





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

## Summary

<b>Agenda Date:</b>	November 14, 2024	<b>Application ID:</b>	SP2024-0001
<b>Project:</b>	Medsquare	<b>Project Number:</b>	PRJ2024-0001
<b>Project Planner</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	Pines Baptist Church Inc	<b>Agent:</b>	Janna Lhota
<b>Location:</b>	Generally located at the southwest corner of Johnson Street and north Palm Avenue	<b>Commission District</b>	2
<b>Existing Zoning:</b>	PO (Professional Office)	<b>Existing Land Use:</b>	Office Park
<b>Reference Applications:</b>	MSC2004-10, RS2000-04, SP99-53, SUB85-14		
<b>Applicant Request:</b>	Construction of a medical office building including site, architectural, signage, circulation, parking, and landscape improvements.		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	

# Project Description / Background

Janna Lhota, agent, is requesting approval to construct a medical office building (Medsquare) with associated site, architectural, signage, circulation, parking, and landscape improvements. The subject property is generally located at southwest corner of Johnson Street and north Palm Avenue.

The site is current owned by Pines Baptist Church who operate a church on the adjacent parcel to the south. Additionally, as part of this site plan both paved and grass parking are proposed for the existing Church parcel.

The church was approved in 1999 through SP99-53.

The subject application was deferred at the September 12, 2024, Planning and Zoning Board meeting. Staff notes that the October 10, 2024 Planning and Zoning Board meeting was canceled due to the closure of city hall due to Hurricane Milton. The item was ultimately readvertised and placed on tonight's agenda for consideration.

## **BUILDINGS / STRUCTURES:**

The proposed multi-tenant medical office building (Medsquare) will be 42' in height (50' highest point) and 53,520 square feet in area. The applicant proposes the following color and material for the building:

- Main Body: BM-872 (White Christmas)
- Building Accent: BM2134-30 (Iron Mountain), Resysta Wood Look Cladding (Gold)
- Window Accent: BM2108-60 (Abalone), BM2112-50 (Stormy Monday)
- Porte-Cochère Body: Sunrise Silver Alucobond
- Building Base: Marmol Limestone Cladding

## **SIGNAGE:**

The applicant is proposing the following signage.

- Two, 35 square foot internally illuminated reverse channel letter signs reading "Med Square Pembroke Pines" in black copy with a black frame. A sign shall be located on both the north and east elevations.
- One, 23.6 square foot internally illuminated reverse channel letter signs reading "Med Square Pembroke Pines" in silver copy with a silver frame on a wood composite background. The sign shall be located to the east of the sites northern ingress/egress along Johnson Street.

## **ACCESS / CIRCULATION:**

Access to the site shall remain through shared access points located to the north on Johnson Street and to the southeast along north Palm Avenue.

## **PARKING:**

Based on the anticipated tenant mix of specialized medical (3.5 parking spaces per thousand square feet of area) and general medical (5.75 parking spaces per thousand square feet of area). 178 parking spaces are required for the Medsquare site. 178 parking spaces are proposed for Medsquare site.

The existing Pines Baptist Church requires 162 parking spaces, in total 180 parking spaces are proposed for the Church site. The applicant is proposing the following parking fields:

- 83 existing parking spaces located to the south of the church.
- 49 new parking spaces located to the west of the church. These parking spaces shall be shared between the church and Medsquare. Adjacent parcels may share parking spaces so long as the total of those parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately.
- 48 new grassed parking spaces.
  - 8 grassed parking spaces shall be located south of the existing office and storage buildings.
  - 40 grassed parking spaces shall be located to the north and east of the existing pavilion.
  - Up to 50% of the required parking for religious institutions may be grass parking.

One bicycle rack is proposed adjacent to the northwest corner of the building.

#### **LANDSCAPING:**

The following landscape is being proposed for this site:

- Installation of 145 trees, 51 palms, 3505 shrubs, and 4039 groundcovers. Primary species of trees include: *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Cassia fistula* - Golden shower tree, *Lysiloma latisiliquum* - Wild tamarind, *Chrysophyllum oliviforme* - Satinleaf tree, *Coccoloba diversifolia* - Pigeon plum, *Lagerstroemia indica* - Crapy myrtle, *Ilex cassine* - Dahoon holly, *Myrcianthes fragrans* - Simpsons stopper. Primary species of palms include: *Sabal palmetto* - Cabbage palmetto, *Adonidia merrillii* - Christmas palm, and *Veitchia montgomeryana* 'single' - Montgomery palm. Primary species of shrubs include: *Podocarpus marcophyllus* 'Maki' - Podocarpus Maki, *Clusia guttifera* - Small leaf clusia, *Conocarpus erectus* - Green buttonwood, *Viburnum obovatum* - Walters viburnum, *Galphimia gracilis* - Thryallis, *Ixora x 'Nora Grant'* - Nora Grant Ixora, and *Schefflera arboricola* 'Trinette' - variegated schefflera. Primary species of groundcovers include: *Crinum augustum* 'Queen Emma' - Queen Emma crinum lily, *Muhlenbergia capillaris* - Pink muhly grass, and *Tripsacum floridana* - dwarf Fakahatchee grass, *Ixora taiwanensis* - dwarf Ixora, *Philodendron x 'Xanadu'* - Xanadu philodendron, and *Ficus macrocarpa* - Green Island Ficus.
- Trees that will remain on site include *Sabal palmetto* - Cabbage palmetto, *Swietenia mahogany* - Mahogany, and *Quercus virginiana* - Live oak.

#### **OTHER SITE FEATURES:**

The Medsquare site shall be illuminated by LED fixtures mounted on 14, 25' tall concrete poles. Additionally, the porte-cochère and covered parking will feature full cutoff LED lighting.

The shared parking lot LED fixtures mounted on 2, 25' tall concrete poles

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

**Enclosed:**

- Site Plan Application
- Memo from Planning Division (9/25/2024)
- Memo from Zoning Division (9/25/2024)
- Memo from Engineering Division (9/19/2024)
- Memo from Landscape Planner (9/17/2024)
- Memo from Zoning Division (9/3/2024)
- Memo from Landscape Planner (8/28/2024)
- Memo from Planning Division (8/27/2024)
- Memo from Fire Prevention (7/2/2024)
- Memo from Zoning Division (7/2/2024)
- Memo from Landscape Planner (7/2/2024)
- Memo from Planning Division (7/2/2024)
- Memo from Engineering Division (5/15/2024)
- Memo from Zoning Division (4/9/2024)
- Memo from Landscape Planner (4/8/2024)
- Memo from Fire Prevention Bureau (4/4/2024)
- Memo from Planning Division (4/2/2024)
- Memo from Engineering Division (3/21/2024)
- Memo from Fire Prevention (1/22/2024)
- Memo from Landscape Planner (1/17/2024)
- Memo from Zoning Division (1/16/2024)
- Memo from Planning Division (1/9/2024)
- Site Plan
- Subject Site Aerial Photo



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

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

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

Pre Application Meeting Date: November 15, 2023

# Plans for DRC \_\_\_\_\_ Planner: Joe Yaciuk

Indicate the type of application you are applying for:

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

**INSTRUCTIONS:**

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

**Staff Use Only**

**Project Planner:** \_\_\_\_\_ **Project #:** PRJ 20\_\_\_\_ - \_\_\_\_\_ **Application #:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Posted Signs Required:** (\_\_\_\_) **Fees:** \$\_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: MedSquare Pembroke Pines

Project Address: None assigned as yet - (Portion of 800 NW 102 Avenue)

Location / Shopping Center: Southwest corner of Palm Avenue and Johnson Street

Acreage of Property: 3.01 ac. Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): Part of 5141-18-10-0010

Plat Name: Promenade Square (PB 134, Page 30) Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: See Attached Exhibit "A" for full legal description

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: PINES BAPTIST CHURCH INC.

Owner's Address: 800 NW 102 AVENUE PEMBROKE PINES FL 33026

Owner's Email Address: office @ pinesbaptistchurch.org  
*office 954-435-8484*

Owner's Phone: Contact: Ismo 786 702 0065 Owner's Fax: \_\_\_\_\_

Agent: Holland & Knight LLP

Contact Person: Janna P. Lhota, Esq.

Agent's Address: 515 E Las Olas Blvd, Ste 1200, Fort Lauderdale, FL 33301

Agent's Email Address: janna.lhota@hklaw.com

Agent's Phone: (954)468-7841

Agent's Fax: (954)463-7030

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

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

**EXISTING**

Zoning: Professional Office (PO)

Land Use / Density: Office Park

Use: Vacant property

Plat Name: Promenade Square (134-30)

Plat Restrictive Note: This Plat

restricted to 145,000 SF of office.

**PROPOSED**

Zoning: Professional Office (PO)

Land Use / Density: Office Park

Use: Medical office building

Plat Name: Promenade Square (134-30)

Plat Restrictive Note: This Plat

restricted to 145,000 SF of office.

**ADJACENT ZONING**

North: R-MF

South: Professional Office (PO)/PUD

East: B-2

West: R-MF

**ADJACENT LAND USE PLAN**

North: Commercial Rec/Res. High

South: Office Park/Res. Medium

East: Commercial

West: Community Facilities

*-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: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: Office Park

Requested City Land Use: N/C

Existing County Land Use: Commerce

Requested County Land Use: N/C



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

The MedSquare Pembroke Pines proposes to construct a three-story medical office building on a parcel of vacant property located at 800 NW 102nd Avenue (southwest corner of Johnson Street and Palm Avenue). The Property has a current land use designation of Office Park and is zoned Professional Office (PO). A total of 39,465 SF of gross leasable space is proposed. Parking for the Project will be provided on site, and on an adjacent parcel to be shared with the Pines Baptist Church. A Shared/ Concurrent Parking analysis has been provided with the Application submittal.

As the Site Plan drawings demonstrate, the Project meets or exceeds the Land Development requirements for projects zoned Professional Office and allows for the activation of a historically vacant parcel of property within the City that has traditionally been tax exempt and otherwise fills a needs for Class-A medical office space in this area of the City.



**PLANNING DIVISION STAFF COMMENTS**

**Memorandum:**

**Date:** September 25, 2024  
**To:** SP 2024-0001 file  
**From:** Cole Williams, Senior Planner  
**Re:** SP 2024-0001 Medsquare

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

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED**

MEMORANDUM

September 25, 2024

To: Cole Williams, AICP  
Senior Planner

From: Laura Arcila Bonet - Planner/ Zoning Tech

Re: SP 2024-0001 (MedSquare)

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ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

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

# **DRC REVIEW FORM**



**September 19, 2024**

**PROJECT: MEDSQUARE (SP2024-0001)**

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

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

**RECOMMENDATION:**

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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 17, 2024

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2024-0001) MedSquare Pembroke Pines -

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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 DRC comments please contact me directly.

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
Consider the environment before printing this email.

## MEMORANDUM

September 3, 2024

To: Cole Williams, AICP  
Senior Planner

From: Laura Arcila Bonet - Planner/ Zoning Tech

Re: SP 2024-0001 (MedSquare)

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The following are my comments regarding the above Site Plan:

- ~~1. Provide letter from Broward County that additional square footage of building is allowed per existing Plat Note.~~
- ~~2. The Land Development Code requires parking for Medical General at 5.75 spaces per 1,000 square feet (See table 155.605).~~  
4/9/24 – See planning comments.
- ~~3. Provide color elevations of all sides, showing color names, color numbers, finishes, materials, etc. on all.~~
4. Provide sign matrix showing all sign dimensions, square footage, etc. to confirm all proposed signage meets code.  
4/9/24 – Not provided.  
7/2/24 – Not provided. If signage is not part of the scope of work, please remove it from the plans.  
9/3/24 – Monument sign needs to include the address at the top of the sign, and landscape needs to be installed at the base.
- ~~5. If directional signs are proposed, they cannot exceed 1.5 sq. ft. in size.~~
- ~~6. Provide detail showing roof mounted equipment. All air conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right of way and/or property line.~~
- ~~7. Provide Photometric Plan and all details of any lighting being proposed in parking lot, on building, under canopy, etc. Lighting must meet all requirements of Land Development Code within "Lighting" Sections 155.685 through 155.692.~~  
4/9/24 – One of the light fixtures exceeds 3,000k
- ~~8. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.~~
- ~~9. Provide physical material board.~~
- ~~10. Provide letter from Waste Pro showing approval of proposed garbage collection.~~
- ~~11. Provide elevations of the dumpster enclosure. All garbage and trash containers or compactors, oil tanks, bottled gas tanks and irrigation system pumps must be underground or placed in walled in areas or landscaped screened areas.~~  
4/9/24 – Clarify where the trash/hazardous material would go after is taken out of the trash room inside the building.

- ~~12. Show location, and setback(s), of monument sign on Site Plan.~~
- ~~13. Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.~~
- ~~14. Provide bicycle racks per code section 155.607.~~
- ~~15. Unless otherwise noted within the LDC, bufferyards shall be a minimum of 10 feet wide along all non-residential property lines.~~
16. If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjonesruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.

Contact me if you have any questions [lcastanoarcila@ppines.com](mailto:lcastanoarcila@ppines.com).



MEMORANDUM

August 28, 2024

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2024-0001) MedSquare Pembroke Pines - v4

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

Landscape Inspection Comments:

1. Tree #4 is shown on the plans as "tree to be removed", however TD -1 still lists Tree #44 "to remain".  
**Please update the Tree Disposition chart to have tree # 44 slated for removal.**
2. Who will be responsible for the long-term maintenance of The Southern parking lot and the associated landscape on site.
  - a. **Please provide a formal letter addressing the responsibility to maintain the shared parking lot, located South of the proposed MedSquare development.**
- ~~3. Trees numbered 22, 33, 38, 37, 40, 41, 44 are all in poor condition and proposed for removal. Tree #27 is also in poor condition but is slated to remain. Update TD to show #27 to be slated for removal.~~
  - a. **Propose CAT 3 replacements for said trees, to be planted in the same general area, South of the sidewalk and on center.**
4. Are you allowed to plant trees on the Northern buffer, within the utility easement? Plans show 10-13 feet in distance from edge of parking to the property line, which is some distance from the powerlines. As per LDC SEC. 155.661 (I) perimeter requirements are for trees, shrubs, and groundcovers.
  - a. **Please provide a formal letter from the FPL confirming or denying the approval to install trees and palms within the utility easements for the Northern and the Western buffers.**
5. Under the Code Calculation table on L-1, please update the information provided regarding the existing quantities of trees to remain and to be relocated, as per TD.
6. Monument sign noted, however, only one (1) layer of plant material is currently proposed. Please revise plans to provide a secondary layer of ground materials.
7. Please update the calculations provided for bufferyard requirements, LDC Sections 155.661 I and J. As discussed, 155.661 (I) should provide linear feet for both the Northern and the Eastern buffers. LDC SEC. 155.661 (J) should provide linear feet for the Western and the Southern buffers.
8. The shared Southern parking must only propose trees and shrubs which are required in said location, as per Code. As discussed, only the trees for the number of parking spaces and trees for the number of interior parking islands (and their sizes) can be located within the parking lot. The number of trees and shrubs required for the MedSquare site, must be located within the parcel lines of MedSquare development.
9. Additional comments may apply upon further review.

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

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

City of Pembroke Pines Landscape Code Requirements	Required	Proposed
<b><u>SEC 155.631 Meet minimum bufferyard requirements.</u></b>		
<b><u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u></b> <p>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).</p>		
<b><u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u></b> One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.		
<b><u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u></b> The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
<b><u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u></b> 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.		
<b><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u></b> 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		
<b>City of Pembroke Pines Landscape Code Requirements</b>		
<b><u>SEC 155.631 Meet minimum bufferyard requirements.</u></b>		

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** August 27, 2024  
**To:** SP 2024-0001 file  
**From:** Cole Williams, Senior Planner  
**Re:** SP 2024-0001 Medsquare

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

1. Provide public notification per Code Requirements. **Ongoing**
  - a. The following HOAs are located within 500'
    - i. Charleston in the Pines: Hillary Dillings, 12280 Miramar Blvd, Suite 4 Miramar, FL 33025, 954-636-5866 [charleston@novusre.com](mailto:charleston@novusre.com)
    - ii. Park Place: Sharon Lyons, 18438 NW 9 Street Pembroke Pines, FL 33029, 954-940-2781
2. ~~Provide confirmation from Broward County that the proposed changes are consistent with the underlying plat.~~
3. Provide approval from South Broward Drainage District. **Not provided. Not provided. Not provided 8/27/24**
4. Currently the existing church and office building to the south have a cross access agreement and non-concurrent parking in place. Provide square footage of both the church and office building and the existing parking on both sites. Parking must be met at all times for all sites. Cross access and parking can only be done for adjacent parcels. If both offices need to utilize parking spaces from the church site there cannot be a conflict of hours of operations and parking required.
  - a. ~~Square footage from loading areas, waste room and other unidentified rooms count towards the parking required.~~
  - b. ~~The parking ratio for office is 3.5 parking spaces per thousand square feet. Medical parking is 5.75 parking spaces per thousand square feet and specialized medical is 3.5 parking spaces per thousand square feet. Provide updated parking data based on anticipated tenant mix.~~
  - c. ~~The area indicated for grass parking of the church has not been approved. A plan showing the grass spaces delineated within the area is needed to utilize the space as grass parking. Grass parking can only account towards the required parking for the Church.~~
  - d. ~~The square footage of the modular buildings needs to be included as part of the total square footage and parking for the site.~~
  - e. ~~Based on current tenant breakdown for realtor building 60 parking spaces are required. Updated tenant list will be needed to reduce parking requirement.~~
  - f. **You cannot double count the shared parking towards the total.**

- ~~g. As proposed each site can park itself on its own. Shared parking may be shown but is not required at this point.~~
  - ~~h. Parking provided for medical building is stated 181 but only 178 spaces are shown on the plans.~~
  - ~~i. Total parking for the medical building and total provided overall is also incorrect.~~
- ~~5. Provide non-concurrent parking chart. **After further review, non-concurrent parking is acceptable for this site.**~~
- ~~6. Provide enhanced pedestrian connections between the parking on the church parcel and the proposed medical building.~~
- ~~7. Provide pedestrian connections between the office building and parking to the west.~~
- ~~8. Building square footages as well as the amount of parking required is inconsistent across documents. Please clarify.~~
- ~~9. Provide black and white elevations labeling all colors and materials. **Elevations were provided however the colors and materials need to be labeled.**~~
- ~~10. Provide color elevations for all sides of the building labeling all colors and materials. **Elevations were provided however the colors and materials need to be labeled.**~~
- ~~11. Provide physical material board.~~
- ~~12. Provide details and elevations of the dumpster enclosure reference section 155.623. **Provide details of how waste will be disposed of. Additionally, provide details of how the hazardous waste will be disposed of. Not provided.**~~
- ~~13. Provide letter of approval from Wastepro for the proposed dumpster locations.~~
- ~~14. Show screening of rooftop equipment per City Code.~~
- ~~15. Provide photometric plan reference section 155.685-155.692~~
- ~~16. Provide details and specification sheets for all proposed lighting.
  - ~~a. Add note plans that all lighting is full cut off and angled at 90 degrees~~
  - ~~b. Lighting cannot exceed 24 foot candles under canopy and 12 foot candles not under canopy.~~
  - ~~c. Lighting cannot exceed 3,000k. **Lux light fixture exceeds 3,000k**~~
  - ~~d. Lighting cannot exceed 0.5 Footcandles at the property line~~~~
- ~~17. Provide details of all signage, refer to code section 155.699-155.6100. **Not provided. Not provided.**
  - ~~a. **Clarify if the monument sign is illuminated. Any exterior lighting must be concealed**~~
  - ~~b. **Landscaping must be installed around the base of the sign.**~~
  - ~~c. **The signage on the secondary façade (north elevation) cannot exceed the signage on the primary façade (east elevation)**~~~~
- ~~18. The church currently has a monument sign located on the proposed medical buildings site. Clarify if a new monument sign is being proposed for the existing church. **Sign noted to be removed; however the second part of the comment was not addressed. Clarify if a new monument sign is being proposed for the existing church.**~~



19. Provide bicycle racks per code section 155.607. **Provide detail of the proposed bicycle rack.**
20. 10' landscape buffer required on the north end of the church parcel. **Consider extending the landscape buffer down the remainder the northern property line for the church parcel.**
21. Show utility and lake maintenance easement on the site plan. **Include the easement on landscape and civil plans as well.**
22. Provide pedestrian access to the nearest right of way.
23. Clarify what will be done with the roadway on eastern side of the existing church parcel.
24. Provide fire access plan.
25. Provide civil plans
26. Provide letter detailing the economic impact the new medical building will have on the city. **Letter discusses the benefits to the City of Hollywood under fiscal benefits and table 2. City of Hollywood is still mentioned in the document.**
27. Clarify if any electric vehicle charging station are proposed. **Clarify where the infrastructure is proposed.**
28. Provide letter detailing the sustainable practices that will be used on this project.
29. More comments may be issued upon second review as new information is provided.
30. **Subject to FPL approval.**
31. **A resubmittal fee of \$499 is required prior to the third review.**
32. **Roofed mechanical equipment cannot exceed 55'**
33. **Buildings over 50' in height require commission review and approval.**
34. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
35. Please contact me prior to resubmittal 954-392-2100.



## DRC REVIEW FORM

**FIRE PLANS EXAMINER** Brian Nettina, Asst. Fire Marshal  
[Bnettina@ppines.com](mailto:Bnettina@ppines.com)  
954.499.9566

**PROJECT NAME:** MedSquare  
**REFERENCE #:** SP 2024 - 01  
**DATE REVIEWED:** 7/2/2024

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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

## MEMORANDUM

July 2, 2024

To: Cole Williams, AICP  
Senior Planner

From: Laura Arcila Bonet - Planner/ Zoning Tech

Re: SP 2024-0001 (MedSquare)

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The following are my comments regarding the above Site Plan:

- ~~1. Provide letter from Broward County that additional square footage of building is allowed per existing Plat Note.~~
- ~~2. The Land Development Code requires parking for Medical General at 5.75 spaces per 1,000 square feet (See table 155.605).  
4/9/24 – See planning comments.~~
- ~~3. Provide color elevations of all sides, showing color names, color numbers, finishes, materials, etc. on all.~~
4. Provide sign matrix showing all sign dimensions, square footage, etc. to confirm all proposed signage meets code.  
4/9/24 – Not provided.  
7/2/24 – Not provided. If signage is not part of the scope of work, please remove it from the plans.
- ~~5. If directional signs are proposed, they cannot exceed 1.5 sq. ft. in size.~~
- ~~6. Provide detail showing roof mounted equipment. All air conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right of way and/or property line.~~
- ~~7. Provide Photometric Plan and all details of any lighting being proposed in parking lot, on building, under canopy, etc. Lighting must meet all requirements of Land Development Code within "Lighting" Sections 155.685 through 155.692.  
4/9/24 – One of the light fixtures exceeds 3,000k~~
- ~~8. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.~~
9. Provide physical material board.
- ~~10. Provide letter from Waste Pro showing approval of proposed garbage collection.~~
- ~~11. Provide elevations of the dumpster enclosure. All garbage and trash containers or compactors, oil tanks, bottled gas tanks and irrigation system pumps must be underground or placed in walled-in areas or landscaped screened areas.  
4/9/24 – Clarify where the trash/hazardous material would go after is taken out of the trash room inside the building.~~
- ~~12. Show location, and setback(s), of monument sign on Site Plan.~~

- ~~13. Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.~~
- ~~14. Provide bicycle racks per code section 155.607.~~
- ~~15. Unless otherwise noted within the LDC, bufferyards shall be a minimum of 10 feet wide along all non-residential property lines.~~
16. If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjonesruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.



MEMORANDUM

July 2, 2024

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2024-0001) MedSquare Pembroke Pines - 3

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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:

**RESPONSE:** *Location of old and new lighting on site is depicted on Landscape Plans. See sheet L-1.*

**STAFF COMMENT 4/8/2024:** Show symbols in table format on L-1. Only one (1) fire hydrant noted on site? Any backflow preventors/valves? Fire Code has very specific clearance requirements for its equipment in relation to trees and other landscape material

1. **RESPONSE: 6/17/2024 - Backflow preventor/valves labeled. See sheet L-1.**  
As per Fire Code, the Backflow preventer requires 7.5-foot diameter clearance, for all plant material. Please confirm the distance between proposed shrubs and the backflow.
2. Hedge requirements as per LDC SEC. 155.661
  - a. LDC SEC. 155.661 (I) - Landscape Adjacent to Public Right-of-Ways – Hedges are to be installed at minimum 24 inches tall (North and East perimeters)
  - b. LDC SEC. 155.661 (J) - Landscaping Adjacent to Abutting Properties – Hedges are to be installed at minimum 36 inches tall (West and South perimeters).
3. **Please make a note on the plans which reference the maintenance requirement as per LDC SEC. 155.663 (E) - Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed 24 inches in height in addition to requirements listed below. Hedges installed within interior parking islands are required to be installed and maintained at 24 inches, due to line-of-sight conflicts.**
4. The landscape plans currently show no callouts for any trees of palms, proposed for installation. Revise drawings to show all callouts for materials to be installed.
5. **Plant Schedule on L-1 is missing some of the information required as per LDC SEC. 155.657 (A) 8. - A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets. Please add the clear trunk, drought tolerance, native vs non-native information required.**
6. On L-2, please modify the mulching notes to reflect City requirements for the placement of mulch. As per ANSI 300 standards, mulch shall not be placed against tree trunks or cover the root flares. Mulch shall be applied and maintained with at least 6-inches of diameter clearance, free of mulch at the base of the tree trunk.
7. As per LDC SEC. 155.657 (A) 11. - All planting and staking details, including but not limited to planting/staking specifications, general notes, and tree protection details. **Please add tree protection details to L-2, for all trees to remain on site.**

8. As per LDC SEC. 155.657 (A) 7. - Location of existing and proposed hardscape features such as driveways and **sidewalks**, additional embellishment of walls, fences, gates, and signs including type and height.  
**Please label sidewalks on the plans.**
9. Tree #49 is shown on the plans as “tree to be removed”, however TD -1 still lists Tree #44 “to remain”.
10. Who will be responsible for the long-term maintenance of The Southern parking lot and the associated landscape on site.
11. Trees numbered 22, 33, 38, 37, 40, 41, 44 are all in poor condition and proposed for removal. Tree #27 is also in poor condition but is slated to remain. Update TD to show #27 to be slated for removal. Propose CAT 3 replacements for said trees, to be planted in the same general area, South of the sidewalk and on center.
12. Are you allowed to plant trees on the Northern buffer, within the utility easement? Plans show 10-13 feet in distance from edge of parking to the property line, which is some distance from the powerlines. As per LDC SEC. 155.661 (I) perimeter requirements are for trees, shrubs, and groundcovers. Additionally, the same comment applied to the Western buffer, as per LDC SEC. 155.661 (J). Staff recommends relocating some of the CAT 3’s from the Eastern buffer and other congested areas throughout the site for plantings along the Northern and Western sides.
13. Additional comments may apply upon further review.

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

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

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025  
[954.392.2100 \(Office\)](tel:954.392.2100) • [yhall@ppines.com](mailto: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>		
<p><u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u></p> <p>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).</p> <p>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).</p>		
<p><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.</p>		
<p><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.</p>		
<p><u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u></p> <p>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.</p>		
<p><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u>  Parking lots shall comply with the following minimum requirements:</p> <p>1. One tree:  (a) Every five parking spaces; and  (b) Every 100 square feet of interior landscaping;</p> <p>2. Ten square feet of interior landscaping every parking space up to 50 spaces;</p> <p>3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;</p> <p>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><b>City of Pembroke Pines Landscape Code Requirements</b></p>		
<p><u>SEC 155.631 Meet minimum bufferyard requirements.</u></p>		

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** July 2, 2024  
**To:** SP 2024-0001 file  
**From:** Cole Williams, Senior Planner  
**Re:** SP 2024-0001 Medsquare

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

1. Provide public notification per Code Requirements. **Ongoing**
  - a. The following HOAs are located within 500'
    - i. Charleston in the Pines: Hillary Dillings, 12280 Miramar Blvd, Suite 4 Miramar, FL 33025, 954-636-5866 [charleston@novusre.com](mailto:charleston@novusre.com)
    - ii. Park Place: Sharon Lyons, 18438 NW 9 Street Pembroke Pines, FL 33029, 954-940-2781
2. ~~Provide confirmation from Broward County that the proposed changes are consistent with the underlying plat.~~
3. Provide approval from South Broward Drainage District. **Not provided. Not provided. Not provided 8/27/24**
4. Currently the existing church and office building to the south have a cross access agreement and non-concurrent parking in place. Provide square footage of both the church and office building and the existing parking on both sites. Parking must be met at all times for all sites. Cross access and parking can only be done for adjacent parcels. If both offices need to utilize parking spaces from the church site there cannot be a conflict of hours of operations and parking required.
  - a. ~~Square footage from loading areas, waste room and other unidentified rooms count towards the parking required.~~
  - b. ~~The parking ratio for office is 3.5 parking spaces per thousand square feet. Medical parking is 5.75 parking spaces per thousand square feet and specialized medical is 3.5 parking spaces per thousand square feet. Provide updated parking data based on anticipated tenant mix.~~
  - c. ~~The area indicated for grass parking of the church has not been approved. A plan showing the grass spaces delineated within the area is needed to utilize the space as grass parking. Grass parking can only account towards the required parking for the Church.~~
  - d. ~~The square footage of the modular buildings needs to be included as part of the total square footage and parking for the site.~~
  - e. ~~Based on current tenant breakdown for realtor building 60 parking spaces are required. Updated tenant list will be needed to reduce parking requirement.~~
  - f. You cannot double count the shared parking towards the total.

21. ~~Show utility and lake maintenance easement on the site plan. **Include the easement on landscape and civil plans as well.**~~
22. ~~Provide pedestrian access to the nearest right of way.~~
23. ~~Clarify what will be done with the roadway on eastern side of the existing church parcel.~~
24. ~~Provide fire access plan.~~
25. ~~Provide civil plans~~
26. ~~Provide letter detailing the economic impact the new medical building will have on the city. **Letter discusses the benefits to the City of Hollywood under fiscal benefits and table 2. City of Hollywood is still mentioned in the document.**~~
27. ~~Clarify if any electric vehicle charging station are proposed. **Clarify where the infrastructure is proposed.**~~
28. ~~Provide letter detailing the sustainable practices that will be used on this project.~~
29. ~~More comments may be issued upon second review as new information is provided.~~
30. ~~**Subject to FPL approval.**~~
31. ~~**A resubmittal fee of \$499 is required prior to the third review.**~~
32. ~~Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.~~
33. ~~Please contact me prior to resubmittal 954-392-2100.~~

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

# DRC REVIEW FORM



May 15, 2024

**PROJECT: MEDSQUARE (SP2024-0001)**

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

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

**COMMENTS:**

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1. *General Comment – The property is within designated Flood Zone A Series/VE Zone per the '2024 FEMA Flood Map' that will take effect as of July 31, 2024, and has a Base Flood Elevation (BFE) of 6.00 Feet.*

*Based upon the City Code Section 152.090 'Design and Construction of Buildings, Structures and Facilities Exempt from the Florida Building Code', the minimum lowest Finish Floor Elevation (FFE) shall be at eighteen (18") inches above the highest point of the adjacent roadway/street. In the case of this project per the submitted Survey, the highest point/elevation on Johnson Street along the property frontage is 6.16' NAVD. Accordingly, the proposed FFE should be 7.76' NAVD based upon the current crown of roadway/street elevations reflected on the Survey. Note that additional existing elevations for the portion of Johnson Street east of the driveway connection must be obtained in the field and reflected on the Survey for final determination of the lowest FFE.*

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

- Per Section 152.011 – "Where elevations are ground elevations and are below the closest applicable base flood elevation, even in areas not delineated as a special



flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and, as applicable, the requirements of the Florida Building Code”.

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

2. General Comment – Provide Estimated Water Demand and Sewage Flow Calculations (Average Daily and Peak Flows) for the proposed project and the ‘Net Difference’ in Estimated Water Demand and Sewage Flow between the proposed Baptist FSER and Residential Phases and the original approved Office Buildings project for Utilities review.

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

3. Architectural Site Plan and Site Data, Sheet A100 – Depict and denote/label the following items on the plan as applicable based upon the proposed project improvements:

- All proposed edge of pavement/face of curb radii- *(typical radii are missing)*
- All Sidewalk Curb Ramps with ‘CR’ type (per FDOT Index 522-002) – *(provide the same ‘CR’ type labels as noted on the Civil Pavement Markings & Signage Plan)*
- All Concrete Sidewalk/Walkway areas by with typical widths and specify any with thickened edge- *(note that the minimum width for all proposed sidewalks per Engineering standards is 5.0’ not 4.0’ as reflected on the plan)*
- Standard Parking Space per City Standard R-41 - *(provide typical label noting spaces per City Standard R-41)*
- Accessible Parking Space per City Standard R-32 - *(provide typical label noting spaces per City Standard R-32)*
- Drainage Easements as required by the SBDD in association with the proposed Surface Water Management and Storm Drainage Systems improvements.
- 15’ Utility Easements as required by the city over the proposed Water and Sewer System improvements.
- Existing Utility, FP&L and Drainage Easements
- Proposed Monument Sign(s) with Sight Visibility (clear sight triangles) depicted and denoted/labeled per FDOT Design Manual, Chapter 212.11. (if applicable)
- *The limits of all proposed Standard Parking Spaces shall be denoted on the plan by only one (1) line/stripe on each side of the parking, except for those spaces that abut an Accessible Parking Space*
- *The Access Aisle for the Accessible Parking Spaces shall be denoted by three (3) equally spaced diagonals per City Standard R-32*

4. Architectural Site Plan and Site Data, Sheet A100 and Signage & Pavement Markings Plan, Sheet SPM-1 – *Note that the proposed 'Pedestrian Crossing' of both the 'Covered Drop-Off Drive and Promenade Drive not at a "Stop" condition are considered a "Mid-Block Crossing" and as such must be typically designated by '10' Wide 'Special Emphasis' pavement markings consisting of 12" White Edge Lines with 24" White Longitudinals at 5' O.C. maximum spacing. It is recommended that Concrete Header Curbs/Bands be provided within the proposed 'Pavers Fields' to allow for installation of the required thermoplastic 'Special Emphasis' pavement markings.*

*For the 'Accessible/Pedestrian Crossing' of the parking access/drive aisles/lanes consisting of proposed pavers, it will be acceptable to provide typical 6' wide minimum thermoplastic 'Crosswalk' pavement markings consisting of two (2) 12" White Lines. It is also recommended that these pavement markings be installed on Concrete Header Curb/Bands.*

*Refer to the 'Plan Mark-Ups on the 'Signage and Pavement Markings Plan' for additional information related to the 'Pedestrian/Accessible Crosswalk' markings.*

5. Architectural Site Plan and Site Data, Sheet A100 and Signage & Pavement Markings Plan, Sheet SPM-1 – *Reflect the attached 'City Accessibility and Pavement Marking and Signage Requirements Notes' on each plan.*
6. Architectural Site Plan and Site Data, Sheet A100 and Signage & Pavement Markings Plan, Sheet SPM-1 – *Refer to the 'Plan Mark-Ups on the 'Signage and Pavement Markings Plan' for additional information that is required to be reflected on both plans.*
7. Architectural Site Plan and Site Data, Sheet A100 – *Depict and denote/label the proposed 'Passenger Loading/Unloading Zone' within the "drop-off/pick-up" area on the west side of the proposed building. Note the minimum size of the proposed 'Passenger Loading/Unloading Zone' for city check size compliance.*
8. *Site Details, Sheet A502 – Replace all current Accessible Parking Details and the Parking Stall Striping Details with City Standard R-32, 'Accessible Parking Spade Details', Sheet 1 & 4 of 4 and City Standard R-41, 'Standard Parking Space Details', Sheet 1 of 3.*

*Refer to the 'Details Mark-Ups' for additional required changes and/or information relative to several of the other current Site Details.*

9. General Comment – Provide the following plans and/or Details sheets for Engineering Permit submittal and review:
  - a. Demolition Plan
  - b. Sanitary Sewer Profiles



10. *Signage & Pavement Markings Details, Sheet SPM-2 – Replace the current City Standards R-22 & R-32 with the latest updated City Standards. Note that the latest updated City Standard can be downloaded by way of the following link:*

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

11. *Paving and Drainage Plan, Sheet PD-1 – Provide the length and slope along the inverted crown section for all "grading runs" to allow for confirmation that the following code required grading criteria are being met:*

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

12. *Paving and Drainage Plan, Sheet PD-1 – Provide additional proposed pavement elevations where noted/marked by "???" on the plan. In addition, provide 'Crossing Data' between site utilities where noted/marked on the plan.*

13. *Paving and Drainage Plan, Sheet PD-1 & PD-2 – Provide a 'Legend' item for the proposed "Hatch" pattern for NW 102<sup>nd</sup> Avenue south of the of the driveway for the southern proposed parking lot area. Depict and denote/label the limits of required Pavement Restoration per City Standard R-38, associated with the installation of the proposed force main and gravity sewer improvements within NW 102<sup>nd</sup> Avenue from the proposed Private Lift Station south to the proposed point of connection of the proposed gravity sewer to the existing gravity sewer main.*

14. *Paving and Drainage Details, Sheet PD-3 – Delete City Standards R-33, R-34 & R-35 from the details sheet. Replace current City Standards R-26, R-28 & R-44 with the latest updated City Standards. Note that the latest updated City Standard can be downloaded by way of the following link:*

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

15. *Paving and Drainage Details, Sheet PD-3 – Delete the current 'Concrete Sidewalk Detail' and 'Pavement Connection Detail' from the details sheet, as the sidewalk construction and pavement connection must be in accordance with City Standard R-28 and R-39, respectively. Note that per City Standard R=28, the compressive strength of the concrete for new curbing is required to be 3,500 PSI as marked for the curb details.*

16. *Stormwater Pollution Prevention Plan, Sheet SWPPP-1 – Provide a 'Turbidity Barrier' at each proposed outfall into the existing canal.*

17. *Water and Sewer Plan, Sheet WS-1 – Provide ‘Crossing Data’ for the crossings of the proposed water service, fire line, gravity sewer main and storm drainage pipe with the existing water main as marked on the plan. Note that the Utilities Department does not permit sewer lateral connections to sewer manhole, even for private sewer system such the case with the sewer system for the proposed project. Sewer laterals must connect directly to the gravity sewer main by a Wye connection.*

*Proposed connection to the existing water main for the Fire Line is required to be by a Tapping Sleeve and Valve along with a second Gate Valve (Point of Fire Service). A Filling and Flushing Connection and Sample Point will also be necessary as part of the water connection.*

*Depict and denote/label by ‘Legend’ item and appropriate “Hatch/Shade” the limits of required Pavement Restoration per City Standard R-38, associated with the installation of the proposed force main and gravity sewer improvements within NW 102<sup>nd</sup> Avenue from the proposed Private Lift Station south to the proposed point of connection of the proposed gravity sewer to the existing gravity sewer main.*

*Depict and denote/label the required 'Red RPM' in the center of the nearest adjacent parking access aisle or access road/drive for the proposed FDC and the required 'Blue RPM' in the center of the nearest adjacent parking access aisle or access road/drive for all proposed Fire Hydrants*

*Delete the reference to “M-D WASD” for proposed Sanitary Sewer Manhole SS-03 in the ‘Sanitary Sewer Structure Schedule’.*

*Refer to the ‘Plan Mark-Ups on the ‘Water and Sewer Plan’ for information related to the above comments.*

18. *Water and Sewer Plan, Sheet WS-2 – Proposed Sewer Manhole SS-01 & SS-02 and the proposed 8” PVC Sewer Main between these two (2) manholes will be required to be dedicated to the city after completion and acceptance of the project by the city. Accordingly, depict and denote/label the required 15’ Utility Easement for these proposed sewer system improvements.*

*Delete the reference to “M-D WASD” for proposed Sanitary Sewer Manhole SS-01 and SS-03 in the ‘Sanitary Sewer Structure Schedule’.*

*Note that Broward County Wastewater/Domestic Sewer Section will require a “Details” of the proposed connection of the proposed force main to the proposed sewer manhole for approval of the sewer plans for the Wastewater License. Provide the ‘Force Main to Sewer Manhole Connection Detail’.*

*Depict and denote/label by ‘Legend’ item and appropriate “Hatch/Shade” the limits of required Pavement Restoration per City Standard R-38, associated with the installation of the proposed force main and gravity sewer improvements within NW 102<sup>nd</sup> Avenue from*

*the proposed Private Lift Station south to the proposed point of connection of the proposed gravity sewer to the existing gravity sewer main.*

*Refer to the 'Plan Mark-Ups on the 'Water and Sewer Plan' for information related to the above comments.*

19. *Water and Sewer Details, Sheet WS-3 – Replace current City Standards W-2, W-4, W-6 & S-1 with the latest updated City Standards. Delete City Standard W-5 from the details as this detail is not applicable to the scope of the water system work.*

*Provide the following additional 'Water' related City Standards:*

*W-1 Fire Hydrant*

*W-3 Typical Sample Points*

*W-11 Typical Commercial Water Meter and Meter Box*

*Provide the following 'General' City Standards as part of the details on the water and sewer details sheets:*

*G-1 Water and Sewer Trench Backfill*

*G-2 Restrained Joints*

*G-3 Valve and Box*

*G-4 Utility Crossing General Requirements*

*G-6 Utility Crossing Fitting Type*

*Provide the following additional 'Sewer' related City Standards:*

*S-5 Manhole Coupling*

*S-6 Manhole flow channels*

*S-7 Shallow service lateral*

*S-9 Manhole frame and cover*

*S-10 Clean-Out*

*Note that the latest updated City Standard can be downloaded by way of the following link:*

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

20. *Fire Access Plan, Sheet FT-1 – Depict and denote/label the typical 'fire access path/route' with the required 38' minimum inside, 50' minimum centerline and 62' minimum outside radii along the Fire Access Path/Route per Note #4 and Note #7 of the 'Pembroke Pines Fire Notes', as reflected on the Fire Access Notes and Details Sheet FT-2. The noted minimum radii must be reflected at each corner/curve along the Fire Access Path/Route from Point of Tangence to Point of Tangency around the corner/curve.*

*Depict and denote/label the 'Radius of Coverage' for the existing and/or proposed Fire Hydrants per the requirement of the Fire Prevention Bureau on the plan.*

*In addition, depict and denote/label the proposed Double Detector Check Valve Assembly and Fire Department Connection FDC), as may be applicable for the proposed building. Further, depict and denote/label the required 'Red RPM' in the center of the nearest adjacent parking access aisle or access road/drive for the proposed FDC and the required 'Blue RPM' in the center of the nearest adjacent parking access aisle or access road/drive for all proposed Fire Hydrants.*

21. *Fire Access Notes and Details, Sheet FT-2 – Replace the current City Standard W-1 with the latest updated City Standard. Replace the current BCTED Ground Sign Assembly Details with the latest attached BCTED Ground Sign Assembly Details sheet (Revision 2/5/21).*

22. *General Comment –*

*In addition, depict and denote/label the proposed Double Detector Check Valve Assembly and Fire Department Connection FDC), as may be applicable for the proposed building. Further, depict and denote/label the required 'Red RPM' in the center of the nearest adjacent parking access aisle or access road/drive for the proposed FDC and the required 'Blue RPM' in the center of the nearest adjacent parking access aisle or access road/drive for all proposed Fire Hydrants.*

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

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

## MEMORANDUM

April 9, 2024

To: Cole Williams, AICP  
Senior Planner

From: Laura Arcila Bonet - Planner/ Zoning Tech

Re: SP 2024-0001 (MedSquare)

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The following are my comments regarding the above Site Plan:

- ~~1. Provide letter from Broward County that additional square footage of building is allowed per existing Plat Note.~~
2. The Land Development Code requires parking for Medical - General at 5.75 spaces per 1,000 square feet (See table 155.605).  
**4/9/24 – See planning comments.**
- ~~3. Provide color elevations of all sides, showing color names, color numbers, finishes, materials, etc. on all.~~
4. Provide sign matrix showing all sign dimensions, square footage, etc. to confirm all proposed signage meets code.  
**4/9/24 – Not provided.**
5. If directional signs are proposed, they cannot exceed 1.5 sq. ft. in size.
- ~~6. Provide detail showing roof mounted equipment. All air conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right of way and/or property line.~~
7. Provide Photometric Plan and all details of any lighting being proposed in parking lot, on building, under canopy, etc. Lighting must meet all requirements of Land Development Code within "Lighting" Sections 155.685 through 155.692.  
**4/9/24 – One of the light fixtures exceeds 3,000k**
- ~~8. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.~~
9. Provide physical material board.
- ~~10. Provide letter from Waste Pro showing approval of proposed garbage collection.~~
11. Provide elevations of the dumpster enclosure. All garbage and trash containers or compactors, oil tanks, bottled gas tanks and irrigation system pumps must be underground or placed in walled-in areas or landscaped screened areas.  
**4/9/24 – Clarify where the trash/hazardous material would go after is taken out of the trash room inside the building.**
- ~~12. Show location, and setback(s), of monument sign on Site Plan.~~
- ~~13. Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.~~
- ~~14. Provide bicycle racks per code section 155.607.~~

- ~~15. Unless otherwise noted within the LDC, bufferyards shall be a minimum of 10 feet wide along all non-residential property lines.~~
16. If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjonesruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.

MEMORANDUM

April 8, 2024

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2024-0001) MedSquare Pembroke Pines - 2

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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. Will there be any monument signs for the proposed parcel, if so, clearly show it on landscape plans. As per LDC SEC. 155.662 (C) 3. (a) — two layers of plant material are required, going around the sign to obscure the base. SOD may not be used for this requirement.~~
- ~~2. Attached within this document please find the Cities Code Calculation table. Please fill in all the information that applies to the project in question. As per plans it appears that the old Code may be referenced, and some sections are not filled in — please add the current calculation table provided onto the plans and fill in all sections which apply.~~
3. Clearly show linear feet for each perimeter side for scope of work to confirm number of trees required. **Please clarify the “1058 LF” calculation for linear feet, abutting property lines (all properties).**
4. Clearly show location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves. **Show symbols in table format on L-1. Only one (1) fire hydrant noted on site? Any backflow preventors/valves? Fire Code has very specific clearance requirements for its equipment in relation to trees and other landscape material.**
5. Clearly show location of existing and proposed easements, right-of-ways, drainage structures, overhead utility wires, vertical features, underground utilities, controllers, above ground electrical elements, and transformers. **Show symbols in table format on L-1. Confirm no conflict with tree/palms in the Southern parking lot. As per Code, 15- feet of clearance are required for tree plantings, and 7.6 feet of clearance for palms. Overhead wires noted on the Northern buffer confirm no conflicts with proposed plantings. Any transformers or utility boxes are to be shown and noted for required landscaping.**
- ~~6. Clearly show existing and proposed water bodies, water retention areas, and berms indicating required slopes.~~
- ~~7. Sight triangles shall be depicted on planting plans.~~
- ~~8. Root barriers are recommended for all Category 1 planting (especially Live oaks), which are proposed within 10 feet or less of hardscapes.~~
- ~~9. Clearly show location and specification of proposed root barrier. Add root barrier details to L-2.~~
10. Please show the distance between proposed Gumbo limbos and hardscapes. Gumbo limbos are not a recommended species of trees to be planted within ten feet or less abutting parking lots/hardscapes, due to their aggressive growth and buttress roots, which cannot be contained via the root barrier. Staff recommend swapping of material proposed in such areas. **One (1) interior parking island noted with two (2) Gumbos proposed. Staff recommends swapping species on this particular interior parking island.**
- ~~11. While confirming parking counts staff noted 220 parking spaces, Code Calculation table references only 133 spaces. Please advise or revise.~~



12. As part of the bufferyard requirements, perimeter hedges are required. Material is to be installed at 36" x 18". **Due to the high number of Clusia proposed, species diversification is required – 3-4 species of hedges are recommended.**
13. It is our suggestion to alternate the proposed tree species across the site, ensuring a mixed use of trees that offers both aesthetic appeal and ecological benefits. By diversifying the tree species, we can enhance the resilience of the landscape, promote biodiversity, and minimize the risks associated with potential pest infestations or diseases affecting a single species. At planting, no one section should propose only one tree species in any one selected area.
14. As per LDC SEC. 155.663 (E) - Individual interior parking lot areas shall be a minimum of 100 square feet total **adequately landscaped with shrubs**, groundcover, or other authorized landscape material not to exceed 30" in height in addition to requirements listed below. The landscape areas shall be located in such a manner as to divide and break up the expanse of paving. **Revise plans to add required shrubs to interior parking islands. Only 5 interior parking islands are noted with proposed adequate landscaping.**
15. Plant schedule – please provide symbol for SOD for easy identification on plans. **"LAWN" symbol is not noted anywhere on L-1. All trees, shrubs, groundcovers, SOD are to have a symbol and callout proposed on Plant Schedule and used/shown on plans.**
16. As per the number of trees proposed on the Plant list it appears as though Species Diversification requirement is not met. As per LDC SEC. 155.661 (G) - Trees in excess of five shall have no more than 20% of a single species. **With updated numbers from the Code Calculation Table, the number of trees required is currently 155. Numbers for Silver buttonwoods and Dahoon hollies must be reduced.**
- ~~17. On Tree Disposition table, trees numbered #7, 15, 32, 39 are marked as "missing". Should stumps be on site they must be showing and be numbered on TD-1 and marked for removal.~~
- ~~18. On Tree Disposition table, trees numbered 28, 30, 31 are identified in "good condition" and are slated for removal. Please consider relocating someplace within site, as relocated material counts towards Code requirements.~~
19. On Tree Disposition table, trees numbered #4, 6, 9, 22, 33, 37, 38, 40, 41, 44 are all identified in "bad condition" and are slated to "remain". Tree disposition table to be revised for above-referenced trees to marked for removal. **Tree #44 is still marked to remain on TD-1, please revise.**
- ~~20. Tree #16, just outside of the scope of work but on abutting property. It is my understanding that Baptist is selling the abutting property to MedSquare. Staff has noted quite a few invasive species on the abutting property. #16 is a bit too close to proposed parking and hardscapes. It is recommended to remove the Australian pine to avoid future issues (species tend to be very brittle in light winds).~~
- ~~21. Please double check and revise the numbering in Tree disposition table. The list goes from 16 to 21, and 47 to 59.~~
- ~~22. #1 (Bird of Paradise plant) on Tree Disposition table should be removed, as we require only palms and hardwood trees to be shown on the Tree disposition table.~~
23. On Tree Disposition table, Tree #44 is still slated to "remain" although tree is in poor condition. Please revise both TD-1 and L-1 to reflect changes.
24. On TD-1, trees #59-64a should be marked as "Outside property line" as other trees which are located outside of the scope of work.
25. TD-1, #66/7 is colored orange. #66 is slated to remain, while #7 is slated to be removed. Provide clarification and make more manageable on plans.
26. Confirm no conflict with proposed tree installations on the Eastern buffer with South Broward Drainage District.
27. Additional comments may apply upon further review.

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

City of Pembroke Pines

601 City Center Way

Pembroke Pines, FL 33025

954.392.2100 (Office) • [yhall@ppines.com](mailto: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>		
<p><u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u></p> <p>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).</p> <p>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).</p>		
<p><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.</p>		
<p><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.</p>		
<p><u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u></p> <p>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.</p>		
<p><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u>  Parking lots shall comply with the following minimum requirements:</p> <p>1. One tree:  (a) Every five parking spaces; and  (b) Every 100 square feet of interior landscaping;</p> <p>2. Ten square feet of interior landscaping every parking space up to 50 spaces;</p> <p>3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;</p> <p>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><b>City of Pembroke Pines Landscape Code Requirements</b></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](mailto:Bnettina@ppines.com)

954.499.9566

**PROJECT NAME:** MedSquare

**REFERENCE #:** SP 2024 - 01

**DATE REVIEWED:** 04/04/2024

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

**NOTE:** Include all fire related pavement markings on Fire Access Sheet

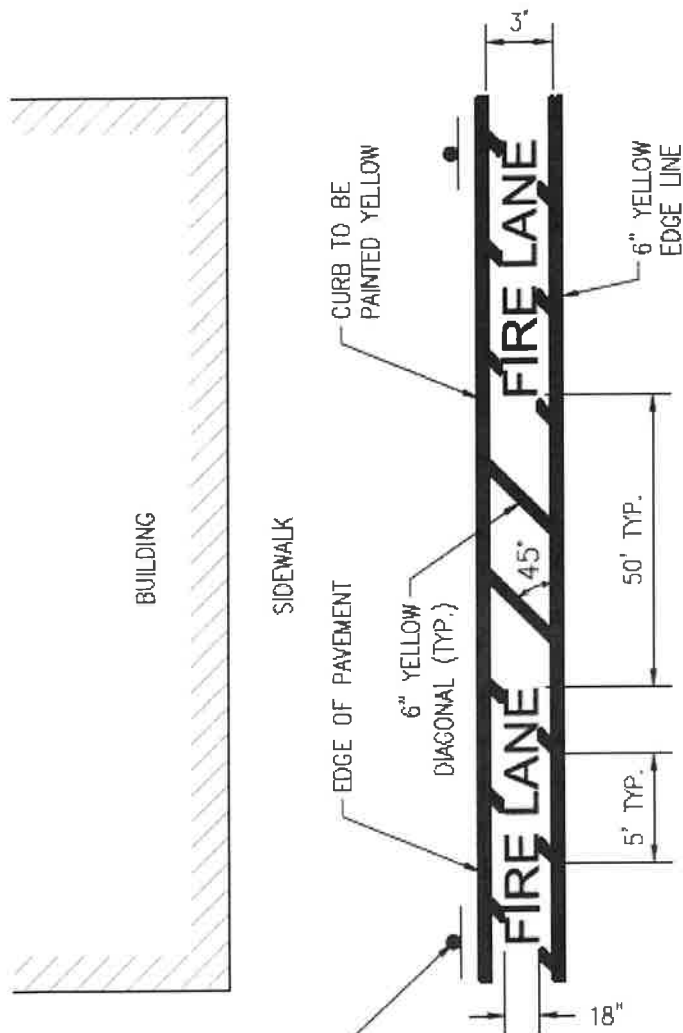
**1. Place notes on plan and demonstrate, please show all inside, centerline and outside radius on truck path:** Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering 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.

**2. Show on plan:** 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.

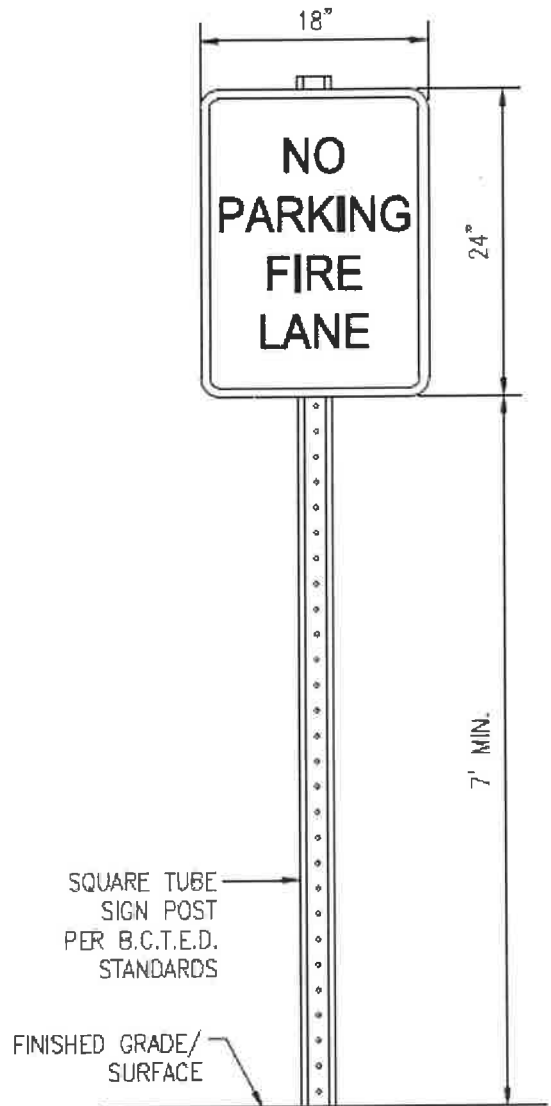
**Note:** Please depict all new and existing Fire Hydrants, Fire Department Connections (FDC), and Fire Line Backflow Devices on Fire Access Plan.



"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.

# **Pembroke Pines Fire Truck Specifications**





## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** April 2, 2024  
**To:** SP 2024-0001 file  
**From:** Cole Williams, Senior Planner  
**Re:** SP 2024-0001 Medsquare

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

1. Provide public notification per Code Requirements. **Ongoing**
  - a. The following HOAs are located within 500'
    - i. Charleston in the Pines: Hillary Dillings, 12280 Miramar Blvd, Suite 4 Miramar, FL 33025, 954-636-5866 [charleston@novusre.com](mailto:charleston@novusre.com)
    - ii. Park Place: Sharon Lyons, 18438 NW 9 Street Pembroke Pines, FL 33029, 954-940-2781
2. ~~Provide confirmation from Broward County that the proposed changes are consistent with the underlying plat.~~
3. Provide approval from South Broward Drainage District. **Not provided**
4. Currently the existing church and office building to the south have a cross access agreement and non-concurrent parking in place. Provide square footage of both the church and office building and the existing parking on both sites. Parking must be met at all times for all sites. Cross access and parking can only be done for adjacent parcels. If both offices need to utilize parking spaces from the church site there cannot be a conflict of hours of operations and parking required.
  - a. **Square footage from loading areas, waste room and other unidentified rooms count towards the parking required.**
  - b. **The parking ratio for office is 3.5 parking spaces per thousand square feet. Medical parking is 5.75 parking spaces per thousand square feet and specialized medical is 3.5 parking spaces per thousand square feet. Provide updated parking data based on anticipated tenant mix.**
  - c. **The area indicated for grass parking of the church has not been approved. A plan showing the grass spaces delineated within the area is needed to utilize the space as grass parking. Grass parking can only account towards the required parking for the Church.**
  - d. **The square footage of the modular buildings needs to be included as part of the total square footage and parking for the site.**
  - e. **Based on current tenant breakdown for realtor building 60 parking spaces are required. Updated tenant list will be needed to reduce parking requirement.**
5. Provide non-concurrent parking chart. **After further review, non-concurrent parking is acceptable for this site.**

27. Clarify if any electric vehicle charging station are proposed. **Clarify where the infrastructure is proposed.**

~~28. Provide letter detailing the sustainable practices that will be used on this project.~~

~~29. More comments may be issued upon second review as new information is provided.~~

30. **Subject to FPL approval.**

31. **A resubmittal fee of \$499 is required prior to the third review.**

32. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

33. Please contact me prior to resubmittal 954-392-2100.

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

# DRC REVIEW FORM



**March 21, 2024**

**PROJECT: MEDSQUARE (SP2024-0001)**

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

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

**COMMENTS:**

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1. General Comment – The property is within designated Flood Zone X per the current 2014 FEMA Flood Map and Flood Zone A Series/VE Zone per the proposed ‘Preliminary 20241 FEMA Flood Map that will take effect as of July 31, 2024.

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

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

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

2. General Comment – Provide ‘Surface Water Management Calculations’ addressing SFWMD criteria and South Broward Drainage District (SBDD) Basin requirements.
3. General Comment – Provide Estimated Water Demand and Sewage Flow Calculations (Average Daily and Peak Flows) for the proposed project and the ‘Net Difference’ in Estimated Water Demand and Sewage Flow between the proposed Baptist FSER and Residential Phases and the original approved Office Buildings project for Utilities review.

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

4. Architectural Site Plan and Site Data, Sheet A100 – Depict and denote/label the following items on the plan as applicable based upon the proposed project improvements:
  - All proposed Curb types.
  - All proposed edge of pavement/face of curb radii
  - All Sidewalk Curb Ramps with ‘CR’ type (per FDOT Index 522-002)
  - All Concrete Sidewalk/Walkway areas by with typical widths and specify any with thickened edge.
  - Standard Parking Space per City Standard R-41 (typical labels).
  - Accessible Parking Space per City Standard R-32 (typical labels). (Note that the Accessible Access Aisle markings is required to be depicted on the plan by three (3) equally spaced diagonals)
  - All proposed parking spaces shall have two (2) parking stripes, including those that abut a curbed landscape island.
  - Drainage Easements as required by the SBDD in association with the proposed Surface Water Management and Storm Drainage Systems improvements.
  - 15’ Utility Easements as required by the city over the proposed Water and Sewer System improvements.
  - Existing Utility, FP&L and Drainage Easements
  - Proposed Monument Sign(s) with Sight Visibility (clear sight triangles) depicted and denoted/labeled per FDOT Design Manual, Chapter 212.11.
5. Architectural Site Plan and Site Data, Sheet A100 – Provide a designated ‘Accessible Route/Path’ from the proposed building to the nearest public sidewalk along Johnson Street. Note that any proposed ‘Accessible Crossing’ of the parking access aisle/drive within the parking lot not at a “Stop” condition is considered a “Mid-Block Crossing” and as such must be designated by ‘10’ Wide ‘Special Emphasis’ pavement markings and an ‘Accessible Crossing Warning Sign Assembly’ for both approaches to the crossing consisting of a W16-9 Accessible Crossing Sign (30”x30”) with W16-7P Arrow Plaque (24”x12”).
6. Architectural Site Plan and Site Data, Sheet A100 – Depict and denote/label the proposed ‘Passenger Loading/Unloading Zone’ within the “drop-off/pick-up” area on the west side

of the proposed building. Note the minimum size of the proposed 'Passenger Loading/Unloading Zone' for check size compliance.

7. Architectural Site Plan and Site Data, Sheet A100 – Reflect the attached 'City Accessibility and Pavement Marking and Signage Requirements Notes'.
8. General Comment – Provide the following plans and/or Details sheets for Engineering DRC Review:
  - a. Engineering Plans Set Cover Sheet
  - b. Civil Site Plan/Site Layout Plan
  - c. Demolition Plan
  - d. Stormwater Pollution Prevention and Erosion Control Measures Plan
  - e. Stormwater Pollution Prevention and Erosion Control Measures Details & Notes sheets
  - f. Paving, Grading and Drainage Plan
  - g. Paving, Grading and Details Sheet
  - h. Water and Sewer Plan
  - i. Water and Sewer Details Sheets (incorporating applicable City Standards)
  - j. Pavement Markings and Signage Plan (incorporating applicable the attached 'City Accessibility and Pavement Markings and Signage Requirements Notes')
  - k. Broward County Traffic Engineering Division (BCTED) Details Sheets (latest BCTED Details sheets attached for plans set use)

Note that the City Water and Sewer Atlas sheets and associated Water and Sewer As-built/Design Plans for the subject property area can be downloaded by way of the following 'Dropbox Link':

<https://www.dropbox.com/t/fFhCWaA8IVABzDzX>

9. General Comment – Note that following City Standards are anticipated to apply to the proposed project based upon the scope of site engineering improvements/work reflected on the proposed Architectural Site Plan:

Paving, Grading and Drainage

Drainage:

D-2 – Precast Circular Manhole and Catch Basin

Road:

R-22 – Typical Parking Area Requirements For 90 Degree Parking

R-23 – Private Parking Area Inverted Crown Section

R-26 – Concrete Curbs

R-28 – Concrete Sidewalk

- R-32 – Accessible Parking Space (Sheet 1 & 4 of 4)
- R-39 – Pavement Connection
- R-41 – Standard Parking Space (Sheet 1 of 3)
- R-44 – Typical Trench Backfill
- R-45 – Fire Lane Markings and Signage
- R-49 – Concrete Apron

### Water and Sewer

#### General:

- G-1 – Typical Trench
- G-2 – Restrained Joints
- G-3 – Valve and Box
- G-4 – Utility Crossing General Requirements
- G-6 – Utility Crossing Fitting Type

#### Water:

- W-1 – Fire Hydrant (Sheet 1 & 2 of 2)
- W-2 – Filling and Flushing Connection
- W-3 – Typical Sample Points
- W-4 – Typical Single and Double Water Service
- W-6 – Double Detector Check Valve for Fire Line (Sheet 1 & 2 of 2)

#### Sewer:

- S-1 – Concentric Precast Manhole (6 Feet and Under)
- S-5 – Manhole Coupling
- S-6 – Manhole Flow Channel
- S-7 – Shallow Service Lateral
- S-9 – Manhole Frame and Cover
- S-10 – Clean Out

Note that all ‘City Standards can be downloaded from the City’s website by way of the following “Link:

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

In addition to the above noted City Standards related to Drainage, the South Broward Drainage District (SBDD) Drainage Details Sheet is required to be included in the Plans set for City approval and the required SBDD Paving and Drainage Permit.

10. General Comment – Per Section 154.35 of the City Code, the pavement shall have a cross slope of 2.0% and a longitudinal slope of 0.5% minimum for normal crown sections. The pavement shall have a crown/cross slope of not less than 1.0% with an average of not less than 2.0% and longitudinal slope of not less than 0.5% for inverted crown sections with “runs: less than 100 feet. The pavement shall have a crown/cross slope of 2.0% and a

longitudinal slope of 1.0% minimum for inverted crown sections with “runs” greater than 100 feet. The “run” is defined as the length of the pavement between the high and low point elevations.

Provide the longitudinal distance and slope for all “runs within some the proposed parking lots and along the proposed north/south ‘Access Road. Note that the longitudinal and cross slope proposed within both the parking lots and along the proposed north/south ‘Access Road’ must comply with the code sloping requirements.

11. General Comment – Provide a ‘Fire Truck Access Plan’ addressing the requirements per the City’s Fire Prevention Bureau ‘Site Plan Guidelines’. Note that the Fire Access Path/Route’ must be designated by way of "shading/hatch pattern" and the required 38' inside, 50' centerline and 62' outside radii must be denoted/labeled along the entire Fire Access Path/Route.

In addition, depict and denote/label the proposed Double Detector Check Valve Assembly and Fire Department Connection (FDC), as may be applicable for the proposed building. Further, depict and denote/label the required 'Red RPM' in the center of the nearest adjacent parking access aisle or access road/drive for the proposed FDC and the required 'Blue RPM' in the center of the nearest adjacent parking access aisle or access road/drive for all proposed Fire Hydrants.

12. Traffic DRC Review Comments – The following comments are related to the submitted ‘Shared Parking Analysis’:

Document the projected Parking Peak Period as percentages of Visitors/Employees. In addition, documentation is required for the 40% Reduced Parking after 4 PM for the Medical Office.

A Shared Parking Agreement with the Church will be required to be submitted for confirmation of the Church’s agreement to the proposed ‘Shared Parking’ per the final city approved Parking Analysis, as a required to meet the minimum parking requirements for the proposed Medical Office facility per City Code.

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

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



## DRC REVIEW FORM

**FIRE PLANS EXAMINER** Brian Nettina, Asst. Fire Marshal

[Bnettina@ppines.com](mailto:Bnettina@ppines.com)

954.499.9566

**PROJECT NAME:** MedSquare

**REFERENCE #:** SP 2024 - 01

**DATE REVIEWED:** 01/22/2024

**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) 6<sup>th</sup> Edition, effective December 31, 2021 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(es).** 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](http://www.knoxbox.com).*

**NFPA 1-18.2.2.1**

**4. Must** Submit a “**separate**” **Auto-turn plan sheet** for fire truck access and 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 department 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 department 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 department 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 department 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 department 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 Department 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, climatic conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**

b. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.4.1.1**

**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 department 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 department access road shall not be obstructed in any manner, including by the parking of vehicles.

**NFPA-1:18.2.4.1.1**

**10. Place note on plan:** Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft. 6in. **NFPA-1:18.2.3.4.1.2**

**Note:** Permanent, weatherproof signage will be required for fire truck 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 18.2.3.4 shall be maintained at all times. **NFPA 1-18.2.4.1.2**

**11. Place note on plan:** Fire department 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-1:18.2.3.4.2**

**Note: Roads during Construction.**

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

**12. Place note on plan:** The angle of approach and departure for any means of the fire department 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-1:18.2.3.4.6.2**

**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 of the fire lane. **NFPA-1:18.2.3.4.6.3**

**14. Place note on plan:** The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.4.7**

**15. Place notes on plan:** Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and prohibit the obstruction thereof or both. **NFPA-1:18.2.3.5.1**

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", 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-1:18.2.3.5.3**

**16. Place notes on plan:** A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA-1:16.4.3.1.1**

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-1:16.4.3.1.3**

**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.16.4.3.1.3**

**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 Fire Flow Requirements for Buildings. **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 department 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 (2016 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-14:6.4.5.2.1 (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 flow tests at system demand. **NFPA-13:8.17.4.6.1**

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. **NFPA-13:A.8.17.4.6.1**

**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)**

**23. 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**

**24. 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-1:11.10.1**

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.

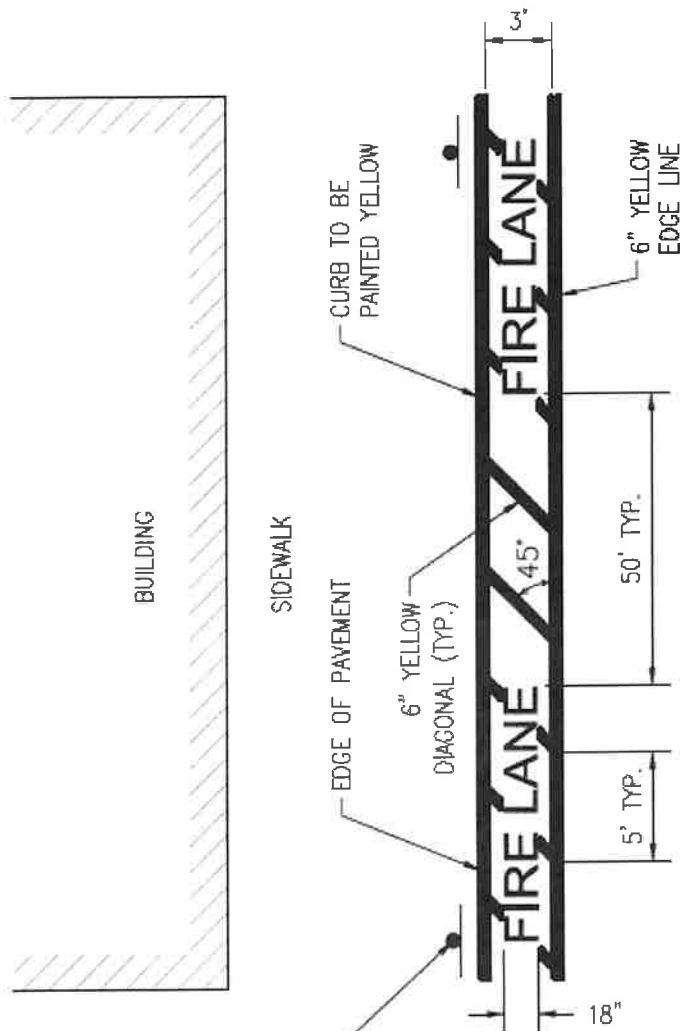
Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

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.

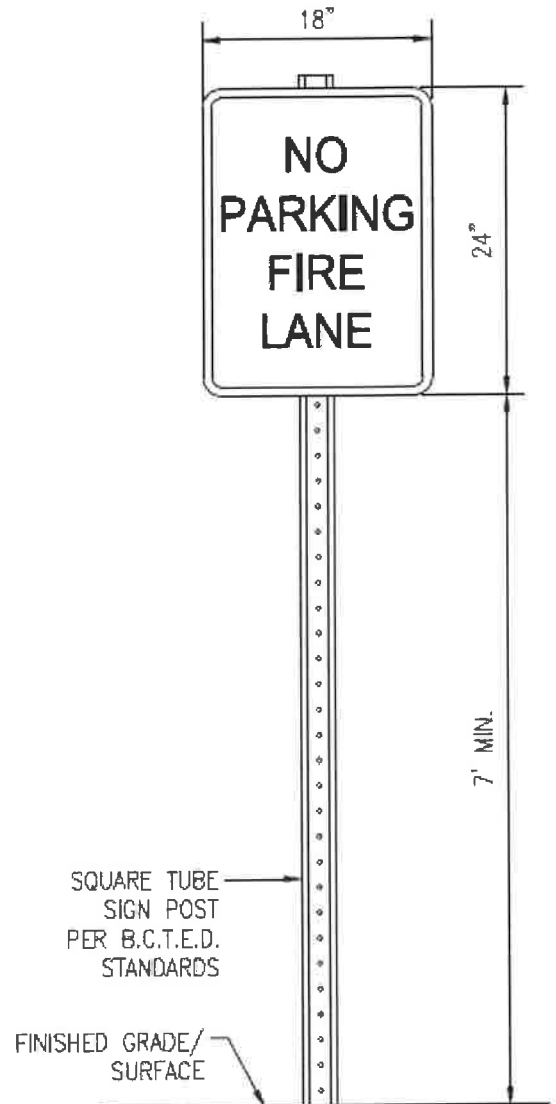
**NOTE:** Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.



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

**NOTE:**

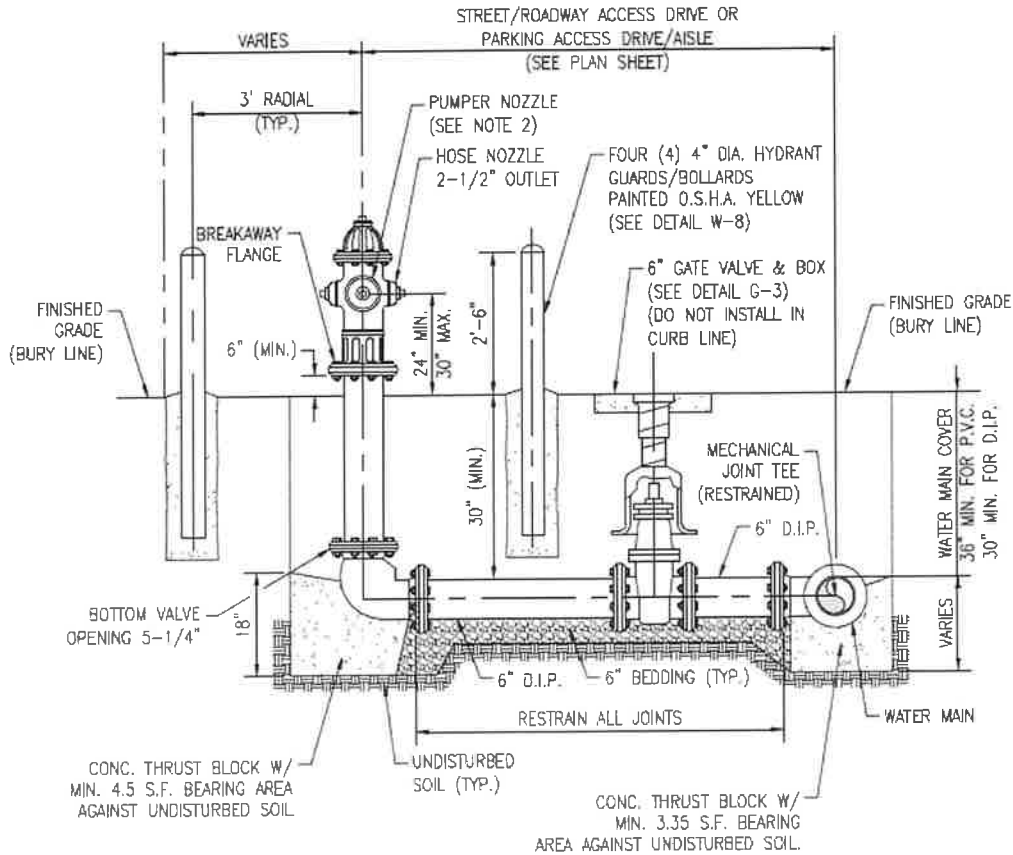
SIGN SHALL HAVE WHITE BACKGROUND WITH RED LETTERS AND SHALL BE 7' IN HEIGHT TO BOTTOM OF SIGN. ALL SIGNS SHALL FACE THE FLOW OF TRAFFIC AND BE A MAXIMUM OF 60' APART.



**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

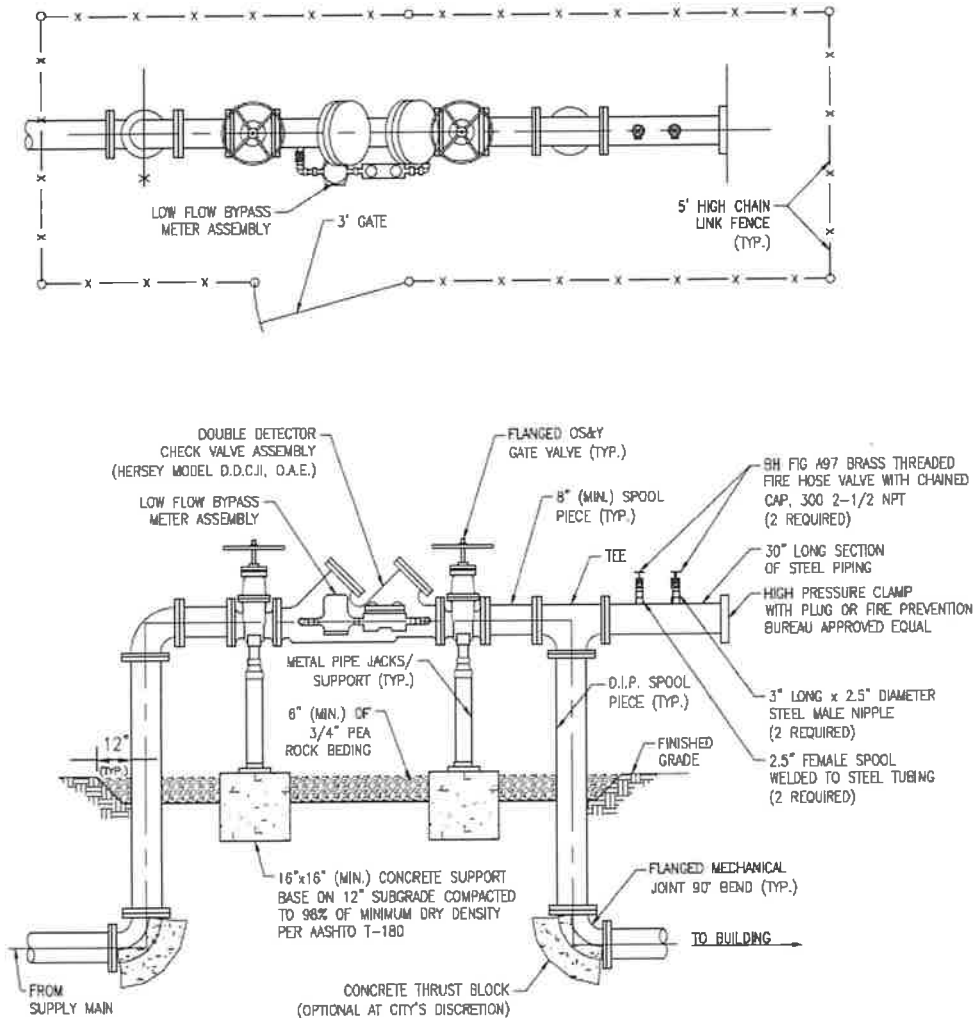


**NOTES :**

1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 ¼" BOTTOM VALVE WITH A 4 ½" PUMPER NOZZLE AND TWO (2) 2 ½" 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 ½) 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.

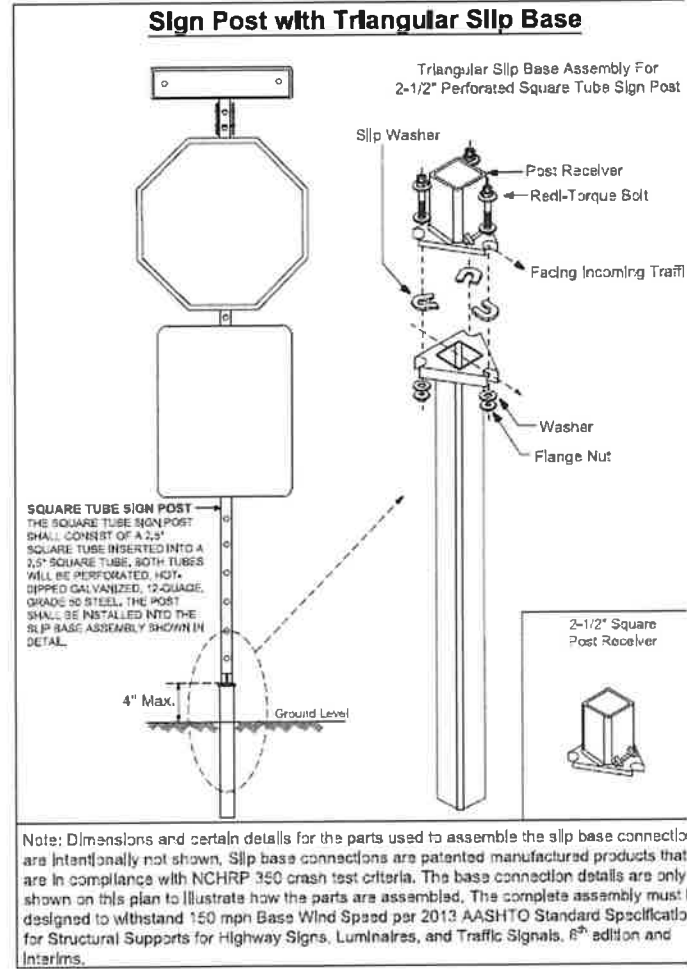
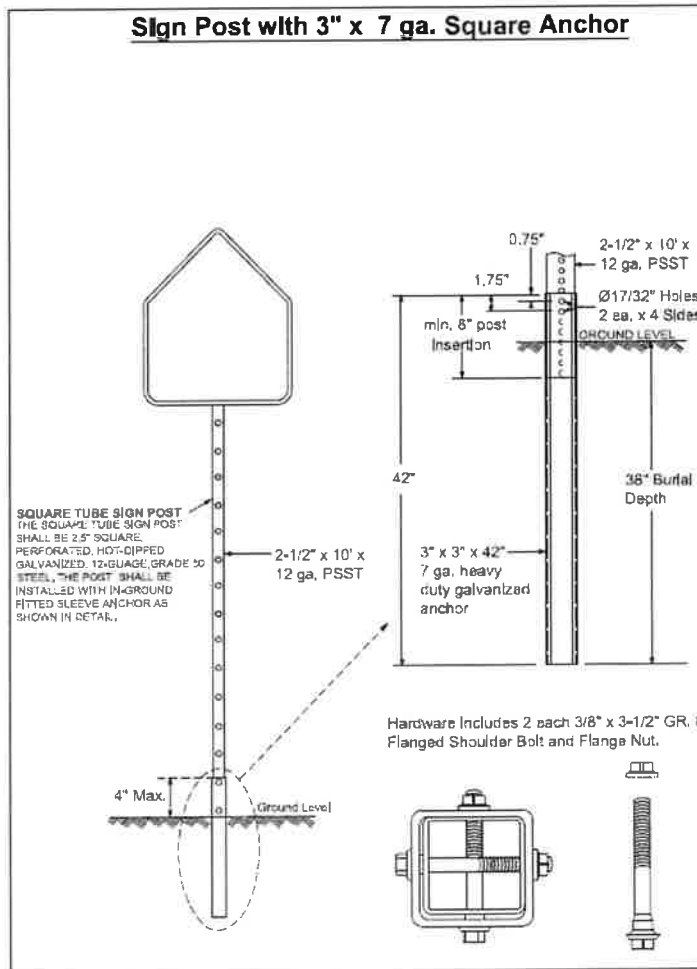


4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

## **Pembroke Pines Fire Truck Specifications**



# Ground Sign Assembly Details



MEMORANDUM

January 17, 2024

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2024-0001) MedSquare Pembroke Pines

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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. Will there be any monument signs for the proposed parcel, if so, clearly show it on landscape plans. As per LDC SEC. 155.662 (C) 3. (a) – two layers of plant material are required, going around the sign to obscure the base. SOD may not be used for this requirement.
2. Attached within this document please find the Cities Code Calculation table. Please fill in all the information that applies to the project in question. As per plans it appears that the old Code may be referenced, and some sections are not filled in – please add the current calculation table provided onto the plans and fill in all sections which apply.
3. Clearly show linear feet for each perimeter side for scope of work to confirm number of trees required.
4. Clearly show location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves.
5. Clearly show location of existing and proposed easements, right-of-ways, drainage structures, overhead utility wires, vertical features, underground utilities, controllers, above ground electrical elements, and transformers.
6. Clearly show existing and proposed water bodies, water retention areas, and berms indicating required slopes.
7. Sight triangles shall be depicted on planting plans.
8. Root barriers are recommended for all Category 1 planting (especially Live oaks), which are proposed within 10 feet or less of hardscapes.
9. Clearly show location and specification of proposed root barrier. Add root barrier details to L-2.
10. Please show the distance between proposed Gumbo limbos and hardscapes. Gumbo limbos are not a recommended species of trees to be planted within ten feet or less abutting parking lots/hardscapes, due to their aggressive growth and buttress roots, which cannot be contained via the root barrier. Staff recommend swapping of material proposed in such areas.
11. While confirming parking counts staff noted 220 parking spaces, Code Calculation table references only 133 spaces. Please advise or revise.
12. As part of bufferyard requirements, perimeter hedges are required. Material is to be installed at 36" x 18".
13. As per LDC SEC. 155.663 (E) - Individual interior parking lot areas shall be a minimum of 100 square feet total **adequately landscaped with shrubs**, groundcover, or other authorized landscape material not to exceed 30" in height in addition to requirements listed below. The landscape areas shall be located in such a manner as to divide and break up the expanse of paving. **Revise plans to add required shrubs to interior parking islands.**
14. Plant schedule – please provide symbol for SOD for easy identification on plans.

15. As per number of trees proposed on Plant list it appears as though Species Diversification requirement is not met. As per LDC SEC. 155.661 (G) - Trees in excess of five shall have no more than 20% of a single species. **Quantities for Live oaks must be reduced (no more than 16 trees of a single species), and additional species added.**
16. On Tree Disposition table, trees numbered #7, 15, 32, 39 are marked as "missing". Should stumps be on site they must be showing and be numbered on TD-1 and marked for removal.
17. On Tree Disposition table, trees numbered 28, 30, 31 are identified in "good condition" and are slated for removal. Please consider relocating someplace within site, as relocated material counts towards Code requirements.
18. On Tree Disposition table, trees numbered #4, 6, 9, 22, 33, 37, 38, 40, 41, 44 are all identified in "bad condition" and are slated to "remain". Tree disposition table to be revised for above-referenced trees to be marked for removal.
19. Tree #16, just outside of the scope of work but on abutting property. It is my understanding that Baptist is selling the abutting property to MedSquare. Staff has noted quite a few invasive species on the abutting property. #16 is a bit too close to proposed parking and hardscapes. It is recommended to remove the Australian pine to avoid future issues (species tend to be very brittle in light winds).
20. Please double-check and revise the numbering in Tree disposition table. The list goes from 16 to 21, and 47 to 59.
21. #1 (Bird of Paradise plant) on Tree Disposition table should be removed, as we require only palms and hardwood trees to be shown on the Tree disposition table.

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

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

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025  
954.392.2100 (Office) • [yhall@ppines.com](mailto: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>		
<p><u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u></p> <p>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).</p> <p>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).</p>		
<p><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.</p>		
<p><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.</p>		
<p><u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u></p> <p>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.</p>		
<p><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u>  Parking lots shall comply with the following minimum requirements:</p> <p>1. One tree:  (a) Every five parking spaces; and  (b) Every 100 square feet of interior landscaping;</p> <p>2. Ten square feet of interior landscaping every parking space up to 50 spaces;</p> <p>3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;</p> <p>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><b>City of Pembroke Pines Landscape Code Requirements</b></p>		
<p><u>SEC 155.631 Meet minimum bufferyard requirements.</u></p>		

## MEMORANDUM

January 16, 2024

**To:** Cole Williams, AICP  
Senior Planner

**From:** Laura Arcila Bonet - Planner/ Zoning Tech

**Re:** SP 2024-0001 (MedSquare)

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The following are my comments regarding the above Site Plan:

1. Provide letter from Broward County that additional square footage of building is allowed per existing Plat Note.
2. The Land Development Code requires parking for Medical - General at 5.75 spaces per 1,000 square feet (See table 155.605).
3. Provide color elevations of all sides, showing color names, color numbers, finishes, materials, etc. on all.
4. Provide sign matrix showing all sign dimensions, square footage, etc. to confirm all proposed signage meets code.
5. If directional signs are proposed, they cannot exceed 1.5 sq. ft. in size.
6. Provide detail showing roof mounted equipment. All air-conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right- of-way and/or property line.
7. Provide Photometric Plan and all details of any lighting being proposed in parking lot, on building, under canopy, etc. Lighting must meet all requirements of Land Development Code within "Lighting" Sections 155.685 through 155.692.
8. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.
9. Provide physical material board.
10. Provide letter from Waste Pro showing approval of proposed garbage collection.
11. Provide elevations of the dumpster enclosure. All garbage and trash containers or compactors, oil tanks, bottled gas tanks and irrigation system pumps must be underground or placed in walled-in areas or landscaped screened areas.
12. Show location, and setback(s), of monument sign on Site Plan.
13. Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.
14. Provide bicycle racks per code section 155.607.
15. Unless otherwise noted within the LDC, bufferyards shall be a minimum of 10 feet wide along all non-residential property lines.
16. If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjonesruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** January 9, 2024  
**To:** SP 2024-0001 file  
**From:** Cole Williams, Senior Planner  
**Re:** SP 2024-0001 Medsquare

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

1. Provide public notification per Code Requirements.
  - a. The following HOAs are located within 500'
    - i. Charleston in the Pines: Hillary Dillings, 12280 Miramar Blvd, Suite 4 Miramar, FL 33025, 954-636-5866 [charleston@novusre.com](mailto:charleston@novusre.com)
    - ii. Park Place: Sharon Lyons, 18438 NW 9 Street Pembroke Pines, FL 33029, 954-940-2781
2. Provide confirmation from Broward County that the proposed changes are consistent with the underlying plat.
3. Provide approval from South Broward Drainage District.
4. Currently the existing church and office building to the south have a cross access agreement and non-concurrent parking in place. Provide square footage of both the church and office building and the existing parking on both sites. Parking must be met at all times for all sites. Cross access and parking can only be done for adjacent parcels. If both offices need to utilize parking spaces from the church site there cannot be a conflict of hours of operations and parking required.
5. Provide non-concurrent parking chart.
6. Provide enhanced pedestrian connections between the parking on the church parcel and the proposed medical building.
7. Provide pedestrian connections between the office building and parking to the west.
8. Building square footages as well as the amount of parking required is inconsistent across documents. Please clarify.
9. Provide black and white elevations labeling all colors and materials
10. Provide color elevations for all sides of the building labeling all colors and materials.
11. Provide physical material board.
12. Provide details and elevations of the dumpster enclosure reference section 155.623
13. Provide letter of approval from Wastepro for the proposed dumpster locations.
14. Show screening of rooftop equipment per City Code.
15. Provide photometric plan reference section 155.685-155.692
16. Provide details and specification sheets for all proposed lighting.
  - a. Add note plans that all lighting is full cut off and angled at 90 degrees



- b. Lighting cannot exceed 24 foot candles under canopy and 12 foot candles not under canopy.
  - c. Lighting cannot exceed 3,000k
  - d. Lighting cannot exceed 0.5 Footcandles at the property line
17. Provide details of all signage, refer to code section 155.699-155.6100
  18. The church currently has a monument sign located on the proposed medical buildings site. Clarify if a new monument sign is being proposed for the existing church.
  19. Provide bicycle racks per code section 155.607.
  20. 10' landscape buffer required on the north end of the church parcel.
  21. Show utility and lake maintenance easement on the site plan.
  22. Provide pedestrian access to the nearest right of way.
  23. Clarify what will be done with the roadway on eastern side of the existing church parcel.
  24. Provide fire access plan.
  25. Provide civil plans
  26. Provide letter detailing the economic impact the new medical building will have on the city.
  27. Clarify if any electric vehicle charging station are proposed.
  28. Provide letter detailing the sustainable practices that will be used on this project.
  29. More comments may be issued upon second review as new information is provided.
  30. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
  31. Please contact me prior to resubmittal 954-392-2100.

**SUBJECT SITE AERIAL PHOTO**

**MedSquare Pembroke Pines (SP2024-0001)**

