





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:	MSC 2024-0019
Project:	Turbo Shot Coffee Shop	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Sonny's Enterprises, LLC	Agent:	Angel Pinero
Location:	8579 Pines Boulevard	Commission District:	2
Existing Zoning:	Community Business (B-2)	Existing Land Use:	Commercial
Reference Applications:	SP 92-34, SN 93-26		
Applicant Request:	Architectural and signage modifications to an existing building.		
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

Angel Pinero, agent, is requesting approval for exterior architectural and signage modifications to Turbo Shot Coffee Shop (formerly Checkers Restaurant) located at 8759 Pines Boulevard. The existing building was approved through SP 92-34. There will be no changes to the existing building footprint, parking and traffic circulation from the previously approved site plan.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - Main Body: SW 6141 (Softer Tan)
 - Upper Façade: SW 7020 (Pure White)
 - Lower Façade: Beldon Brick (Downing Black Velour)
 - Accent: SW 6258 (Tricorn Black), #F06035 (Ceylon)
 - Columns: Nichiha Vintagewood Siding (Redwood)
 - Dumpster Enclosure: SW 6141 (Softer Tan)
- The existing parapet will be raised to a maximum height of 18' and squared off.
- Installation of two canopy structures on front (south) and rear (north) building façade.
- Existing drive-thru clearance bars to be repainted SW 6258 (Tricorn Black).
- New bicycle parking rack on east side of property to accommodate up to 3 bicycles.
- Existing 660 square feet of outdoor dining area on east side of building to remain and be repaved. A total of 10 sets of ADA accessible tables and chairs are proposed.

SIGNAGE:

The applicant proposes the following signage:

- One 4' tall, 35 square foot internally illuminated cloud sign mounted on the southern façade to read "Turbo Shot Coffee and Beverages". The sign will have white and yellow letters, orange logo and blue painted cabinet.
- Re- facing of an existing monument sign located at the south east corner of the property with a 12 square foot acrylic face displaying Turbo Shot multi- colored logo as shown in the attached plans.
- Installation of two 20 square foot double pane menu boards with overhead canopy at entrance to each drive- thru lane.

LANDSCAPING:

In addition to the existing, the following landscape is being proposed for this site:

- Installation of 4 trees, 2 palms, 72 shrubs, and 31 groundcovers. Primary species of trees include: Conocarpus erectus – Green buttonwood, Conocarpus erectus 'sericeus' - Silver buttonwood, and Tabebuia heterophylla - Pink tabebuia trees. Primary species of palms

include: Sabal palmetto – Cabbage palmetto. Primary species of shrubs include: Rhamphiolepis indica - Indian hawthorne, Podocarpus marcophyllus – Yew podocarpus, Viburnum suspensum - Sandankwa viburnum. Primary species of groundcovers include: Ilex vomitoria 'Nana' - dwarf yaupon holly and Trachelospermum jasminoides 'Minima' - dwarf confederate jasmine.

- Trees that will remain on site include Quercus virginiana – Live oak, tabebuia heterophylla - pink tabebuia, and Adonidia merrillii - Adonidia palms. The Adonidia merrillii – Adonidia palm is the only palm that will be relocated.

OTHER SITE FEATURES:

ADA improvements including striping, ramps and signage are being proposed to bring site up to current code standards as required by the Engineering Division.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Landscape Division (9/26/19)
Memo from Engineering Division (9/24/24)
Memo from Landscape Division (9/23/19)
Memo from Planning Division, (9/23/24)
Memo from Planning Division, (9/04/24)
Memo from Engineering Division (9/03/24)
Memo from Zoning Administrator, (9/03/24)
Memo from Fire Prevention Bureau (8/29/24)
Memo from Landscape Division (8/28/19)
Memo from Engineering Division (7/29/24)
Memo from Zoning Administrator, (7/24/24)
Memo from Landscape Division (7/23/24)
Memo from Fire Prevention Bureau (7/23/24)
Memo from Planning Division, (7/22/24)
Miscellaneous Plan
Site Aerials



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: March 28, 2024

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| <input type="checkbox"/> Appeal*
<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input checked="" type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<input type="checkbox"/> Deed Restriction |
|--|---|

INSTRUCTIONS:

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

Staff Use Only

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

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

SECTION 1-PROJECT INFORMATION:

Project Name: Proposed Coffee Shop

Project Address: 8579 Pines Blvd, Pembroke Pines, FL 33024

Location / Shopping Center: NEC of intersection between Pines Blvd and NW 86th Ave

Acreage of Property: 0.681 Building Square Feet: 1511

Flexibility Zone: 105 Folio Number(s): 51-41-16-16-0022

Plat Name: Pines 86 Traffic Analysis Zone (TAZ): 830

Legal Description: See legal description 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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SONNY'S ENTERPRISES, LLC

Owner's Address: 5870 N Hiatus Road Tamarac, FL 33321

Owner's Email Address: Pfazio@Sonnydirect.com

Owner's Phone: 954 629 3965 Owner's Fax: _____

Agent: Dynamic Engineering Consultants, PC

Contact Person: Angel Pinero

Agent's Address: 100 NE 5th Avenue, Suite B2, Delray Beach, Florida 33483

Agent's Email Address: apinero@dynamicec.com

Agent's Phone: (561) 921-8570 Agent's Fax: _____

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: B-2 Community Business

Zoning: B-2 Community Business

Land Use / Density: Commercial

Land Use / Density: Commercial

Use: Restaurant, Drive-thru

Use: Restaurant, Drive-thru

Plat Name: Pines 86

Plat Name: Pines 86

Plat Restrictive Note: _____

Plat Restrictive Note: _____

THIS PLAT IS RESTRICTED TO
230,000 SF OF COMMERCIAL USE

THIS PLAT IS RESTRICTED TO
230,000 SF OF COMMERCIAL USE

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: B-2 Community Business

North: Office Building

South: Public Right-of-Way

South: Pines Blvd.

East: B-2 Community Business

East: Restaurant

West: Public Right-of-Way

West: NW 86th Ave.

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

The subject property is presently a ±0.68-acre parcel developed as a restaurant with drive-thru and no indoor seating located at 8975 Pines Blvd. The intent of the proposed project is to keep the same use, but with a different business owner. The scope of work includes remodeling of the existing building, signage and pavement marking improvements, and ADA Improvements. The building square footage, as well as site impervious and previous areas, will remain the same.

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.

Ben Catfield, CFO 7/9/24
Signature of Owner Date

Sworn and Subscribed before me this 9th day
of July, 2024



Fee Paid Kristen Cole 8-18-25
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.

Paul Gazio 7/9/24
Signature of Agent Date

Sworn and Subscribed before me this 9th day
of July, 2024



Fee Paid Kristen Cole 8-18-25
Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: SONNY'S ENTERPRISES, LLC

Authorized Representative: Paul FAZIO

Application Number: _____

Application Request: _____

I, Paul FAZIO (print Applicant/Authorized Representative name), on behalf of SONNY'S ENTERPRISES, LLC (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

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

Paul Fazio 7/9/24
Signature of Applicant or Applicant's Date
Authorized Representative

Paul FAZIO
Print Name of Applicant/Authorized Representative

LEGAL DESCRIPTION

A PORTION OF TRACT A, PINES 86, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A" ; THENCE NORTH 89°59'32" EAST, ON THE NORTH LINE OF SAID TRACT "A" , A DISTANCE OF 231.90 FEET; THENCE SOUTH 00°05'30" EAST, A DISTANCE OF 285.68 FEET; THENCE SOUTH 89°54'30" WEST, A DISTANCE OF 102.67 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'30" EAST, A DISTANCE OF 274.17 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 89°59'32 " WEST, ON THE SAID SOUTH LINE, A DISTANCE OF 75.21 FEET; THENCE NORTH 45°02'59" WEST, A DISTANCE OF 49.46 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE NORTH 00°05'30" WEST, ON SAID WEST LINE, A DISTANCE OF 200.00 FEET; THENCE NORTH 05°48'08" WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 39.25 FEET; THENCE NORTH 89°54'30" EAST, A DISTANCE OF 114.06 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

MEMORANDUM

September 26, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0019) Turbo Shot – Sign off

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

Landscape Inspection Comments:

- 1. All provided landscape comments have been addressed and satisfied.**

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 to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
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**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



September 24, 2024

Project: *TURBO SHOT COFFEE*
City Reference Number: *MSC2024-0019*

To: Julia Aldridge
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

September 23, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0019) Turbo Shot v3

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. Is a monument sign proposed on site, if so, please refer to LDC SEC. 155.662 (C) 3. (a) - Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers.
 - a. ~~Please provide a Landscape drawing showing or provide a plan of action for the monument sign plantings with proposed materials, as required as per LDC SEC. 155.662 (C) 3. The proposed material is not selected by City staff but rather a landscape person for the site.~~
 - i. **Please note on the plans, that existing plants to remain, abutting the monument sign, may require filling in or replacement of poorly performing materials.**
2. During the site visit staff observed hedges on site to be in poor condition, which are required to be filled in or removed and replaced. Additionally, trees which were previously required and approved, appear to be missing from site.
 - a. ~~Please provide Landscape drawing with proposed materials. Drawings must provide a Tree Disposition with all existing canopies on site. The proposed material is not selected by City staff but rather a landscape staff for the project, for staff to review and approve or deny, based on the Code requirements. Please refer to Code section 155.657 (points 4 and 8 specifically, but others may apply) which details the requirements of a landscape plan. Alternatively, a formal letter with a plan of action may suffice, and a formal submittal for Landscape plans must take place when instructed as per the Building Department.~~
 - i. **Staff notes that hedges are slated to remain and filled in, in areas which are missing plants. This suffices the requirement for the hedges abutting the drive through. However, the canopy area, East of the building, barely has any shrubs/groundcovers existing. Staff does not recommend planting the same Variegated trinette in said area, but to propose different species of plants, new material which will better suite the area (interior parking island and "under the canopy" plantings.**
3. Please show linear feet provided on the Code Calculation table, for each perimeter, on the drawings.
4. Two (2) proposed Gumbos on the Northern buffer to be swapped with proposed Category 2 or trees. The planting strip is too narrow for an aggressive, Category 1 tree, especially those, which grow buttress roots.
5. The proposed green buttonwood, NW corner of the lot, to be swapped for a Category 3 canopy tree. Due to the proximity to the overhead wires, light post, and hardscapes, a better suited small canopy tree is recommended.
6. Existing dumpster to remain, noted on the plans. As per LDC SEC. 155.623 (D) 4. - All exterior sides of such enclosure, except the open end, shall be landscaped with shrub material, a minimum of 24 inches in height, spaced 24 inches on center at planting.
7. Additional comments may apply.

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

954.392.2100 (Office) • yhall@ppines.com

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PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 23, 2024

To: MSC 2024-0019

From: Julia Aldridge, Planner / Zoning Technician

Re: Turbo Shot @ 8579 Pines Boulevard

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 4, 2024
To: MSC 2024-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Turbo Shot @ 8579 Pines Boulevard

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

- ~~1.~~ Please update Site Data Parking Ratio to 3.5 spaces per 1000 square feet.
- ~~2.~~ Site Data indicates there are 18 parking spaces proposed. Clarify if additional parking spaces are being proposed.
- ~~3.~~ Please provide details of all signs, including size and illumination, including the monument sign. The total square footage of all signs on the site cannot exceed 120 square feet. No more than 60 square feet of signage shall be placed on the primary façade. Please reference table 155.699 in the Land Development Code for further information.
- ~~4.~~ Clarify if the monument sign will have any alterations.
- ~~5.~~ Are the directional signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet.
- ~~6.~~ Clarify the size of the menu board. A maximum of 32 square feet is permitted.
7. Provide updated outdoor seating plan and details of architectural features, barriers and amenities for proposed outdoor seating. Landscaping and screening must be provided.
9/4/2024- Clarify outdoor seating area locations- color renderings show there is seating in the front of the building (south side) as well as the east side. The Site plan (sheet C1.00) shows details for seating on the east side only. Please confirm whether there will be seating in both locations and include on plans.
- ~~8.~~ Provide details of canopy clearance bars.
- ~~9.~~ Please add a note to the plans that the garbage enclosure will be painted to match the building façade.
- ~~10.~~ Provide black and white elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations.
- ~~11.~~ Will there be any wall lighting provided? If so, provide all details of fixtures.
- ~~12.~~ Clarify if any changes are being made to the site lighting. If so, provide photometric plans for the site as well as product sheets. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line.
- ~~13.~~ Verify light fixtures are full cut off type.
- ~~14.~~ Clarify the CCT of light fixtures. CCT cannot exceed 4,000k.

- ~~15. Clarify if any new roof top equipment is proposed. If so, provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.~~
- ~~16. Provide a sustainability statement as required by section 155.6120 — 155.6123.~~
- ~~17. Provide a letter detailing the economic impact of the proposed development.~~
- ~~18. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.~~
19. Resubmittal must include an itemized response to all comments made by DRC members.
20. Further comments may apply.

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

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



DRC REVIEW FORM

September 03, 2024

Project: Proposed coffee shop (8579 Pines Boulevard)

City Reference Number: MSC2024-0019

To: Laura Arcila

From: Jose Rodriguez, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9095

COMMENTS/RECOMMENDATIONS:

Site Plan C-1

1. It is necessary to depict the column dimensions to clarify that the existing concrete area has been widened to allow for a 36" minimum path adjacent to the existing roof column and the curb edge, and a 42" minimum path adjacent to the existing roof column and the landscape area edge. Clearly show all existing columns on the plans.
2. Depict the existing paver bricks on the plans (show them as a ghost layer) to specify the material that will remain within the scope of work.
3. The wheel stops required 3'(min) space from front wheel stop to front of parking space (typ.) per city detail R-22.
4. The accessible ADA parking space aisle must be stripped with 3-4" white diagonal equally spaced per city detail R-32.
5. No parking area must be stripped with 8" white stripes for the outside and 6" white for the diagonals @ 10' O.C.

General Comments

6. Depict swale elevations on the plans. It is important to show these elevations to verify that the proposed slopes in the scope of work follow the city requirements. The suggested elevations are marked with an (X) on the plans. The curbs height must be 0.5 ft above the swale. a grading plan is required.
7. The city recommends checking the condition of the existing concrete to determine if it presents potential tripping hazards. If the concrete is found to be in poor condition, it should be repaired and resurfaced in the drive-thru area.

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

MEMORANDUM

September 3, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: MSC 2024-0019 (Turbo shot coffee)

All my comments regarding this application have been addressed.



DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Coffee Shop

REFERENCE #:

MSC 2024 - 019

DATE REVIEWED:

08/29/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

MEMORANDUM

August 28, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0019) Turbo Shot v2

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. Is a monument sign proposed on site, if so, please refer to LDC SEC. 155.662 (C) 3. (a) - Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers.
 - a. Please provide a Landscape drawing showing or provide a plan of action for the monument sign plantings with proposed materials, as required as per LDC SEC. 155.662 (C) 3. The proposed material is not selected by City staff but rather a landscape person for the site.
- ~~2. Structural pruning is required for all existing canopy trees on site. Removal of canopy dieback, providing vertical clearance (minimum of 13 feet over roadways and 6 feet over sidewalks), crossing and decaying limbs to be removed.~~
3. During a site visit, staff noted two (2) existing canopy trees (Live oak West of the dumpster and Pink tabebuia noted on the image attached below) displaying a lot of decay in the limbs and trunk of the tree, pooling of water and mushy texture. An arborist report is required with assessment, for the trees to remain and not require removal/replacement.
 - a. As per the arborist report provided, Pink tabebuia tree is rated to be at 30% condition rating, with decay noted in trunk, first order of branches, and dieback in the canopy. Tree is required to be removed and replaced.
4. During the site visit staff observed hedges on site to be in poor condition, which are required to be filled in or removed and replaced. Additionally, trees which were previously required and approved, appear to be missing from site.
 - a. Please provide Landscape drawing with proposed materials. Drawings must provide a Tree Disposition with all existing canopies on site. The proposed material is not selected by City staff but rather a landscape staff for the project, for staff to review and approve or deny, based on the Code requirements. Please refer to Code section 155.657 (points 4 and 8 specifically, but others may apply) which details the requirements of a landscape plan. Alternatively, a formal letter with a plan of action may suffice, and a formal submittal for Landscape plans must take place when instructed as per the Building Department.
5. Three (3) trees are shown on the Southern buffer, however, the one in the middle is a palm tree. Revise.
 - a. At the time of the original submittal a survey was provided with existing trees on site. This survey shows trees located in the SW corner which are labeled incorrectly. The landscape drawing, upon submittal for scope of work, will require to have an accurate Tree disposition table with existing species on site.
6. Additional comments may apply.

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

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

YELENA HALL
 LIAF Certified Landscape Inspector #21-259
 Planning and Economic Development Department
 954.392.2100 (Office) • yhall@ppines.com
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City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		
<u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u> 1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M).		
<u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u> 1. For non-residential properties the planting requirement shall be calculated on the following basis; (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area.		
<u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u> Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces; 4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and		
City of Pembroke Pines Landscape Code Requirements		

SEC 155.631 Meet minimum bufferyard requirements.

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



DRC REVIEW FORM

July 29, 2024

Project: Turbo Shot Coffee (8579 Pines Boulevard)

City Reference Number: MSC2024-0019

To: Laura Arcila

From: Jose Rodriguez, Engineering Assistant

Engineering Division/Public Services Department

(954) 518-9095

COMMENTS/RECOMMENDATIONS:

Site Plan C-1

1. Accessible parking spaces are required by code to be a minimum of 19' in length. To provide an accessible route to the covered seating area, a 5' wide accessible sidewalk must be provided per engineering standards. The current location of the accessible parking space may not allow for a compliant accessible sidewalk to the covered seating area due to the existing column closest to the building restricting access.

A 'blow-up detail' to scale based upon existing conditions will be required to be provided as part of the site plan to allow confirmation of a compliant accessible path to the covered seating area and to the designated accessible seating table, etc.

Relocate the accessible parking space to the south side of the parking area and eliminate one (1) standard parking space to allow required 5' concrete sidewalk along the front of the accessible space to fit within the existing island space at the front of the spaces and provide a code compliant minimum 10' wide terminal landscape island at the south end of this parking area and widened landscape area at the north end of the parking area for landscape use.

2. Realign the proposed accessible path/route to be more perpendicular to the drive-thru lanes and the public sidewalk.

3. The existing sidewalk to the public sidewalk must be removed & replaced with a 5' wide concrete sidewalk per city standard R-28.
4. Provide 'special emphasis crosswalk markings' (10' wide min.) with w11-2 'pedestrian crossing warning' sign (30"x 30" with w16-7p 'arrow' plaque (24"x12")).
5. Include the existing parking area in the plans. If it is not a parking space provide no parking area striping. 8" white stripes for the outside and 6" white for the diagonals @ 10' O.C.
6. Provide sidewalk curb ramp type 'CR-E' modified and replace exiting sidewalk to provide a 5' min. ADA compliant thickened edge concrete sidewalk up to the existing covered seating area. note that it may be necessary to widen the existing concrete area to allow ADA compliant width at the existing roof column.
7. All the existing curbs on the northwestern side of the scope of work must be removed and replaced with the type 'D' curb per city standard R-26. Additionally, is necessary to install a concrete plate on the northwestern corner of the property line.
8. Provide sidewalk curb ramp type 'CR-E' /'CR-A' modified.
9. Provide sidewalk curb ramp type 'CR-D'.
10. Propose 25' - 6" double yellow centerline markings with yellow/yellow RPM'S 20' O.C, following BCTED pavement marking and signs detail.
11. Depict and denote/label required painted median channelization markings consisting of 8" white edge lines with 18" white chevrons at 10' O.C. with white/red rpms per BCTED standards/FDOT index 711-001 sheet 8 of 13.
12. Depict and denote/label 8" white lane delineator marking with white/red rpms at 20' O.C.
13. Depict and denote/label white directional arrow (TYP.) per FDOT index 711-001, sheet 1 of 13.

Construction Details C-3.01

14. Details must comply with City of Pembroke pines, FDOT and Broward County Engineering Division standards.
15. Add detail R-22, R-32, FDOT index 522-002 to the detail set.

General Comments

16. All signposts must be replaced with square post signposts. refer to BCTED 'stop and street sign identification assembly detail'.

17. All signage on property needs to be updated per Broward County Traffic Engineering division standards. Add call outs to all signs being updated and add details to set.
18. All pavement Marking on property needs to be updated to meet Broward County Traffic Engineering division & City of Pembroke Pines standards. Provide separate pavement marking plan sheet and add details to set.
19. All parking spaces must have the required two (2) stripes, including those spaces abutting a landscape/green area on the side (TYP.) (per city standard R-32 & R-41).
20. Confirm with zoning if the existing dumpster enclosure needs to be replaced and/or refurbished. The existing dumpster enclosure is in poor condition.
21. The city recommends checking the condition of the existing concrete. If the concrete is found to be in poor condition, it should be repaired and resurfaced in the drive-thru area.

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

MEMORANDUM

July 24, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: MSC 2024-0019 (Turbo shot coffee)

The following are my comments regarding the above miscellaneous application:

1. Provide sign details showing all sign dimensions, square footage, etc. to confirm all proposed signage meets code. Including monument sign.
2. Only one Menu Board allowed per drive-thru lane. Menu board cannot exceed 32 square feet.
3. Parking requirements for takeout restaurant are 3.5 spaces per 1,000 square feet and 15 spaces per 1,000 square feet of customer service area for the outdoor dining. Please correct side data.
4. Provide detail(s) showing all roof mounted equipment is screened from view for a 6' person at the property lines.
5. Provide all elevations in black and white.
6. Provide physical material board.
7. Provide photometric plan of the site. See Article 6 Section 155.686 of the Land Development Code for lighting standards.
8. Provide color of light fixtures and poles, if proposed.
9. Provide cut sheets for lighting fixtures, if proposed.
10. Clarify if any short-term parking signs are being proposed. Short term parking signs cannot exceed 1.5 square feet.
11. Bicycle parking shall be provided at 1 space per 10,000 square feet of commercial area up to 20 spaces.
12. Should you want a pre-app meeting for submittal process of Building Permits that may be needed, contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or sjones-ruff@cgasolutions.com
13. Provide written responses to each comment. After review of resubmittal, and responses, additional comments may be made.

Contact me if you have any questions lcastanoarcila@ppines.com

MEMORANDUM

July 23, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0019) Turbo Shot

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. Is a monument sign proposed on site, if so, please refer to LDC SEC. 155.662 (C) 3. (a) - Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers.
2. Structural pruning is required for all existing canopy trees on site. Removal of canopy dieback, providing vertical clearance (minimum of 13 feet over roadways and 6 feet over sidewalks), crossing and decaying limbs to be removed.
3. During a site visit, staff noted two (2) existing canopy trees (Live oak West of the dumpster and Pink tabebuia noted on the image attached below) displaying a lot of decay in the limbs and trunk of the tree, pooling of water and mushy texture. An arborist report is required with assessment, for the trees to remain and not require removal/replacement.
4. During the site visit staff observed hedges on site to be in poor condition, which are required to be filled in or removed and replaced. Additionally, trees which were previously required and approved, appear to be missing from site. Staff will require replacements. Contact the Landscape Division to discuss the process with staff.
5. Three (3) trees are shown on the Southern buffer, however, the one in the middle is a palm tree. Revise.
6. Additional comments may apply.



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

Should you have any questions pertaining to 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
 Online Access: [Pines Web Services](#)
 Consider the environment before printing this email.

City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<u>SEC 155.631 Meet minimum bufferyard requirements.</u>		
<u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u> <ol style="list-style-type: none"> 1. All properties three stories and below minimum: <ol style="list-style-type: none"> (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: <ol style="list-style-type: none"> (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M). 		
<u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u> <ol style="list-style-type: none"> 1. For non-residential properties the planting requirement shall be calculated on the following basis; <ol style="list-style-type: none"> (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area. 		

SEC. 155.663 (F) Interior parking and paved area landscaping.

Parking lots shall comply with the following minimum requirements:

1. One tree:
 - (a) Every five parking spaces; and
 - (b) Every 100 square feet of interior landscaping;
2. Ten square feet of interior landscaping every parking space up to 50 spaces;
3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;
4. One square foot of landscaping:
 - (a) Every 100 square feet of paved areas up to 50,000 square feet; and
 - (b) Every 200 square feet of paved area over 50,000 square feet; and

City of Pembroke Pines Landscape Code Requirements

SEC 155.631 Meet minimum bufferyard requirements.

<p><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u> Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces; 4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and</p>		
<p>City of Pembroke Pines Landscape Code Requirements</p>		
<p><u>SEC 155.631 Meet minimum bufferyard requirements.</u></p>		



DRC REVIEW FORM

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

PROJECT NAME: Coffee Shop
REFERENCE #: MSC 2024 - 019
DATE REVIEWED: 07/23/2024

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

Note: Please provide Building Construction Type

Note: Please Place All Notes Below On a Separate Fire Access (FA) Sheet

1. Place Note on Plan: Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA 1:1.14.4

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

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

NFPA 1-18.2.2.1

4. On Fire Access Sheet (Auto-turn plan sheet) for fire truck access, depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

5. Place notes on plan and depict on requested Fire Access Sheet: Approved fire apparatus

access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

a. Fire apparatus access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA-1:18.2.3.1.2**

b. Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building. **COPP CO 93.11 (B)**

6. Place notes on plan and depict on requested Fire Access Sheet: A fire apparatus access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building. **NFPA-1:18.2.3.2.1**

NOTE: For the purposes of this section, a single exterior door shall be in compliance with **BCLCA F-101.2.2(J)**.

a. When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2. **NFPA-1:18.2.3.2.1.2**

7. Place notes on plan and demonstrate: Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. **NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1**

a. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**

b. Fire apparatus access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.5.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire apparatus access roads shall have an unobstructed width on not less than 20ft. **NFPA-1:18.2.3.4.1.1**

8. Place notes on plan and demonstrate: Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.

COPP Engineering department verification is required

Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3)**

Note: A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.

9. Place note on plan: The required width of a fire apparatus access road shall not be obstructed in any manner, including by the parking of vehicles.

NFPA-1:18.2.5.1.1

10. Place note on plan and depict: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in.** **NFPA-1:18.2.3.5.1.2**

Note: Permanent, weatherproof signage will be required for fire apparatus access routes.

Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**

a. There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable.

b. Minimum required widths and clearances established under 18.2.3.5 shall be maintained at all times. **NFPA 1-18.2.4.1.2**

11. Place note on plan: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (weighting a minimum of 32 tons) and shall be provided with an all-weather driving surface. **NFPA-1:18.2.3.5.2**

Note: Roads during Construction.

Hard compacted surface supporting 32 tons shall be provided on roads for fire apparatus to access of buildings under construction.

12. Place note on plan: The angle of approach and departure for any means of the fire apparatus access road shall not exceed 1 ft drop in 20 ft or design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.

NFPA-1:18.2.3.5.6.2

13. Place note on plan: Fire department access roads connecting to roadways shall be provided

with curb cuts extending at least 2 ft beyond each edge of the fire apparatus access road. **NFPA-1:18.2.3.5.3.3**

14. Place note on plan: The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.5.7**

Note: The AHJ will not approve successive traffic calming devices such as rumble strips or speed humps that cause a delay in response time and or alter patient care.

15. Place notes on plan: Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and maintained to identify fire apparatus access roads or to prohibit the obstruction thereof or both. **NFPA-1:18.2.3.6.1**

a. The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones.

COPP CO 93.12

b. Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.

See Fire Lane Detail.

c. Fire Lane Sign(s) shall be 18" by 24" and shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA-1:18.2.3.6.3**

16. Place notes on plan: A water supply for fire protection, either temporary or permanent, shall be made available as soon as significant combustibles material accumulates. **NFPA-1:16.5.3.1.1**

a. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA-1:16.5.3.1.3**

Note: It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA-1:A.16.5.3.1.3**

17. Place note on plans: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4. **NFPA-1:18.3.1**

Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4**.

Note: Fire flow calculations must be provided on separate sheets prior to approval on engineering permits. Fire Flows must be signed and sealed by a Professional Engineer.

Note: The Fire Flow Test must be witnessed by a Pembroke Pines Fire Inspector. Please call **(954) 499-9560** to coordinate a test date and time.

18. Place notes on plan: The number and type of fire hydrant and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations. **NFPA-1:18.5.1**

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

NOTE: Fire hydrants and connections to other approved water supplies shall be accessible to the fire department.

a. Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions. **NFPA-1:18.5.2**

b. Fire hydrants shall be located not more than 12 ft. from the fire apparatus access road. **NFPA-1:18.5.1.6**

c. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.8**

d. Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.10.1**

e. Fire hydrants in zoning classifications with lower residential zoning than R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within 400 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (A)**

f. Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys.
COPP CO 93.25 (B)

g. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C)**

h. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.

COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

i. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**

j. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. **Measurements taken as the fire truck travels.** **COPP CO 93.25 (G)** Engineering department verification required.

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

19. Place notes on plan: Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections.
NFPA-14:6.4.5.1.1 (2019 Ed.)

a. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building.
NFPA-14:6.4.5.1 (2019 Ed.)

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

b. Each fire department connection to sprinkler systems shall be designed by a permanent sign constructed of weather resistant metal or rigid plastic materials with red and white letters , having raised or engraved letters at least 1 in. in height on plate of fitted reading service sign that shall be attached to the exterior of the building adjacent to the connection or on the connection, secured with substantial and corrosion resistant fasteners– for example, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE as applicable.
NFPA-14:6.4.5.2 (2019 Ed.)

c. The fire department connection should be located not less than 18 in. nor more than 48 in. above the level of the adjoining ground, sidewalk, or grade surface.
NFPA-14:6.4.6 (2019 Ed.)

NOTE: Pembroke Pines Fire Department requires FDC to be installed at 3 ft. above grade.

20. Place note on plan and show: The point of service for the fire line must be shown and labeled on the water Civil Sheets (This is the tie in where the water is being used exclusively for the sprinkler/standpipe system).

a. Any underground work commencing at the point of service shall be performed by a licensed contractor as specified in **FSS 633.102**.

21. Place note on plan: Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for forward flow tests at system at a minimum flow rate of the system demand including hose allowance where applicable. **NFPA-13:16.14.5.1 (2019 Ed.)**.

The full flow test of the backflow prevention valve can be performed with a test header or other connection downstream of the valve. A bypass around the check valve in the fire department connector line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot not be accomplished, closed loop flow can be acceptable if a flowmeter or site glass is incorporated into the system to ensure flow. When a backflow prevention device is retroactively installed on a pipe schedule system, the revised hydraulic calculation still follows the pipe schedule method of 19.3.2 with the inclusion of friction loss for the device **NFPA-13:A.16.14.5.1 (2019 Ed.)**

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

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

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

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

NOTE: Detail Provided Below

22. Place note on plan: In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.
NFPA-1:11.10.2

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

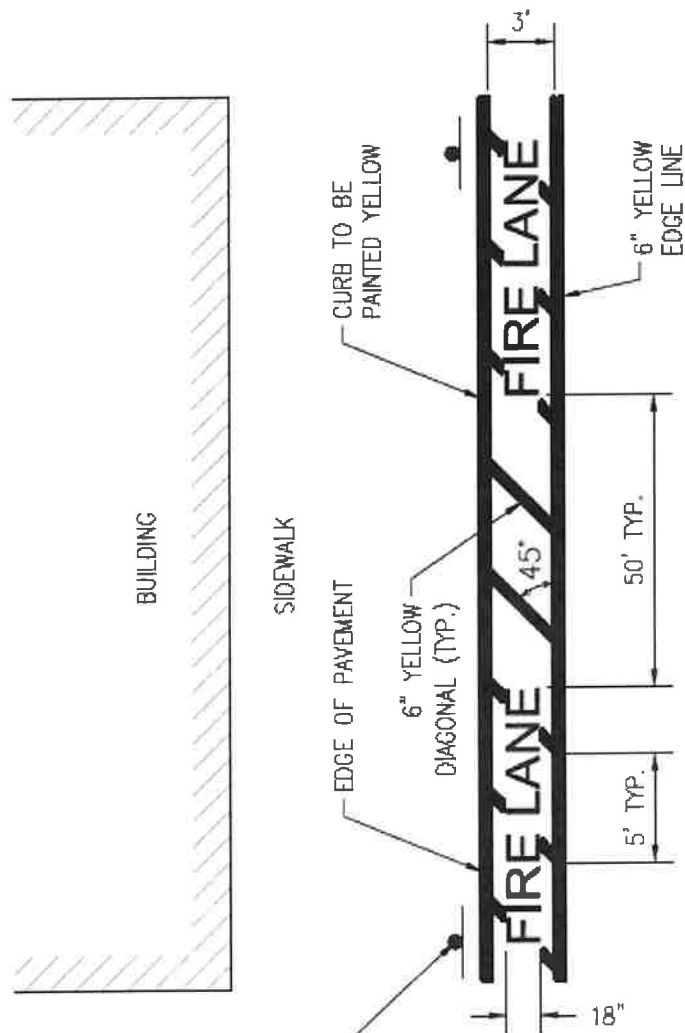
Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with **NFPA-1:11.10.1** and **NFPA-72:24.5.2.2.1** through **NFPA-72:24.5.2.2.3**.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with **NFPA-72:14.4.12.1.2** through **NFPA-72:14.4.12.1.4** and **NFPA-24.5.2.3**.

NOTE: A test grid (Heat Map) plan shall be produced to ensure testing throughout the building.

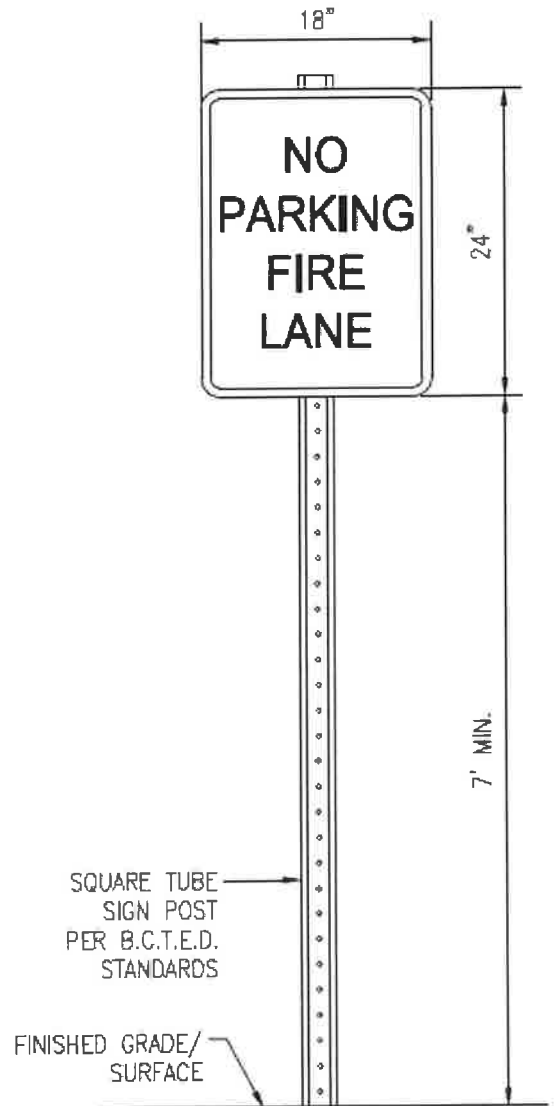
NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.



"NO PARKING FIRE LANE"
SIGN (18"x24")
PER N.F.P.A. 18.2(3)(5)3

NOTE:

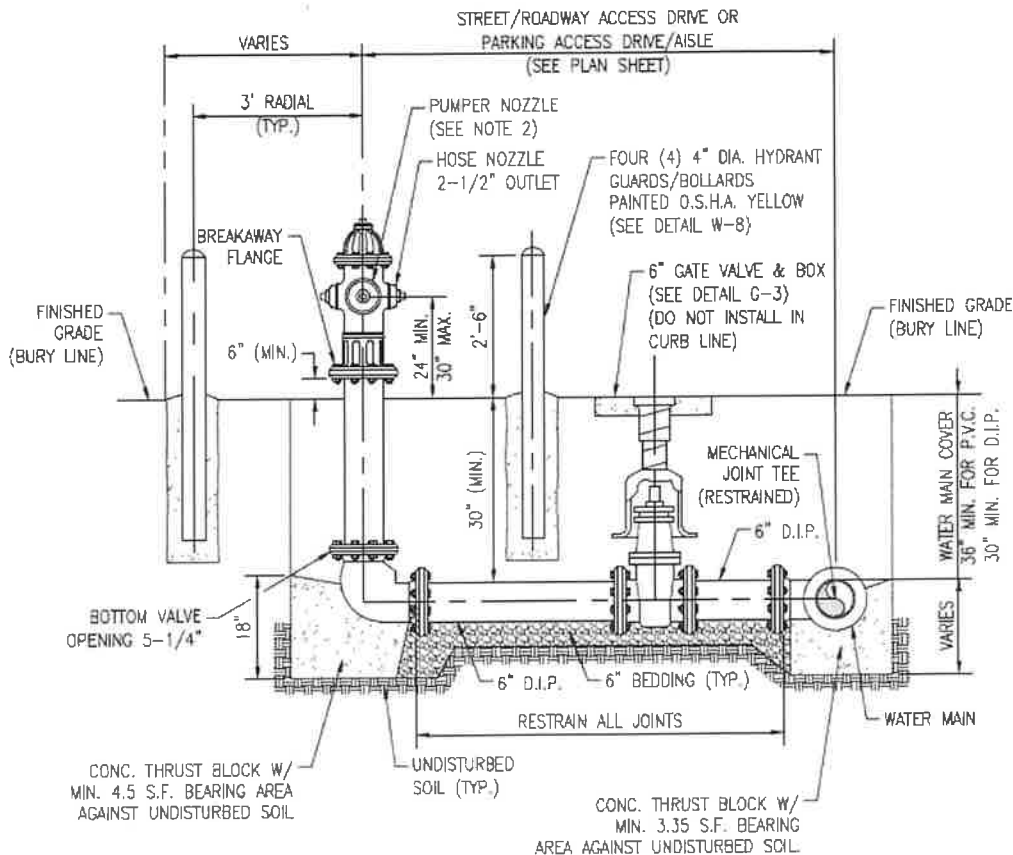
SIGN SHALL HAVE WHITE BACKGROUND WITH RED LETTERS AND SHALL BE 7' IN HEIGHT TO BOTTOM OF SIGN. ALL SIGNS SHALL FACE THE FLOW OF TRAFFIC AND BE A MAXIMUM OF 60' APART.



NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. SIGN SHALL BE "DIAMOND GRADE" TYPE MEETING BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (B.C.T.E.D.) STANDARDS FOR SIGNS.
3. PRIOR TO REINSTALLATION OF FIRE LANE PAVEMENT MARKINGS IN ASSOCIATION WITH SEALCOATING AND/OR REPAVING OF ANY EXISTING COMMERCIAL, RETAIL, INDUSTRIAL OR OFFICE TYPE PROJECT, "PROJECT SPECIFIC" "FIRE LANE LIMITS" MUST BE DETERMINED BY A FIELD REVIEW OF THE EXISTING PROJECT CONDITIONS BY FIRE PREVENTION BUREAU. ONLY FIRE LANE MARKINGS AND SIGNAGE SHALL BE INSTALLED IN THOSE SITE SPECIFIC LOCATIONS AS FIELD IDENTIFIED BY THE FIRE PREVENTION BUREAU.

FIRE HYDRANT DETAIL

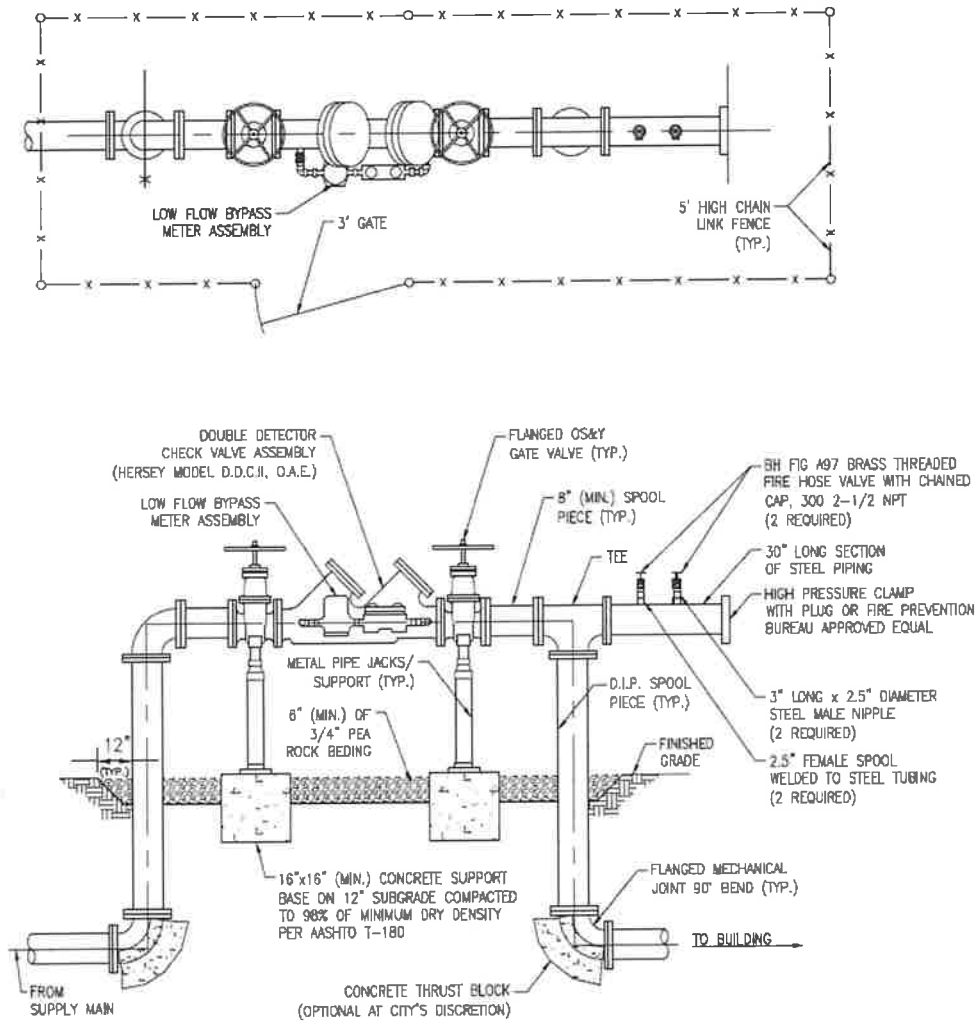


NOTES :

1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 1/4" BOTTOM VALVE WITH A 4 1/2" PUMPER NOZZLE AND TWO (2) 2 1/2" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET & 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.
3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS DRIVE / ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE.
4. HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR "TURNING RADIUS".
5. A SEVEN AND A HALF (7 1/2) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.

6. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.

DDCV Detail



NOTES:

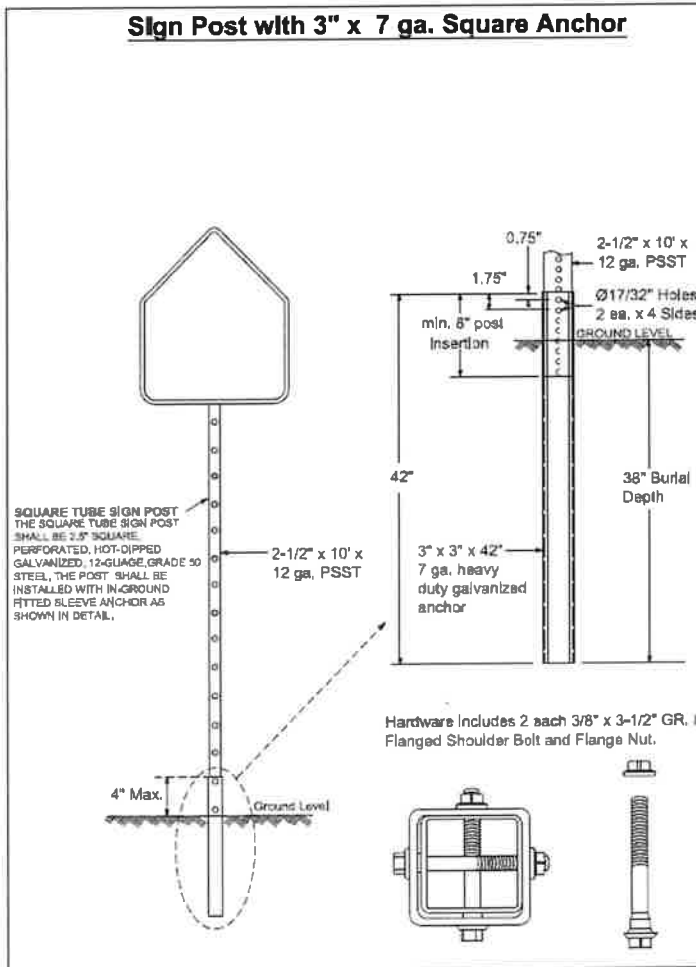
1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER NFPA / CITY FIRE PREVENTION BUREAU STANDARDS / REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE.
2. ADJUSTABLE PIPE JACKS / SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.

4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

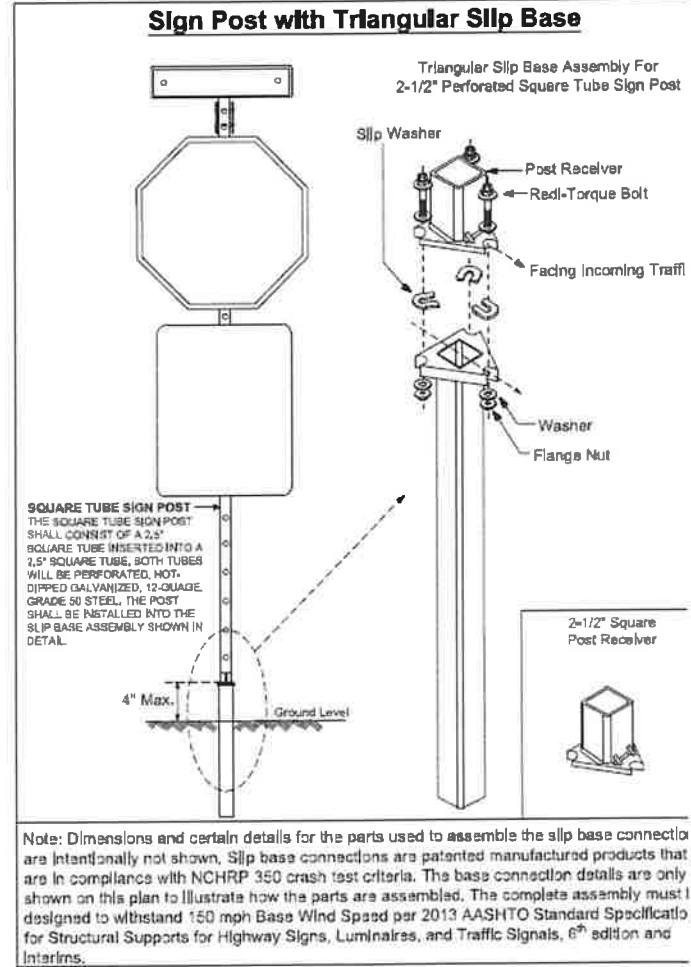
Pembroke Pines Fire Truck Specifications

Ground Sign Assembly Details

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 22, 2024
To: MSC 2024-0019
From: Julia Aldridge, Planner / Zoning Technician
Re: Turbo Shot @ 8579 Pines Boulevard

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

1. Please update Site Data Parking Ratio to 3.5 spaces per 1000 square feet.
2. Site Data indicates there are 18 parking spaces proposed. Clarify if additional parking spaces are being proposed.
3. Please provide details of all signs, including size and illumination, including the monument sign. The total square footage of all signs on the site cannot exceed 120 square feet. No more than 60 square feet of signage shall be placed on the primary façade. Please reference table 155.699 in the Land Development Code for further information.
4. Clarify if the monument sign will have any alterations.
5. Are the directional signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet.
6. Clarify the size of the menu board. A maximum of 32 square feet is permitted.
7. Provide updated outdoor seating plan and details of architectural features, barriers and amenities for proposed outdoor seating. Landscaping and screening must be provided.
8. Provide details of canopy clearance bars.
9. Please add a note to the plans that the garbage enclosure will be painted to match the building façade.
10. Provide black and white elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations.
11. Will there be any wall lighting provided? If so, provide all details of fixtures.
12. Clarify if any changes are being made to the site lighting. If so, provide photometric plans for the site as well as product sheets. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line.
13. Verify light fixtures are full cut off type.
14. Clarify the CCT of light fixtures. CCT cannot exceed 4,000k.
15. Clarify if any new roof top equipment is proposed. If so, provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
16. Provide a sustainability statement as required by section 155.6120—155.6123.
17. Provide a letter detailing the economic impact of the proposed development.

- 18.** Provide material board of all exterior colors, finishes, materials to be used on the façade.
Label all materials and colors on the material board.
- 19.** Resubmittal must include an itemized response to all comments made by DRC members.
- 20.** Further comments may apply.

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

ENTITLEMENT PLANS FOR PROPOSED COFFEE SHOP

PARCEL ID: 514116160022
8579 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33024

PREPARED FOR:
FAZIO ACQUISITIONS, LLC
APRIL 2024



VICINITY MAP
SCALE: AS NOTED
SECTION 16, TOWNSHIP 51S, RANGE 41E

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

PROJECT CONTACTS

OWNER OF RECORD
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVE. SUITE B2
DELRAY BEACH, FLORIDA 33483
(561) 891-5370
CONTACT: ANSEL MERO, P.E.

RECORD
920 WOODCOCK ROAD, SUITE 101
TAMPA, FLORIDA 33605
(813) 855-9185

ENGINEER
4111 BRANLEY CIRCLE SW
GAINESVILLE, FLORIDA 32608
(352) 333-1100
CONTACT: TIMOTHY L. FISH, P.E.

AGENCY CONTACTS

BROWARD AND ZONING
PEMBROKE PINES PLANNING & ZONING
CIVIL ENGINEERING DEPARTMENT
10000 W. PALM BLVD., SUITE 100
PEMBROKE PINES, FL. 33025
561-891-2100
CONTACT: MICHAEL JAMES JR.

LAND DEVELOPMENT
PEMBROKE PINES PLANNING & ZONING
10000 W. PALM BLVD., SUITE 100
PEMBROKE PINES, FL. 33025
(954) 516-5000
CONTACT: JOHN L. HUGHAN, P.E.

ENV. REGULATION
PEMBROKE PINES FIRE RESCUE
10000 W. PALM BLVD., SUITE 100
PEMBROKE PINES, FL. 33024
561-899-9000
CONTACT: CHET WICKERD, RDP/ROZ

UTILITIES
PEMBROKE PINES UTILITY DEPARTMENT
PEMBROKE PINES, FL. 33025
561-516-9000
CONTACT: ROBERT F. BAILEY



NO.	DATE	DESCRIPTION
1	04/15/2024	ISSUED FOR PERMITS
2	04/15/2024	ISSUED FOR PERMITS
3	04/15/2024	ISSUED FOR PERMITS
4	04/15/2024	ISSUED FOR PERMITS
5	04/15/2024	ISSUED FOR PERMITS
6	04/15/2024	ISSUED FOR PERMITS
7	04/15/2024	ISSUED FOR PERMITS
8	04/15/2024	ISSUED FOR PERMITS
9	04/15/2024	ISSUED FOR PERMITS
10	04/15/2024	ISSUED FOR PERMITS

THIS PLAN SET IS THE PROPERTY OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN SET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC ENGINEERING CONSULTANTS, P.C.

PROJECT: FAZIO ACQUISITIONS, LLC
8579 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33024

DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
(561) 891-5370
WWW.DYNAMICEC.COM

ANGEL BINDER
Pineiro Lugo
305.987.1313
135.591.0400

COVER SHEET

DATE: 04/15/2024
SCALE: AS NOTED
PROJECT: FAZIO ACQUISITIONS, LLC
8579 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33024

PROJECT NO: **C0.00**
SHEET NO: **1** OF **2**

THIS PLAN SET IS THE PROPERTY OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN SET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC ENGINEERING CONSULTANTS, P.C.



REV.	DATE	DESCRIPTION
1	08/14/2018	ISSUE FOR PERMITS
2	08/14/2018	ISSUE FOR PERMITS
3	08/14/2018	ISSUE FOR PERMITS

Fazio Acquisitions, LLC
 10001 Pine Valley Road, Suite 100
 Raleigh, NC 27617
 (919) 455-1234

DYNAMIC ENGINEERING
 100 NW 86th Avenue
 Suite 100
 Delray Beach, FL 33448
 (561) 271-1234

ANGEL PINERO
 PROFESSIONAL ENGINEER
 License No. 12345

SITE PLAN

PROJECT NO: 18-0012
 DATE: 08/14/2018
 SHEET NO: 1 OF 2
C1.00

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE YEAR 2020.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DELRAY BEACH, FLORIDA.
- ALL EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, CODES AND REGULATIONS.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, CODES AND REGULATIONS.

LEGAL DESCRIPTION

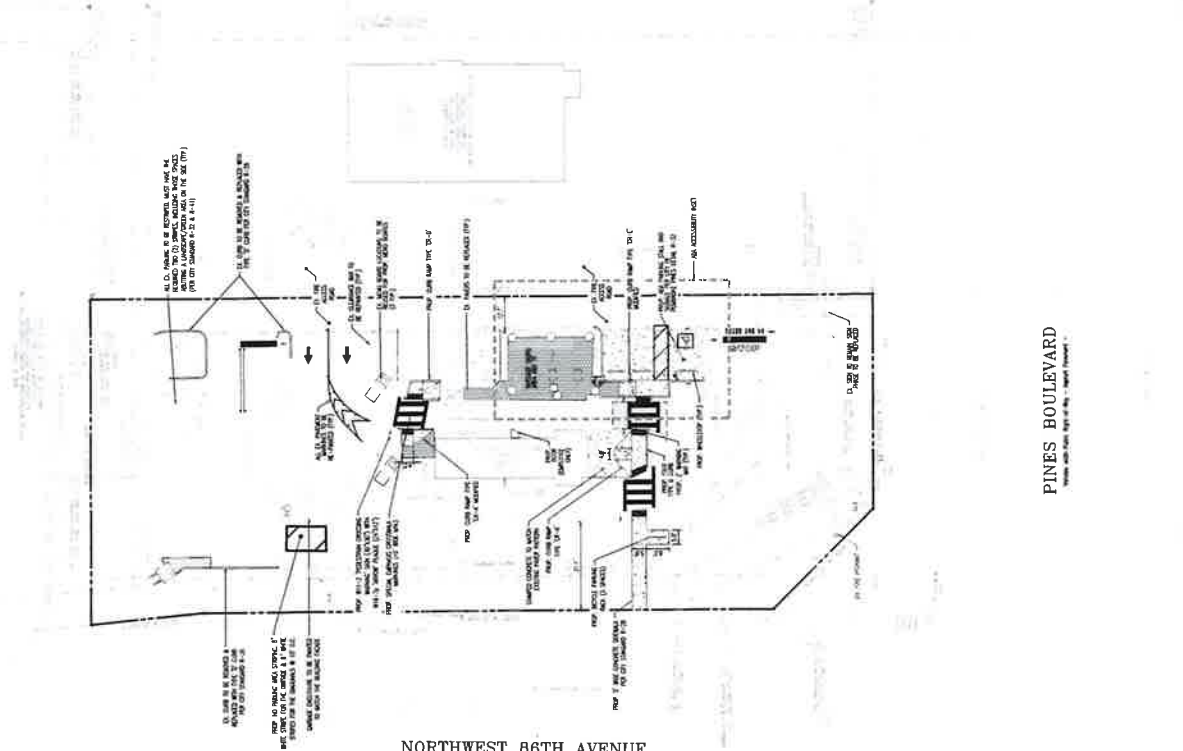
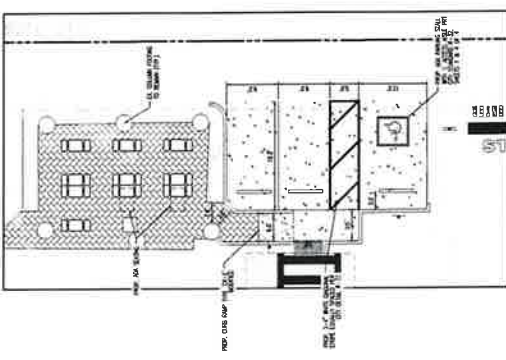
THE LAND SHOWN ON THIS PLAN IS PART OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF DELRAY BEACH, FLORIDA, DATED 08/14/2018, AND IS SUBJECT TO THE CITY OF DELRAY BEACH, FLORIDA, ZONING ORDINANCE, CHAPTER 170, SECTION 170.02, WHICH PERMITS THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED GARAGE.

FIRE NOTES

- ALL NEW CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, FIRE CODE, CHAPTER 170, SECTION 170.05.
- ALL EXISTING CONSTRUCTION SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
- ALL NEW CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF DELRAY BEACH, FLORIDA, FIRE CODE, CHAPTER 170, SECTION 170.05.
- ALL EXISTING CONSTRUCTION SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
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- ALL EXISTING CONSTRUCTION SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

SITE DATA

NO.	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	TOTAL SITE AREA	10,000	100%
2	CONCRETE DRIVEWAY	2,000	20%
3	ASPHALT DRIVEWAY	1,000	10%
4	PAVED DRIVEWAY	1,000	10%
5	UNPAVED DRIVEWAY	1,000	10%
6	GRASS DRIVEWAY	1,000	10%
7	TOTAL DRIVEWAY AREA	6,000	60%
8	REMAINING SITE AREA	4,000	40%



NORTHWEST 86TH AVENUE
 Written With Public Right-of-Way - As Shown - Proposed

PINES BOULEVARD
 Written With Public Right-of-Way - As Shown - Proposed



NO.	DATE	DESCRIPTION
1	08/17/24	ISSUE FOR PERMITS
2	08/17/24	ISSUE FOR PERMITS
3	08/17/24	ISSUE FOR PERMITS
4	08/17/24	ISSUE FOR PERMITS
5	08/17/24	ISSUE FOR PERMITS
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7	08/17/24	ISSUE FOR PERMITS
8	08/17/24	ISSUE FOR PERMITS
9	08/17/24	ISSUE FOR PERMITS
10	08/17/24	ISSUE FOR PERMITS

THIS PLAN SET IS PART OF THE PROJECT'S PERMITS AND SHALL BE USED ONLY FOR THE PROJECT'S PERMITS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.

PROJECT: FAZIO ACQUISITIONS, LLC
 6075 W. 86TH AVENUE
 BUDAPEST PLACE (BUDAPEST COURT), FLORIDA 33024

DATE: 08/17/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTANTS & ENGINEERS
 100 1st Avenue
 10th Floor
 Denver, Colorado, 80202
 303.733.1111
 www.dynamiceng.com

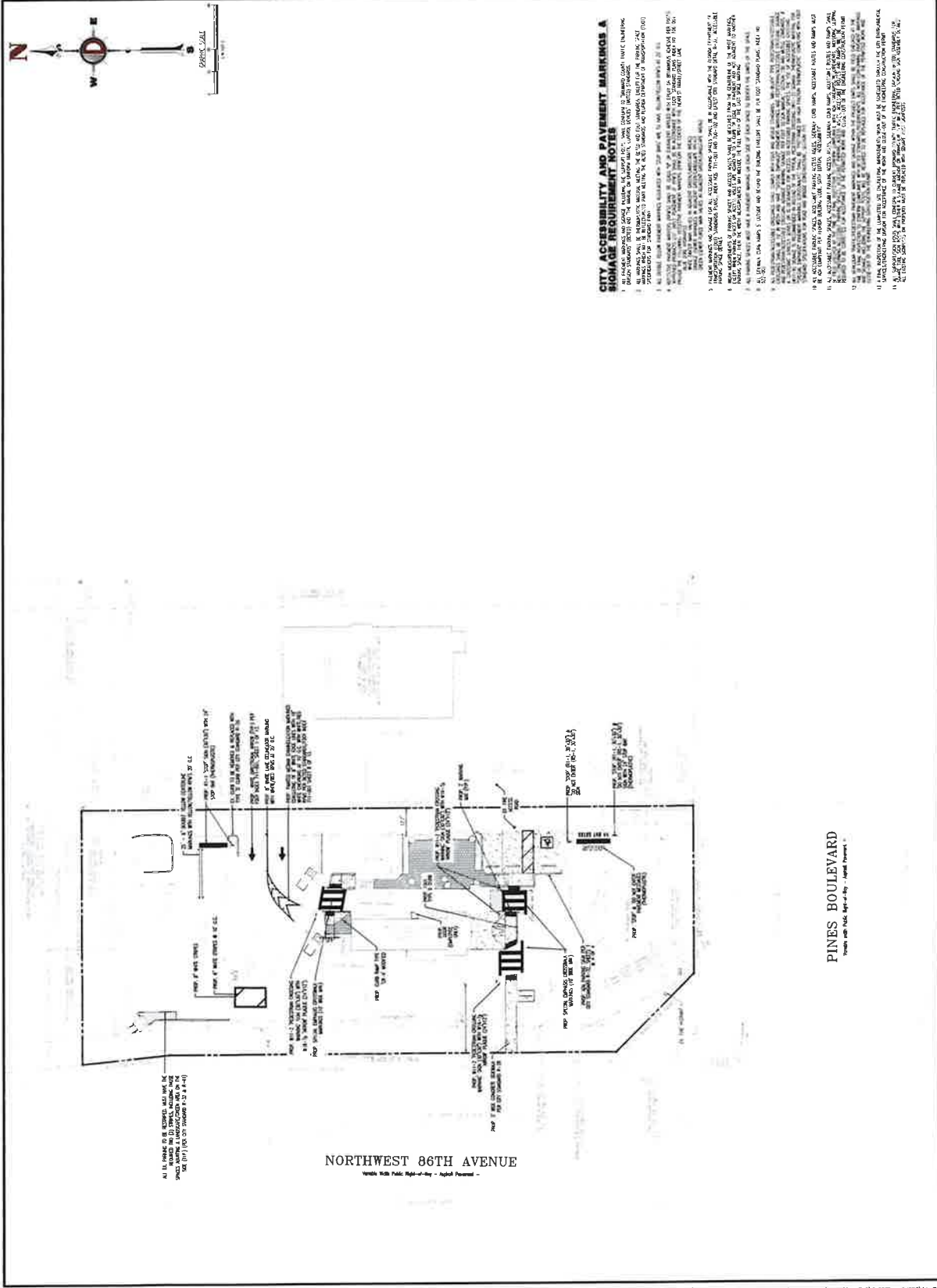
ANGEL PINERO
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12483



PAVEMENT MARKINGS AND SIGNAGE PLAN

DATE: 08/17/24
 PROJECT: FAZIO ACQUISITIONS, LLC
 SHEET: C1.01

C1.01
 2



- CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENT NOTES**
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FMUTCD) AND THE FLORIDA MANUAL ON UNIFORM SIGNAGE (FMS). ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FMUTCD) AND THE FLORIDA MANUAL ON UNIFORM SIGNAGE (FMS).
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PINES BOULEVARD
 From the Public Right-of-Way - Right Turn

NORTHWEST 86TH AVENUE
 From the Public Right-of-Way - Right Turn



NO.	DATE	DESCRIPTION
1	08/17/24	ISSUED FOR PERMITS
2	09/17/24	ISSUED FOR PERMITS
3	10/17/24	ISSUED FOR PERMITS
4	11/17/24	ISSUED FOR PERMITS
5	12/17/24	ISSUED FOR PERMITS
6	01/17/25	ISSUED FOR PERMITS
7	02/17/25	ISSUED FOR PERMITS
8	03/17/25	ISSUED FOR PERMITS
9	04/17/25	ISSUED FOR PERMITS
10	05/17/25	ISSUED FOR PERMITS

FAZO ACQUISITIONS, LLC
 PROJECT: 51416162022
 8075 NW 55th Boulevard
 COUNTY: FLORIDA 33024



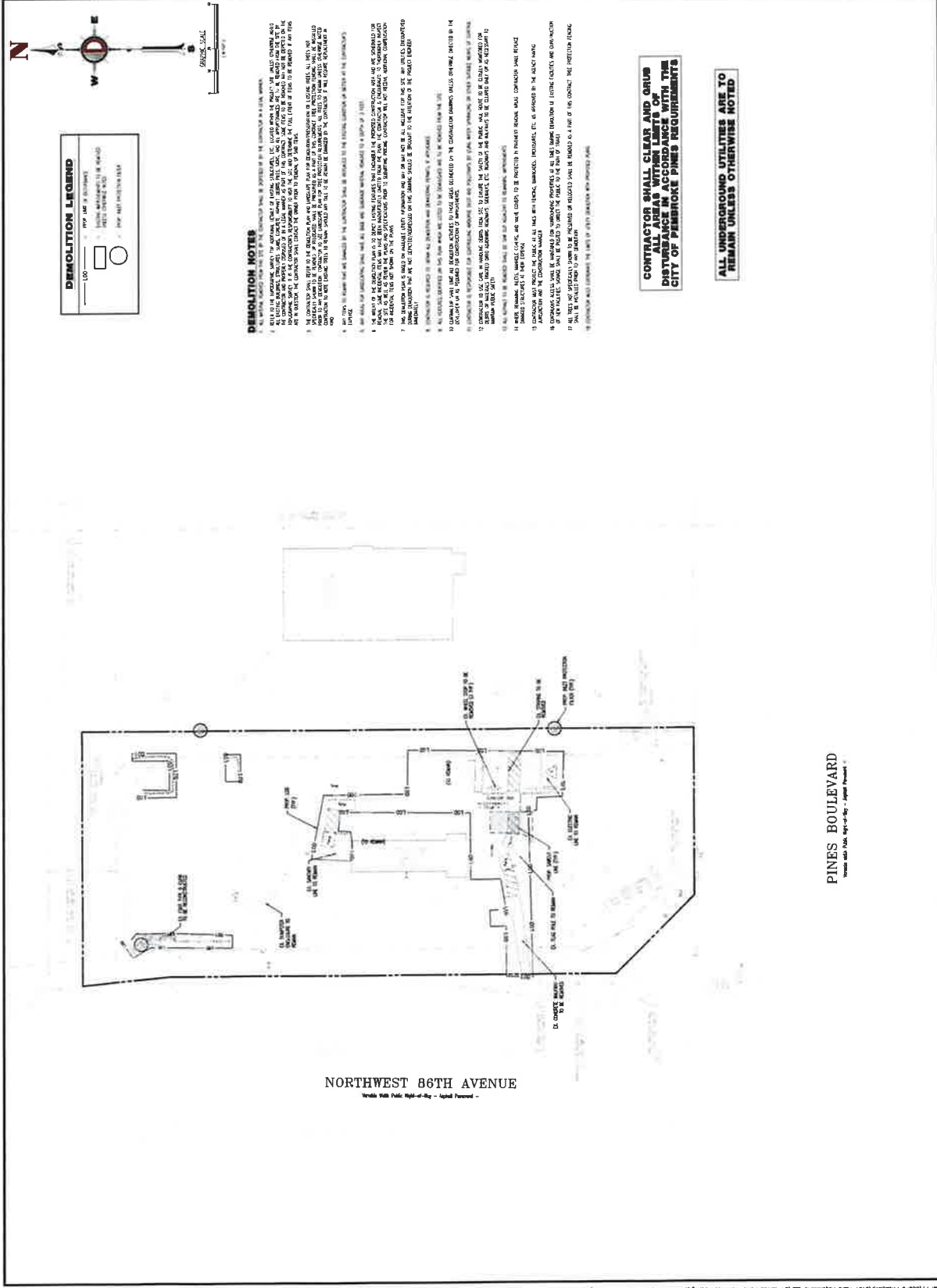
ANGEL PINERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 51416162022



DEMOLITION & EROSION CONTROL PLAN - PHASE I

DATE: 08/17/24
 DRAWN BY: ANGEL PINERO
 CHECKED BY: ANGEL PINERO
 PROJECT NO: 51416162022

C2.00



NORTHWEST 86TH AVENUE
 North West Public Right-of-Way - Right of Way - Approved Project -

PINES BOULEVARD
 Vertical Curve Data: 400' x 2.00' - 2.00' - Approved Project -

CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS WITHIN LIMITS OF DISTURBANCE IN ACCORDANCE WITH THE CITY OF PEEBLES REQUIREMENTS

ALL UNDERGROUND UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED

DEMOLITION LEGEND

○	EXISTING UTILITY
○	EXISTING STRUCTURE
○	STRUCTURE TO BE DEMOLISHED
○	DEMOLITION AREA

- DEMOLITION NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEEBLES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING DEMOLITION WORK.
 2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE DEMOLITION PROCESS. ANY UTILITIES THAT ARE TO BE REMOVED SHALL BE MARKED AND DELETED AS PART OF THE DEMOLITION PROCESS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEEBLES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING DEMOLITION WORK.
 4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL NOT EXCEED THE SPECIFIED BUDGET.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEEBLES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING DEMOLITION WORK.
 6. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL NOT EXCEED THE SPECIFIED BUDGET.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEEBLES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING DEMOLITION WORK.
 8. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL NOT EXCEED THE SPECIFIED BUDGET.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEEBLES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING DEMOLITION WORK.
 10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL NOT EXCEED THE SPECIFIED BUDGET.



NO.	DATE	DESCRIPTION
1	11/24/2023	INITIAL DESIGN
2	12/12/2023	REVISIONS
3		
4		
5		

7740 PINE BLVD, SUITE 200, FORT WORTH, TEXAS 76116
 PROJECT: 2023-00101
 CLIENT: KAWAIIAN DEVELOPMENT
 ADDRESS: 100 NE 58th AVENUE, SUITE 20, PINE BLVD, FORT WORTH, TEXAS 76116

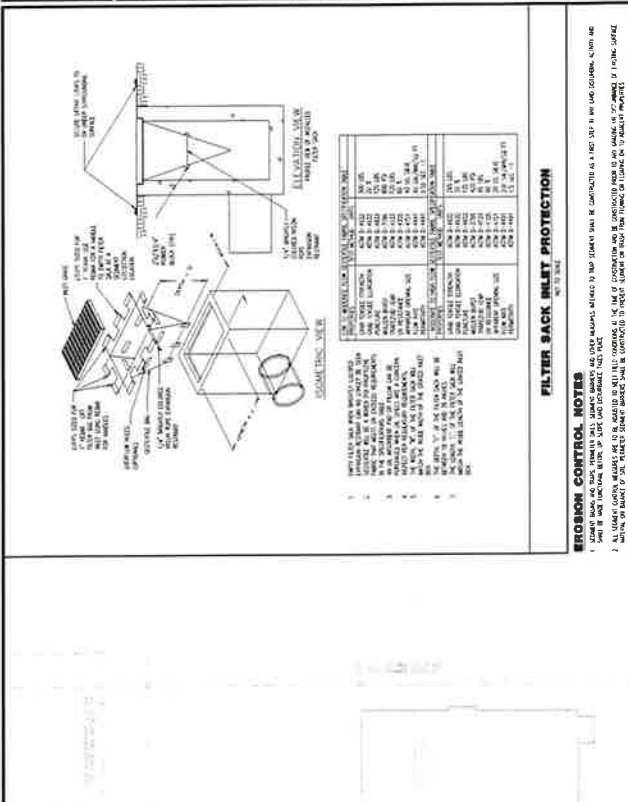
Fazio Acquisitions LLC
 PROFESSIONAL ENGINEER
 LICENSE NO. 12575
 EXPIRES: 12/31/2024

DYNAMIC ENGINEERING
 PROFESSIONAL ENGINEER
 LICENSE NO. 12575
 EXPIRES: 12/31/2024

ÁNGEL PIÑERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 12575
 EXPIRES: 12/31/2024

PROJECT YOURSELF
 100 NE 58th AVENUE, SUITE 20, PINE BLVD, FORT WORTH, TEXAS 76116
 PROJECT NUMBER: 2023-00101

EROSION CONTROL PLAN - PHASE II
 DATE: 11/24/2023
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER: C201



EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL SLOPED AREAS SHALL BE COVERED WITH MULCH OR TURF GRASS WITHIN 14 DAYS OF COMPLETION OF THE WORK.
3. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.
4. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.
5. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.
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8. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.
9. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.
10. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MATS OR MULCH WITHIN 14 DAYS OF EXPOSURE.

EROSION CONTROL TABLE

NO.	DESCRIPTION	AMOUNT
1	Erosion Control Mats	1000 sq ft
2	Mulch	2000 cu yd
3	Turf Grass	1000 sq ft
4	Silt Fence	1000 ft
5	Sediment Basin	1000 sq ft

PROJECT INFORMATION

PROJECT NUMBER	2023-00101
PROJECT NAME	EROSION CONTROL PLAN - PHASE II
PROJECT LOCATION	100 NE 58th AVENUE, SUITE 20, PINE BLVD, FORT WORTH, TEXAS 76116
PROJECT OWNER	KAWAIIAN DEVELOPMENT
PROJECT ARCHITECT	PROJECT YOURSELF
PROJECT ENGINEER	ÁNGEL PIÑERO
PROJECT DATE	11/24/2023

NO.	DESCRIPTION	AMOUNT	UNIT
1	Erosion Control Mats	1000	sq ft
2	Mulch	2000	cu yd
3	Turf Grass	1000	sq ft
4	Silt Fence	1000	ft
5	Sediment Basin	1000	sq ft

EROSION CONTROL LEGEND



FILTER SACK INLET PROTECTION



1. FILTER SACK SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. FILTER SACK SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. FILTER SACK SHALL BE REPLACED WHEN FULL.
4. FILTER SACK SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FORT WORTH EROSION CONTROL ORDINANCES.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES SHALL BE REPLACED WHEN FULL.
5. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE REPLACED WHEN FULL.
8. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
9. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
10. ALL EROSION CONTROL MEASURES SHALL BE REPLACED WHEN FULL.

PINES BOULEVARD
 FROM 100 NE 58th AVENUE TO 100 NE 60th AVENUE



EROSION CONTROL PLAN - PHASE II
 DATE: 11/24/2023
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER: C201



DYNAMIC ENGINEERING
 1500 E. 15th Street
 Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 www.dynamiceng.com

PROJECT: **FAZIO ACQUISITIONS, LLC**
 6574 PINES BOULEVARD
 FORT LAUDERDALE, FLORIDA 33304

DATE: 08/11/24
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]



DYNAMIC ENGINEERING
 1500 E. 15th Street
 Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 www.dynamiceng.com

ANGEL PINERO
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000

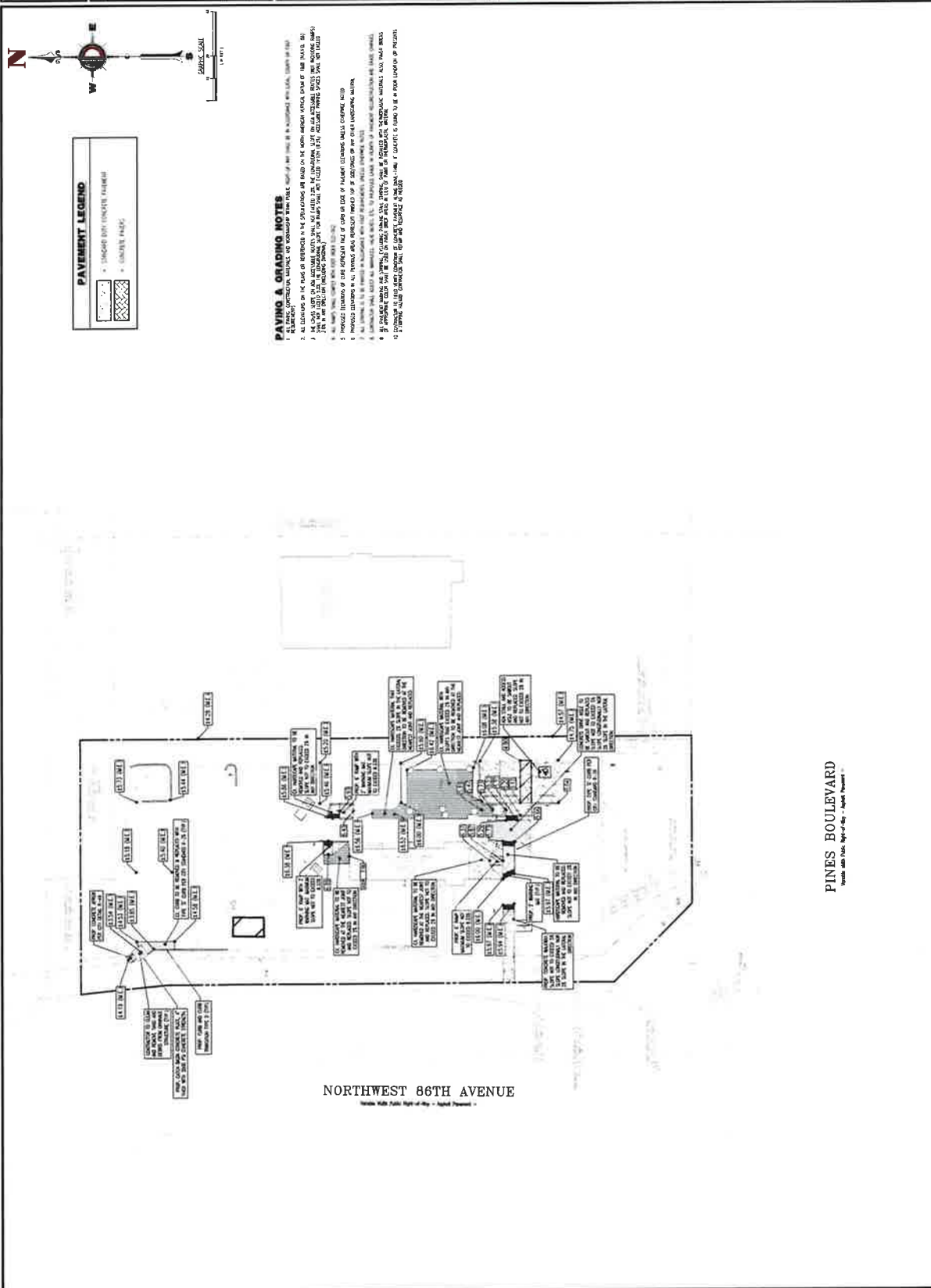


ANGEL PINERO
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF FLORIDA

ENGINEERING PLAN

DATE: 08/11/24
 SCALE: AS SHOWN

C300
 SHEET NO. 2



NORTHWEST 86TH AVENUE

PINES BOULEVARD

PROJECT: PINES BOULEVARD - PAVING & GRADING - ANGEL PINERO
 DATE: 08/11/24 - 12:15 PM
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: PINES BOULEVARD - PAVING & GRADING - ANGEL PINERO
 DATE: 08/11/24 - 12:15 PM
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]



REV	DATE	BY	CHKD	COMMENTS
1	11/24/24	AS	AS	ISSUE FOR PERMITS
2	11/24/24	AS	AS	ISSUE FOR PERMITS
3	11/24/24	AS	AS	ISSUE FOR PERMITS
4	11/24/24	AS	AS	ISSUE FOR PERMITS
5	11/24/24	AS	AS	ISSUE FOR PERMITS

PROJECT: Fazio Acquisitions, LLC
 8079 Pines Boulevard
 Palm Beach Gardens, FL 33418
 561-981-1000
 www.faziao.com

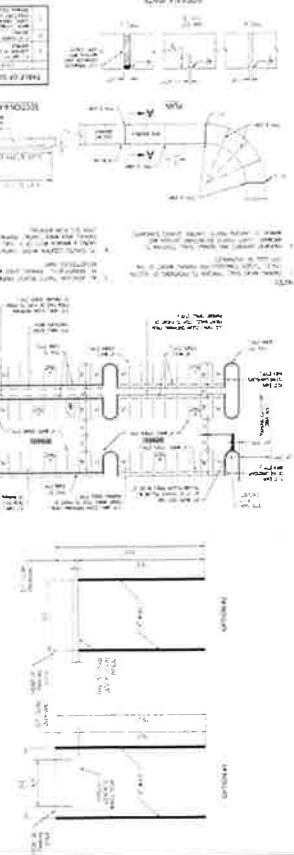
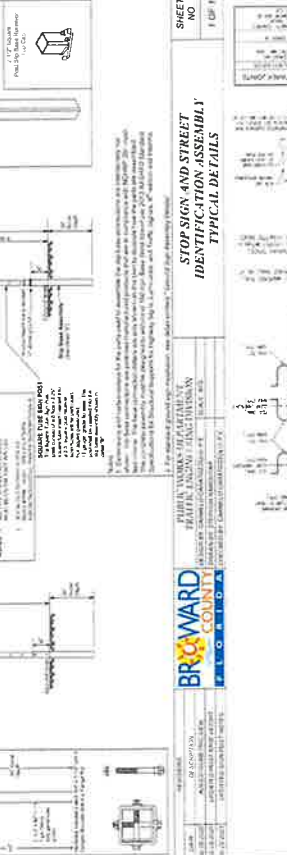
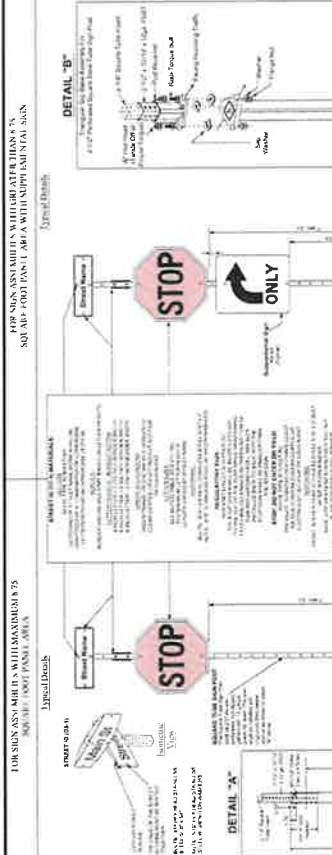
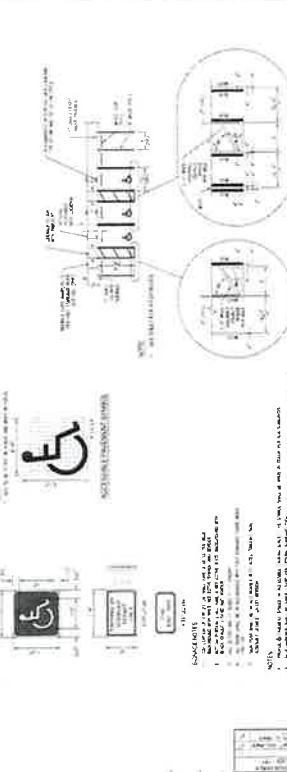
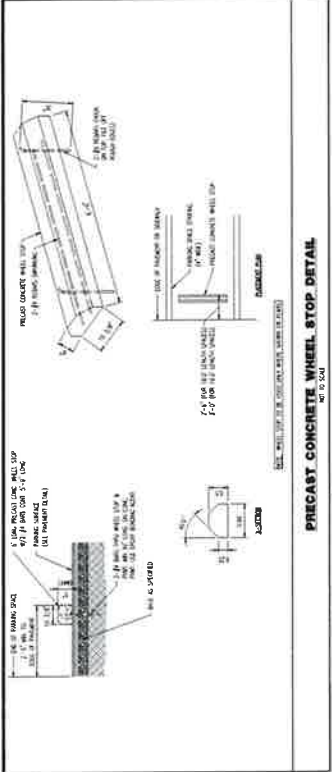
DYNAMIC ENGINEERING
 PROFESSIONAL ENGINEERING
 100 NE 5th Avenue
 Suite 101
 Delray Beach, FL 33483
 561-271-1111
 www.dynamic-engineering.com

ANGEL PINERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 STATE OF FLORIDA

811
 PROJECT CONTROL
 100 NE 5th Avenue
 Suite 101
 Delray Beach, FL 33483
 561-271-1111

CONSTRUCTION DETAILS

DATE: 11/24/24
 SHEET NO: C3.01
 OF: 2



FOR SIGN ASSEMBLY WITH SIGN ATTACHED TO SIGNPOST AND SIGNPOST WITH SUPPORT BRACKET AND SIGNPOST
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 FOR SIGN ASSEMBLY WITH SIGN ATTACHED TO SIGNPOST AND SIGNPOST WITH SUPPORT BRACKET AND SIGNPOST

PROJECT: Fazio Acquisitions, LLC
 8079 Pines Boulevard
 Palm Beach Gardens, FL 33418
 561-981-1000
 www.faziao.com

DYNAMIC ENGINEERING
 PROFESSIONAL ENGINEERING
 100 NE 5th Avenue
 Suite 101
 Delray Beach, FL 33483
 561-271-1111
 www.dynamic-engineering.com

ANGEL PINERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 STATE OF FLORIDA

811
 PROJECT CONTROL
 100 NE 5th Avenue
 Suite 101
 Delray Beach, FL 33483
 561-271-1111

CONSTRUCTION DETAILS

DATE: 11/24/24
 SHEET NO: C3.01
 OF: 2



NO.	1	DATE	09/16/2024
REV.	2	DATE	09/16/2024
REV.	3	DATE	09/16/2024
REV.	4	DATE	09/16/2024
REV.	5	DATE	09/16/2024
REV.	6	DATE	09/16/2024
REV.	7	DATE	09/16/2024
REV.	8	DATE	09/16/2024
REV.	9	DATE	09/16/2024
REV.	10	DATE	09/16/2024

PROJECT: PARK ACQUISITIONS, LLC
 8729 PINE BLVD., SUITE 202
 FORT MYERS, FL 33907
 PHONE: 813-938-1111
 FAX: 813-938-1112
 WWW.DYNAMICENGINEERING.COM

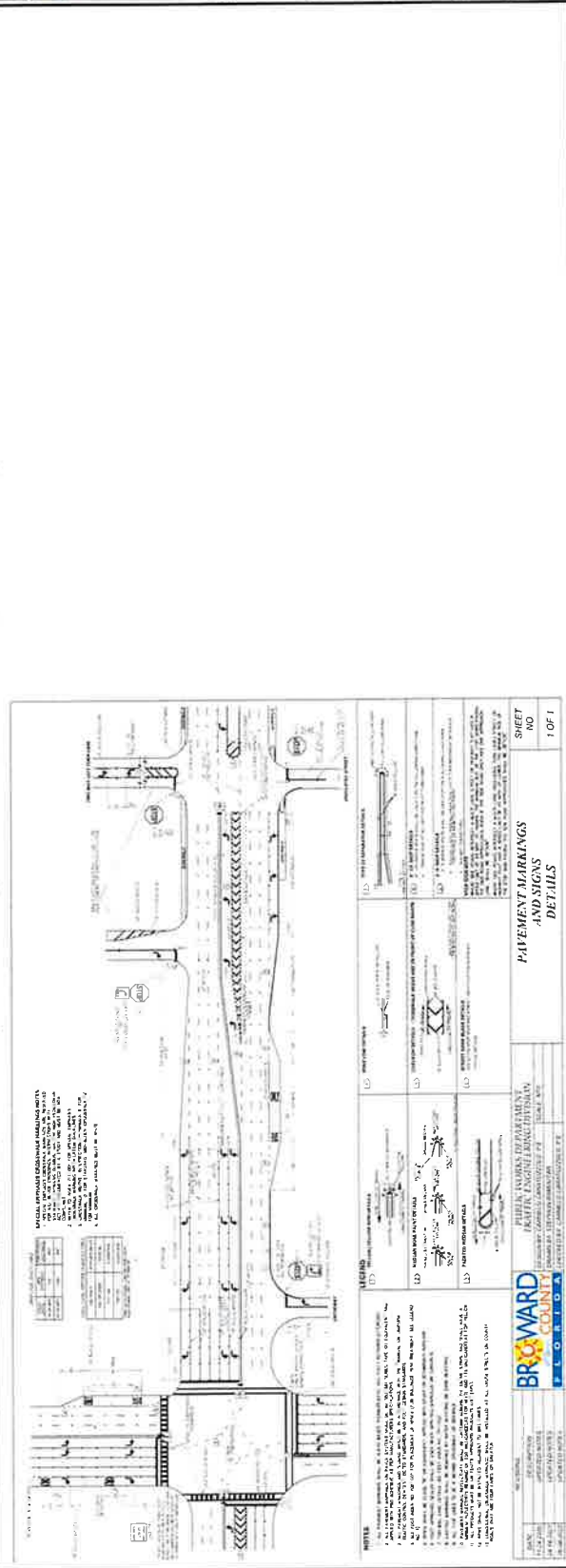
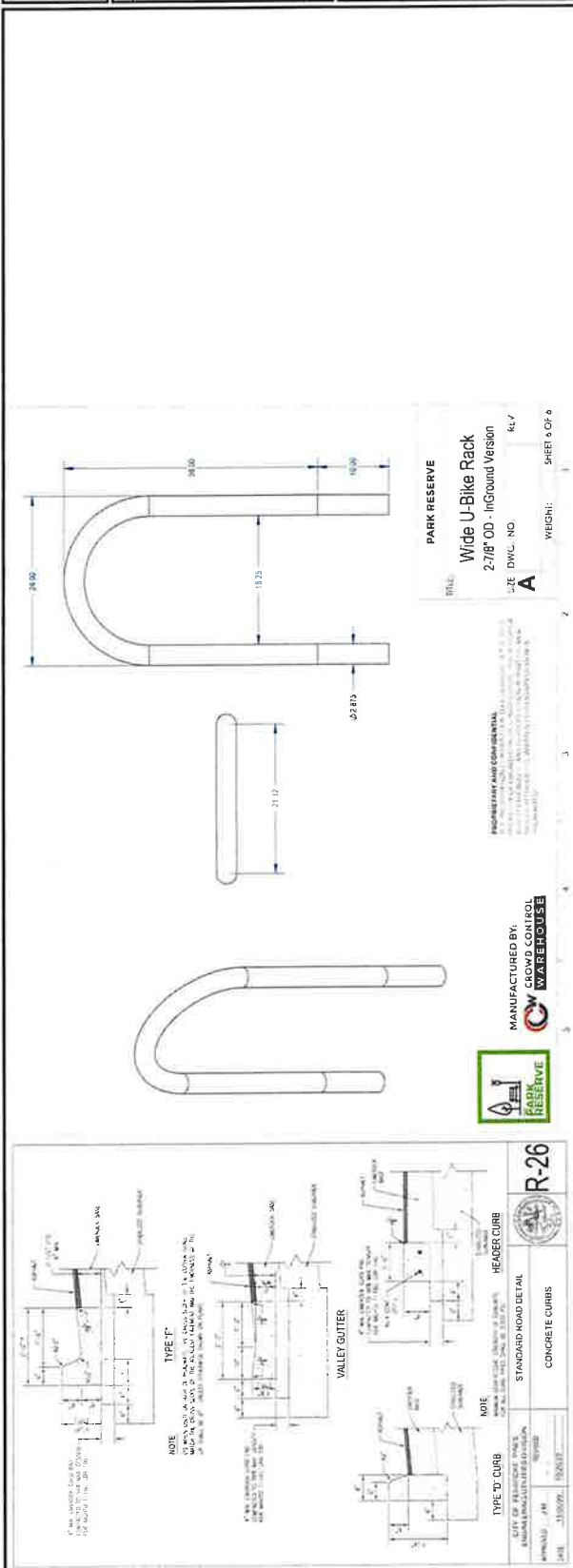


ANGEL PINERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 12412



CONSTRUCTION DETAILS

DATE: 09/16/2024
 PROJECT: PARK ACQUISITIONS, LLC
 SHEET NO. C302
 OF 2





REV.	DATE	DESCRIPTION
1	12/12/24	ISSUED FOR PERMITS
2	12/12/24	ISSUED FOR PERMITS
3	12/12/24	ISSUED FOR PERMITS

PROJECT	FAZIO ACQUISITIONS, LLC
ADDRESS	8575 W. BULLHEAD BLVD. BOYD COUNTY, FLORIDA 32024
CITY	BOYD COUNTY
APPROVED BY	[Signature]
DATE	12/12/24

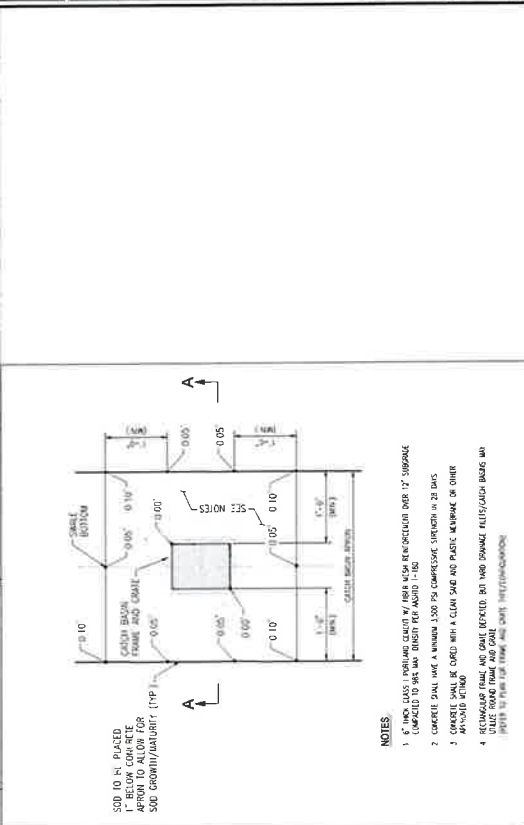
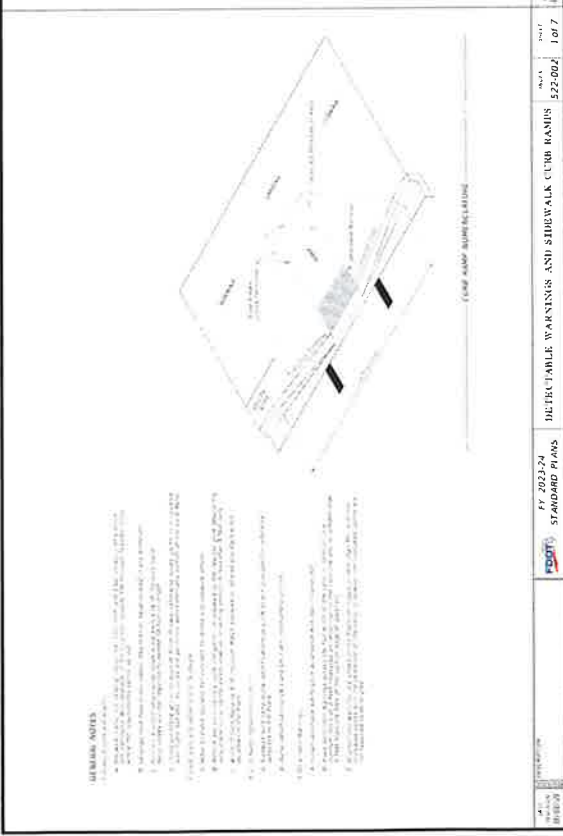
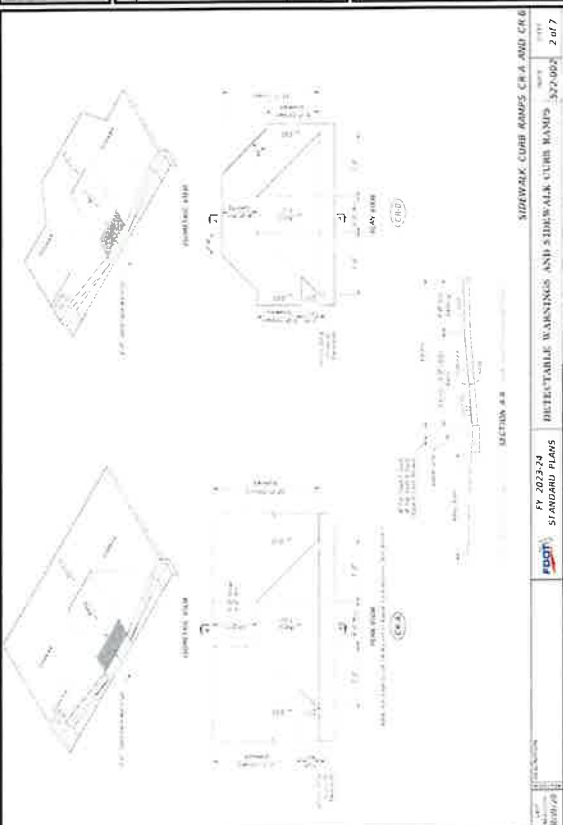
DYNAMIC ENGINEERING
 100 SOUTH BRADY STREET, SUITE 201
 BOYD COUNTY, FLORIDA 32024
 PHONE: (904) 200-1100
 FAX: (904) 200-1101
 WWW.DYNAMIC-ENG.COM

ANGEL PINERO
 PROFESSIONAL ENGINEER
 LICENSE NO. 10471



CONSTRUCTION DETAILS

NO. IN SET	4 OF 7
DATE	12/12/24
PROJECT NO.	23002
SHEET NO.	C3.03



NO. IN SET	4 OF 7
DATE	12/12/24
PROJECT NO.	23002
SHEET NO.	C3.03

APPROVED - P.E.	ANGEL PINERO
DATE	12/12/24
PROJECT NO.	23002
SHEET NO.	C3.03

GENERAL GRADING AND PLANTING NOTES

- STANDARD FOR MAINTENANCE PLANTS: CONTRACTOR SHALL PROVIDE THE SPECIFICATIONS FOR MAINTENANCE PLANTS TO BE USED IN THIS PROJECT. CONTRACTOR SHALL PROVIDE THE SPECIFICATIONS FOR MAINTENANCE PLANTS TO BE USED IN THIS PROJECT. CONTRACTOR SHALL PROVIDE THE SPECIFICATIONS FOR MAINTENANCE PLANTS TO BE USED IN THIS PROJECT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
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IRRIGATION NOTE

THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS AS PER THE SPECIFICATIONS FOR ROOT BARRIERS. THE CONTRACTOR SHALL INSTALL ROOT BARRIERS AS PER THE SPECIFICATIONS FOR ROOT BARRIERS. THE CONTRACTOR SHALL INSTALL ROOT BARRIERS AS PER THE SPECIFICATIONS FOR ROOT BARRIERS.

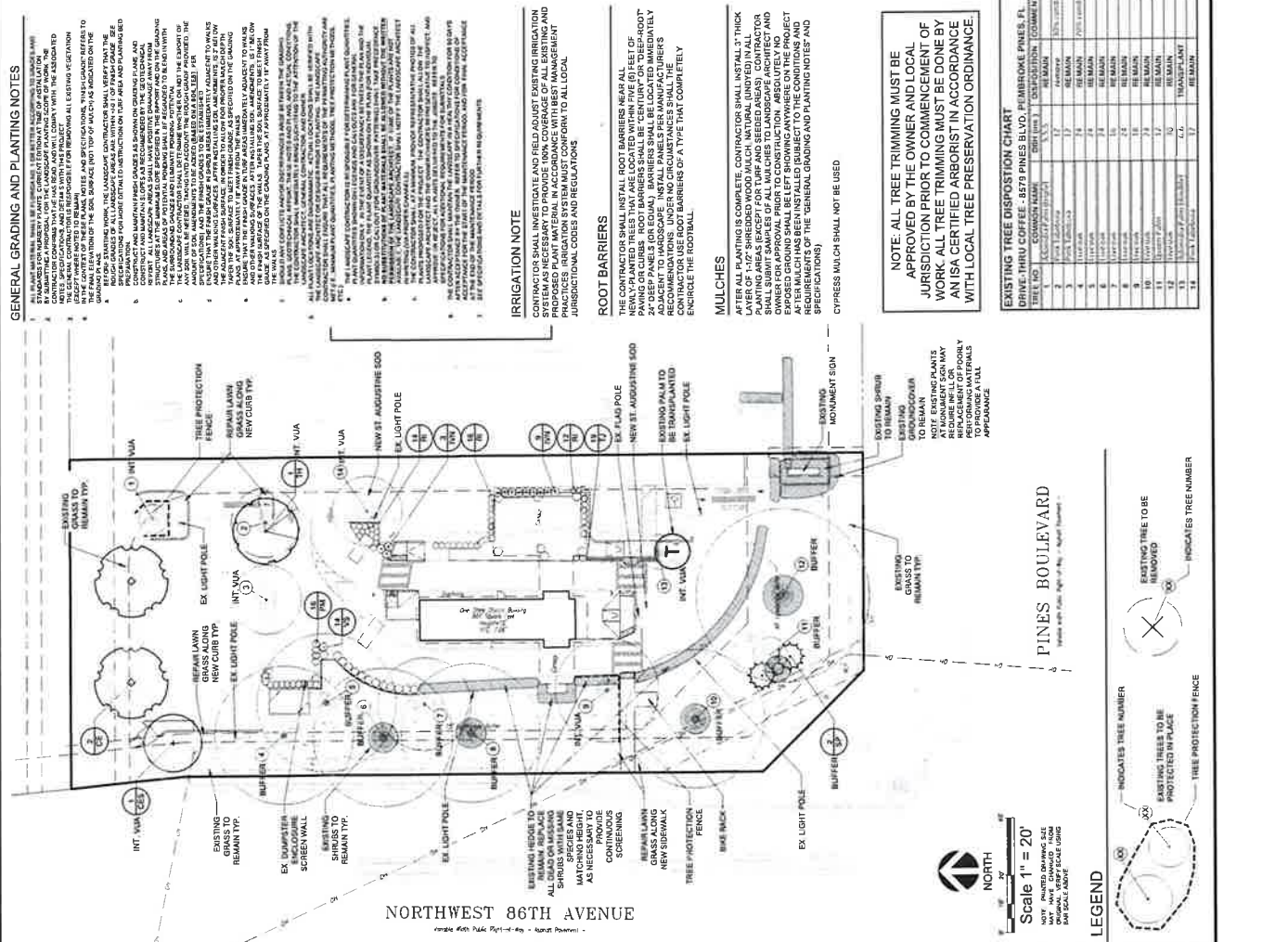
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1/2" SHREDDED WOOD MULCH. NATURAL UNDYED IN ALL PLANTING AREAS. CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1/2" SHREDDED WOOD MULCH. NATURAL UNDYED IN ALL PLANTING AREAS.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE DISPOSITION CHART

TREE NO.	COMMON NAME	DBH (IN)	HEIGHT (FT)	CONDITION	REMARKS
1	FLORIDA PALM	12	15	GOOD	TO REMAIN
2	FLORIDA PALM	10	12	GOOD	TO REMAIN
3	FLORIDA PALM	8	10	GOOD	TO REMAIN
4	FLORIDA PALM	6	8	GOOD	TO REMAIN
5	FLORIDA PALM	4	6	GOOD	TO REMAIN
6	FLORIDA PALM	3	5	GOOD	TO REMAIN
7	FLORIDA PALM	2	4	GOOD	TO REMAIN
8	FLORIDA PALM	1	3	GOOD	TO REMAIN
9	FLORIDA PALM	1	3	GOOD	TO REMAIN
10	FLORIDA PALM	1	3	GOOD	TO REMAIN
11	FLORIDA PALM	1	3	GOOD	TO REMAIN
12	FLORIDA PALM	1	3	GOOD	TO REMAIN
13	FLORIDA PALM	1	3	GOOD	TO REMAIN
14	FLORIDA PALM	1	3	GOOD	TO REMAIN
15	FLORIDA PALM	1	3	GOOD	TO REMAIN
16	FLORIDA PALM	1	3	GOOD	TO REMAIN
17	FLORIDA PALM	1	3	GOOD	TO REMAIN
18	FLORIDA PALM	1	3	GOOD	TO REMAIN



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
1	COCONUT PALM	Coconut Palm	12" DBH @ 1.37m	10' x 10'	2	YES	YES
2	FLORIDA PALM	Florida Palm	12" DBH @ 1.37m	10' x 10'	1	YES	YES
3	FLORIDA PALM	Florida Palm	12" DBH @ 1.37m	10' x 10'	2	YES	YES
4	FLORIDA PALM	Florida Palm	12" DBH @ 1.37m	10' x 10'	1	NO	YES

NOTES:

- ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE SIZE SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.
- ALL TREES SHALL BE PLANTED WITH PROPER SOIL MEDIA AND MULCH. SEE SPECIFICATIONS FOR SOIL MEDIA AND MULCH.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA AND, OR BETTER BASED ON THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) STANDARDS FOR PLANT MATERIAL. SEE SPECIFICATIONS FOR PLANT MATERIAL.
- ALL TREES SHALL BE PLANTED WITH PROPER SOIL MEDIA AND MULCH. SEE SPECIFICATIONS FOR SOIL MEDIA AND MULCH.

IRRIGATION NOTE

THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS FOR IRRIGATION SYSTEMS.

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NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE DISPOSITION CHART

TREE NO.	COMMON NAME	DBH (IN)	HEIGHT (FT)	CONDITION	REMARKS
1	FLORIDA PALM	12	15	GOOD	TO REMAIN
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5	FLORIDA PALM	4	6	GOOD	TO REMAIN
6	FLORIDA PALM	3	5	GOOD	TO REMAIN
7	FLORIDA PALM	2	4	GOOD	TO REMAIN
8	FLORIDA PALM	1	3	GOOD	TO REMAIN
9	FLORIDA PALM	1	3	GOOD	TO REMAIN
10	FLORIDA PALM	1	3	GOOD	TO REMAIN
11	FLORIDA PALM	1	3	GOOD	TO REMAIN
12	FLORIDA PALM	1	3	GOOD	TO REMAIN
13	FLORIDA PALM	1	3	GOOD	TO REMAIN
14	FLORIDA PALM	1	3	GOOD	TO REMAIN
15	FLORIDA PALM	1	3	GOOD	TO REMAIN
16	FLORIDA PALM	1	3	GOOD	TO REMAIN
17	FLORIDA PALM	1	3	GOOD	TO REMAIN
18	FLORIDA PALM	1	3	GOOD	TO REMAIN

NO.	DATE	BY	DESCRIPTION

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY BE USED FOR CONSTRUCTION.

PROJECT: Fazio Acquisitions, LLC
 6575 RINE ROAD, FORT LAUDERDALE, FLORIDA 33309
 PROJECT NO: 2024-09-24
 DATE: 2024-09-24
 DRAWN BY: J. J. [Name]
 CHECKED BY: [Name]

DYNAMIC ENGINEERING

100 W. 5th Avenue
 Delray Beach, FL 33483
 (561) 271-1111
 www.dynamic-engineering.com

PROJECT: [Name]
 DATE: 2024-09-24
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LANDSCAPE PLAN

DATE: 2024-09-24
 DRAWN BY: [Name]
 CHECKED BY: [Name]

L1.01

EVERGREEN

1800 SW 4th Ave
 Ft. Lauderdale, FL 33304
 (954) 561-1111
 www.evergreenlandscape.com

NOTICE: ALL FINISHES, MATERIALS, AND PRODUCTS SHOWN ON THESE DRAWINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE AVAILABILITY AND LEAD TIME FOR ALL MATERIALS AND PRODUCTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

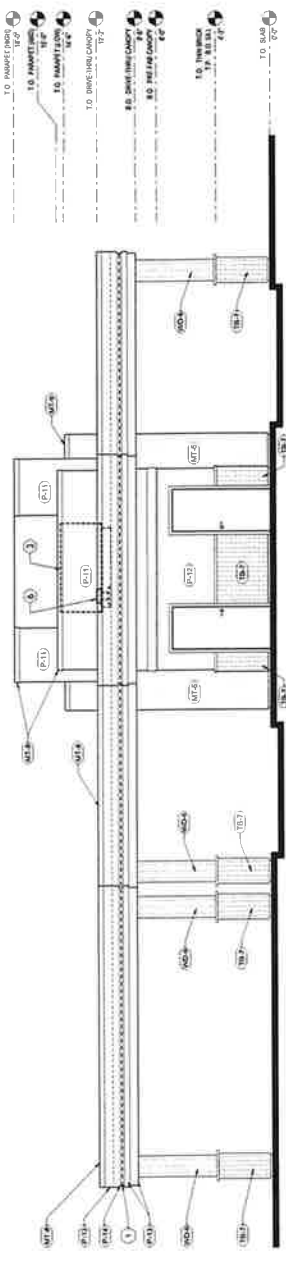
NOTE: FINISHES LISTED BELOW MAY NOT ALL BE USED. REFER TO ELEVATION NOTES.

SYMBOL	MATERIAL	MANUFACTURER	COLOR	REMARKS	NOTES
PAINT					
(P-1)	EXTERIOR PAINT	SHENK WILLIAMS	SW700 PURE WHITE		
(P-2)	EXTERIOR PAINT	SHENK WILLIAMS	SW745 SOTTI BIANCO		
(P-3)	EXTERIOR PAINT	SHENK WILLIAMS	SW745 TROPIC BLACK		
(P-4)	EXTERIOR PAINT	SHENK WILLIAMS	SW745 TROPIC BLACK		
(P-5)	EXTERIOR PAINT	SHENK WILLIAMS	SW745 TROPIC BLACK		
METAL					
(M-1)	ALUMINUM	MEL-SPOK	COLOR TO MATCH	PRESAVE STONE	
(M-2)	STAINLESS STEEL	CP FINISH PANELS	COLOR TO MATCH	PRE-FAB COPING	
(M-3)	COPING	STAINLESS STEEL	COLOR TO MATCH	PRE-FAB COPING	
(M-4)	COPING	STAINLESS STEEL	COLOR TO MATCH	PRE-FAB COPING	
WOOD					
(W-1)	REAR PORCH	MOHAWK	REARWOOD	REARWOOD	
STONE VENEER					
(S-1)	TRAVERTINE	ALUSIA BLOCK	TRAVERTINE	TRAVERTINE	
(S-2)	TRAVERTINE	ALUSIA BLOCK	TRAVERTINE	TRAVERTINE	

- ELEVATION NOTES**
- A. GC TO VERIFY EXTERIOR SURFACES NOT SCHEDULED HERE.
 - B. ALL SPANS TO BE SETTING EXTERIOR SURFACE TO MATCH INSIDE FINISH.
 - C. VERIFY MANUFACTURER SPECIFICATIONS TO MATCH FINISHING.

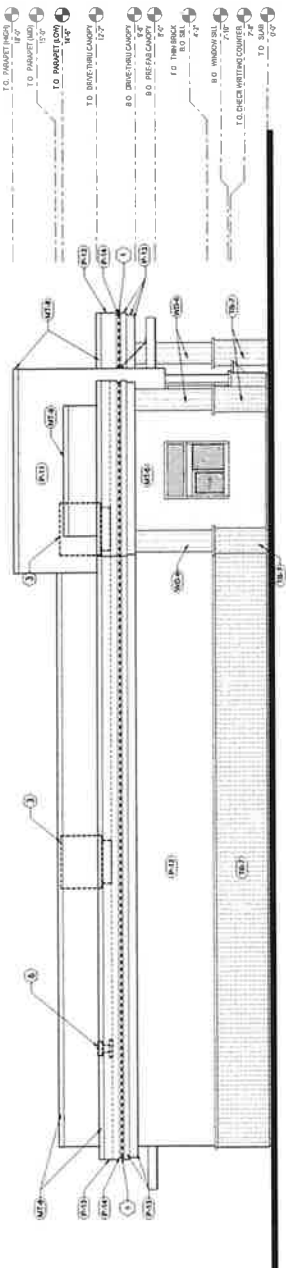
ELEVATION KEYNOTES

- 1. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.
- 2. EXTERIOR SURFACE FINISHING TO BE SET TO MATCH FINISHING.
- 3. COORDINATE BLOCKING LOCATIONS TO MATCH FINISHING TO BE SET TO MATCH FINISHING.
- 4. FINISH TO MATCH INTERIOR FINISHING.
- 5. CHECK FINISHING CONTRACTOR.
- 6. FINISH TO MATCH INTERIOR FINISHING.



2. NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

- 1.0. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.
- 1.5. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.
- 2.0. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.
- 2.5. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.
- 3.0. FINISH TO MATCH INTERIOR FINISHING TO BE SET TO MATCH FINISHING.



1. WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS / ISSUE HISTORY

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NO.	04000000	DRAWN BY	UK
PERMIT DATE		CHECKED BY	OK
PROJECT	TURBO SHOT		
OWNER	5055 WILLOW BLVD #1000		
CLERK	SONNY ENTERPRISES LLC		

THIS DOCUMENT IS THE PROPERTY OF CUHACI PETERSON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CUHACI PETERSON.

REV	DATE	DESCRIPTION
1	10/15/2014	ISSUE

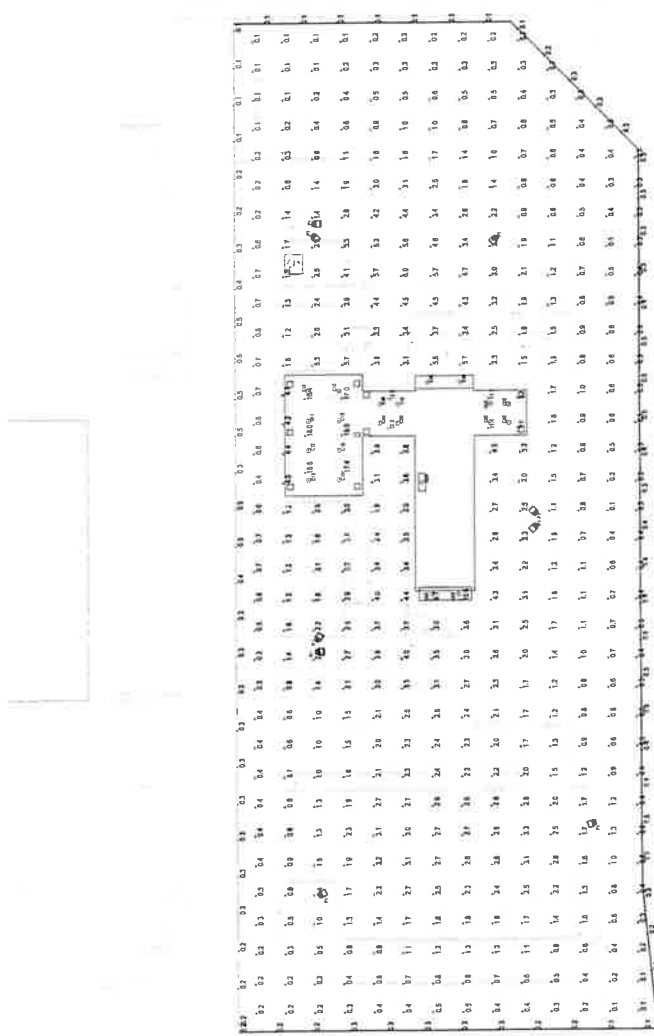
PROJECT NO.	2014006	DRAWN BY	JH
PROJECT NAME	TURBO SHOT	CHECKED BY	JH

TURBO SHOT
SITE PLAN FOR PERMITS
DATE: 10/15/14

SHEET TITLE
PHOTOMETRIC PLAN
SHEET NO. 1
REV. 1
ES002

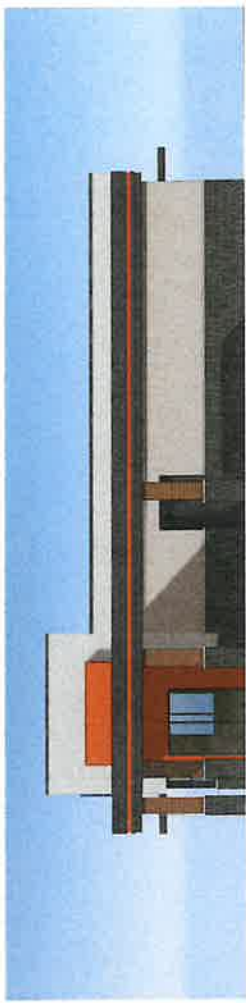
Symbol	Qty	Lumen	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
(*)	8	1461	Single	LDNRV 42 15 LUGAR LFS	0.80	11688	25.8	183.2
(*)	8	8137	Single	RS52 LED PT OR AMPD TV	0.80	65096	72.642	541.536
(*)	10	568	Single	LDNRV 42 30 LUGAR LFS	0.80	4544	7.8	78.0

Category	Calc Type	Units	Avg	Min	Max	Angle Min	Angle Max
DRIVE THRU ORDER PICKUP CANOPY	Illuminance	Fc	9.75	7.7	12.7	1.27	1.52
DRIVE THRU ENTRY CANOPY	Illuminance	Fc	12.35	12.2	16.1	1.02	1.02
OUTDOOR DINING CANOPY	Illuminance	Fc	17.40	16.9	18.4	1.06	1.16
PROPERTY LINE	Illuminance	Fc	0.29	0.1	2.90	5.00	5.00
SITE PERIMETER	Illuminance	Fc	1.61	0.1	16.10	100.00	100.00

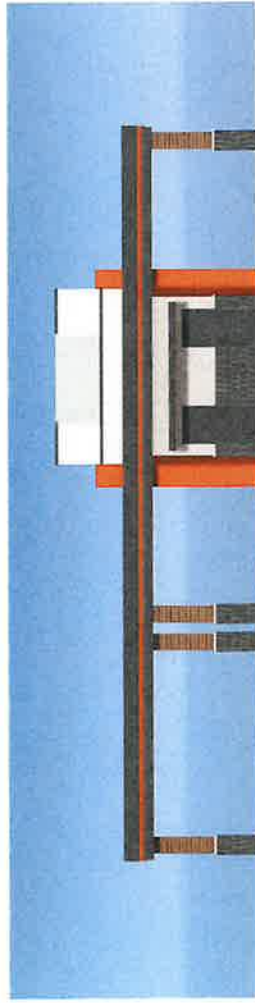




SOUTH (FRONT) ELEVATION



EAST (RIGHT) ELEVATION



NORTH (REAR) ELEVATION



WEST (LEFT) ELEVATION

Sherwin-Williams
SW 7005
Pure White

Sherwin-Williams
SW 6141
Soffier Tan

Sherwin-Williams
SW 6258
Tricorn Black

Berridge
Aluminum
Matte Black

Multi-Span
Color to match #F09035
Crayton

Nichiha
Vintagewood Siding
Redwood

Belden Brick
Thin Brick - Stacked Vertically &
Offset
Downing Black Velour

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TURBO SHOT - PEMBROKE PINES

8579 Pines Blvd - Pembroke Pines, FL
Project #2024-0048 • Date: 09/06/2024



1. PAINT



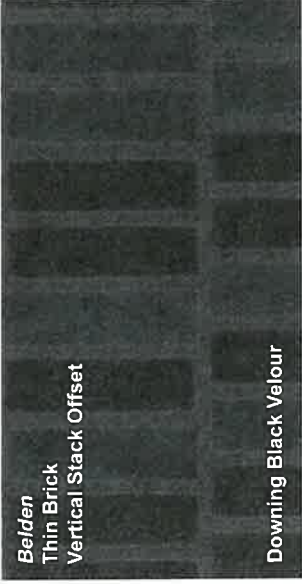
2. METAL



3. WOOD



4. BRICK





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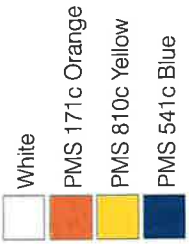
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TURBO SHOT - PEMBROKE PINES
8579 Pines Blvd - Pembroke Pines, FL
Project #20240048 • Date: 09/06/2024



PROPOSED ELEVATION SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED
 Exact Building Type, Sign Size & Placement To be Verified. Survey Required.
 Shown For illustration / Concept Place Holder Only
 All Signage to Comply w/ Local Codes and Ordinance. (To Be Verified Prior to Mfg.)



Proposed:
 S/F Internally Illuminated Cloud Sign
 w/Digitally Printed Graphics
 Cabinet Painted Blue

35 sq.ft.



Note: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.
Prior to Manufacturing and Installation: Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for illustration only) Location To Be Approved by Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).
 (Survey / equipment i.e bucket truck maybe required at additional cost) Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product
Be Advised! Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product These Drawings Reflect Exactly What Complete Signs L.L.C Plans to Fabricate For This Project. Please Carefully Review ALL Pages and Content as These Drawings Supersede all prior written or verbal communications if these drawings accurately represent the project, and you would like us to proceed with the job as illustrated, please sign and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

Color renderings are for presentation only and should not be considered as manufacturing drawings. Actual Finished Product May Vary Due To Manufacturing Equipment or Material Constraints.

Complete Signs
 P. O. Box 8861 Dothan, AL 36504 P 888 823 9005
 signs@completesigns.net www.completesigns.net
 F 334-556-0218

Turbo Shot
 8579 Pines Blvd
 Pembroke Pines, FL

Customer: Turbo Shot
Created: 4-5-2024
Revised: 6-7-2024
Dwg: Pres201
Scale: Proportional
 illustrated by: Nikki

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Approval: _____ **Date:** _____

PROPOSED ELEVATION SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED
 Exact Building Type, Sign Size & Placement To be Verified. Survey Required.
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12 sq.ft.

-  White
-  PMS 171c Orange
-  PMS 810c Yellow
-  PMS 541c Blue

Proposed:
 Flat Replacement Faces
 w/Digitally Printed Graphics



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Prior to Manufacturing and Installation: Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for Illustration only) Location To Be Approved by Customer. (Artwork/ Color/ Font Shown is for Illustration/Pricing only).
 (Survey / equipment / e bucket truck may be required at additional cost) Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product Colors & Dimensions Listed on Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representative Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product These Drawings Reflect Exactly What Complete Signs L.L.C Plans To Fabricate For This Project. Please Carefully Review ALL Pages and Content as These Drawings Supercade all prior written or verbal communications. If these drawings accurately represent the project, and you would like us to proceed with the job as illustrated, please signs and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

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Customer: Turbo Shot
 Created: 4-5-2024
 Revised:
 Dwg: Pres 102
 Scale: Proportional
 Illustrated by: Nikki

Turbo Shot
 8579 Pines Blvd
 Pembroke Pines, FL

Complete Signs
 P. O. Box 8861 Dothan, AL 36304 P 888.823.9005
 F 334.556.0218 signs@completesigns.net www.completesigns.net

Approval: _____ Date: _____

SUBJECT SITE AERIAL PHOTO

Turbo Shot Coffee (MSC2024-0019)

