plans - 3,000K CCT is typically the temperature for residential communities. Please provide all pole heights. Are all light poles going to be concrete? Provide color of fixtures. Lighting pole heights and fixtures should generally be consistent with adjacent property.
24. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide details.
25. Please provide update for Waste PRO refuse letter.
26. 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.
27. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mail deliverers will most likely request a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letters should be provided by USPS.
 28. The landscape required for this property needs to be placed within the subject parcel. Landscape cannot be distributed to another parcel. Coordinate shared perimeter landscape design with Baptist and Edison office landscape plans.
 29. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 30. Resubmit 13 sets of full sets of plans answering all DRC comments. All changes made to these plans must be consistent on all pages of the resubmittal. Any inconsistencies in plans will result in additional comments and possible project delays.
 31. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, explain 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:

N/A

