





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

Summary

Agenda Date:	January 8, 2026	Application ID:	SP2025-0007
Project:	Octane Garage	Project Number:	PRJ2024-0018
Project Planner	Cole Williams, Senior Planner		
Owner:	Dorado Bells LLC	Agent:	Brandon Roth
Location:	18810 Pines Boulevard	Commission District	4
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Commercial
Reference Applications:	ZC2024-0005		
Applicant Request:	Construction of a self-storage facility with associated site, circulation, parking and landscape improvements.		
Staff Recommendation:	Approval subject to the satisfaction of Fire Prevention's and Engineering's comments at the time of permitting.		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Brandon Roth, agent, requests approval to construct a self-storage facility for the purpose of storing collector cars with associated site, signage, circulation, parking and landscape improvements located at 18810 Pines Boulevard.

On April 16, 2025, the City Commission approved the rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2044). The amended restrictive covenants allow for only self-storage use within the C-1 use list.

The building shall consist of 24 bays. The bays will be sold as a shell, and the bay owners shall be responsible for the permitting and build out. An association between the owners will be formed for the maintenance of the site.

BUILDINGS / STRUCTURES:

The proposed self-storage facility located in the middle of the vacant parcel will be 29' in height and 39,384 square feet in area. The applicant is proposing the following colors and materials for the building and structures:

- Main Body: SW 7015 (Repose Gray), SW 7006 (Extra White)
- Accent: SW 6092 (Decisive Yellow), SW 7006 (Extra White)
- Awnings: Black Anodized Aluminum
- Dumpster Enclosure: SW 7015 (Repose Gray)
- Dumpster Gates: SW 6092 (Decisive Yellow)
- Masonry Wall: SW 7006 (Extra White)
- Sliding Gates: SW 6092 (Decisive Yellow)

SIGNAGE:

The wall signage for the site is regulated through uniform sign plan for the shopping center and will be reviewed and approved through the building permit process. Any wall signage shown is for illustrative purposes only.

ACCESS / CIRCULATION:

Primary access to the site is provided from Pines Boulevard via a shared access road with the self-storage buildings to the west and north, and the multi-tenant buildings currently under construction to the north. The parcel will include a single ingress/egress point located at the northeast corner of the vacant parcel.

Due to the proposed site configuration, the building is classified as a limited-access structure. Fire Prevention has approved the plan as a limited-access structure and there will be additional requirements upon permitting. The applicant has submitted a letter acknowledging they will be subject to additional fire safety requirements during the permitting process.

PARKING:

Code requires self-storage facility to have 0.5 parking spaces per 1,000 square feet of building area; therefore, the proposed use requires 20 parking spaces. 11 of the parking spaces shall be standard spaces and 9 shall be parallel.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 51 trees, 24 palms, 618 shrubs:
 - Primary tree species include: *Clusia rosea* – Pitch Apple, *Coccoloba diversifolia* – Pigeon Plum, *Conocarpus erectus* – Green Buttonwood, *Quercus virginiana* – Southern Live Oak and *Swietenia mahagoni* – West Indian Mahogany.
 - Primary palm species include: *Ptychosperma elegans* – Double Alexander Palm, *Ptychosperma elegans* – Alexander Palm and *Roystonea regia* – Royal Palm
 - Primary shrub species include: *Chrysobalanus icaco* – Red Tip Cocoplum, *Clusia guttifera* – Small Leaf Clusia, *Conocarpus erectus* – Green Buttonwood, *Conocarpus erectus sericeus* – Silver Buttonwood, *Pennisetum setaceum* – White Fountain Grass, *Rondeletia leucophylla* – Panama Rose and *Schefflera arboricola* – Green Arbicola

OTHER SITE FEATURES:

The site shall be illuminated by 12 wall mounted LED fixtures. No additional site lighting is proposed at this time.

Approval subject to the satisfaction of Fire Prevention's and Engineering's comments at the time of permitting.

Enclosed:

Site Plan Application
Limited Access Structure Letter
Memo from Engineering Division (12/30/2025)
Memo from Fire Prevention Bureau (12/29/2025)
Memo from Fire Prevention Bureau (12/22/2025)
Memo from Engineering Division (12/18/2025)
Memo from Landscape Planner (12/18/2025)
Memo from Zoning Division (12/16/2025)
Memo from Landscape Planner (12/11/2025)
Memo from Planning Division (12/9/2025)
Memo from Fire Prevention Bureau (11/19/2025)
Memo from Planning Division (11/19/2025)
Memo from Landscape Planner (10/8/2025)
Memo from Zoning Division (10/8/2025)
Memo from Fire Prevention Bureau (10/7/2025)

Memo from Planning Division (10/7/2025)
Memo from Engineering Division (10/7/2025)
Memo from Engineering Division (8/28/2025)
Memo from Fire Prevention Bureau (8/20/2025)
Memo from Landscape Planner (8/19/2025)
Memo from Zoning Division (8/19/2025)
Memo from Planning Division (8/12/2025)
Site Plan
Subject Site Aerial Photo



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input 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:

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

Staff Use Only

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

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

SECTION 1-PROJECT INFORMATION:Project Name: Octane GaragesProject Address: 18810 Pines Blvd.Location / Shopping Center: Between Franklin Academy and SmartStop Self StorageAcreage of Property: 1.89 acres Building Square Feet: 39,384 sq. ft.Flexibility Zone: _____ Folio Number(s): 5139 13 17 0011Plat Name: Waterman Pines Traffic Analysis Zone (TAZ): _____

Legal Description:

WATERMEN PINES 181-132 B POR PAR A DESC AS: COMM NE COR PAR A, S 206TO POB, S 429.39, W 188.08, N 424.68, E 99.06, NELY 79.02, NELY 35.51,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: Dorado Bells, LLC

Owner's Address: 8410 Bird Rd. , Miami, FL 33155

Owner's Email Address: markgold@theticketclinic.com

Owner's Phone: 305 775 7996 Owner's Fax: _____

Agent: Brandon Roth

Contact Person: Brandon Roth

Agent's Address: 70 SE 4TH AVENUE DELRAY BEACH, FL 33483

Agent's Email Address: Brandon@theautoproject.com

Agent's Phone: 305 778 2444 Agent's Fax: NA

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: Prior B-3, approved C-1

Land Use / Density: Vacant

Use: Vacant Lot

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: C-1 approved

Land Use / Density: FAR - 0.48

Use: Storage Facility

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: C-1

South: A

East: B-3

West: C-1

ADJACENT LAND USE PLAN

North: Commercial (C)

South: Commercial (C)

East: Commercial (C)

West: Commercial (C)

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

New automotive storage facility consisting of 24 storage units that is approximately
39,384 square feet in gross building area, including the mezzanines.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

08/4th/2025
Date

Sworn and Subscribed before me this 4th day
of August, 2025



CRISANTO DOMINGO LEON, JR.
Commission # HH 427605
Expires July 30, 2027

✓
Fee Paid

[Signature]
Signature of Notary Public

07/30/27
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

8/4/25
Date

Sworn and Subscribed before me this 4th day
of August, 2025

✓
Fee Paid

[Signature]
Signature of Notary Public

12/7/2027
My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: DORADO BELLS, LLC (OCTANG 6 ARAGOS)

Authorized Representative: MARK GOLD, MGR

Application Number: _____

Application Request: _____

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

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

[Signature] MGR 5/5/21
Signature of Applicant or Applicant's Authorized Representative Date

MARK S. GOLD, MGR
Print Name of Applicant/Authorized Representative



December 29, 2025

Brian

I am the Owners Rep, Architectural Designer and General Contractor for this project. This letter shall serve as an acknowledgement of your email dated December 24, 2025.

Per your email we understand and acknowledge that this issue of a Limited -Access Structure must be resolved before the issuance of final approvals and may be subject to additional requirements.

After the new year I would like to see if we can set up a time to either meet in person or have a conference call with our engineers to discuss and resolve any issues you may have.

Thank you for your consideration.

Have a Happy and Healthy New Year.

Regards

A handwritten signature in red ink, appearing to read 'Brandon Roth', is written over the word 'Regards'.

Brandon Roth
President

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

DRC REVIEW FORM



December 30, 2025

***PROJECT: OCTANE GARAGE
CITY REFERENCE NO: SP2025-0007***

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

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

RECOMMENDATION:

The Engineering Division's DRC 'Comments' have been satisfied with the exception of a few minor constructability items which will be addressed during the Engineering Permit process. Accordingly, the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Permit is required for construction of the proposed project's site engineering 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". The review time clock will start pending receipt of the Plans Review Fee based on 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
954.499.9566

PROJECT NAME: Octane Garages
REFERENCE #: SP 2025 - 07
DATE REVIEWED: 12/29/2025

**APPROVED AS A LIMITED-ACCESS STRUCTURE AND WILL BE SUBJECT TO ADDITIONAL
REQUIREMENTS UPON PERMITTING.**

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



DRC REVIEW FORM

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

PROJECT NAME: Octane Garages
REFERENCE #: SP 2025 - 07
DATE REVIEWED: 12/22/2025

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

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

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

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

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

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

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

2. Demonstrate on plan: 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.

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

Note: The provided path and radii appears to not meet COPP requirements.

COPP Engineering department verification is required

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

DRC REVIEW FORM



December 18, 2025

PROJECT: OCTANE GARAGE (SP2025-0007)

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

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

COMMENTS:

1. General Comment – All traffic intersections must include the required thermoplastic stop bar, stop sign, and thermoplastic double yellow striping with accompanying RPMs, including the drive lane to turn left before exiting to the property's driveway.
2. General Comment – Provide the length and slopes for each of the grading runs (high point to low point)
3. General Comment – Provide the CAD file for the site plan to verify the fire truck maneuverability via Autoturn.

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
December 18, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0007) Octane Garage Sign-off

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

Landscape Inspection Comments:

1. All landscape comments have been addressed and resolved.

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
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Consider the environment before printing this email.

MEMORANDUM

December 16, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2025-0007 (Octane Garage @ 18810 Pines Boulevard)

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

MEMORANDUM
December 11, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0007) Octane Garage v4

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

Landscape Inspection Comments:

- ~~1. As per LDC SEC. 155.657 (A) 4. Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on site to be preserved, relocated, or removed. In the event there are no trees on site, the applicant shall submit a letter stating that there are no existing trees on site. As per the aerial images, there appear to be existing canopy trees on site, due to which a TD is required. Response: There is only one existing tree on site, which is an Australian Pine. Please see sheet LA-2.~~
 - ~~a. As per the images below, there appears to be additional trees on site which must be evaluated and added to the disposition.~~
 - ~~i. 11-25-2025 update — Arborist report provided, which identified ten (10) additional trees on site, in addition to the already noted Australian pine located mid-parcel. Please note that site photos show additional vegetation, including Melaleuca and other species. All trees located within the parcel lines must be identified, tagged, and shown on the Tree Disposition Sheet within the plans. Each tree on site must include a disposition (to be removed, relocated, or to remain). All trees noted with a condition rating of 50% or less are required to be removed from the site. Replacement requirements will depend on the minimum landscape requirements for the property.~~
 1. Trees assessed to have 50%-0% condition rating (poor condition) must be removed and replaced. Those marked for the removal should be marked on the drawings to reflect the removal on LA-2.
 2. Additionally, tree # 8 is missing its disposition in the Tree Disposition chart
- ~~2. Southern Live oak (1) proposed on the SW corner of the lot, appears to be missing a callout.~~
 - ~~a. Revised plans not provided — comment not addressed.~~
- ~~3. Clusia rosea 'Pitch apple' proposed on the Eastern buffer are all missing a callout.~~
 - a. Now, there is an extra callout close to NE corner of the parcel. There is a callout for CA/4 and CA/2, only CA/2 applies.
 - b. Additionally, an extra callout (PE/8) was spotted on South end of the building.
4. QVL/3 proposed on the SE corner of the parcel should be swapped for Category 2 of canopy trees, not to conflict as much with the existing canopy trees on the neighboring property.
5. Additional comments may apply, based on responses provided by the applicant.

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
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm — Closed Friday
Consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 9, 2025
To: SP 2025-0007 file
From: Cole Williams, Senior Planner
Re: Octane Garage

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



DRC REVIEW FORM

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

PROJECT NAME: Octane Garages
REFERENCE #: SP 2025 - 07
DATE REVIEWED: 11/19/2025

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

Note: Please provide Building Construction Type

1. Place notes on plan and depict on requested Fire Access Sheet: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

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

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

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

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

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

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

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

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

3. Demonstrate on plan: 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

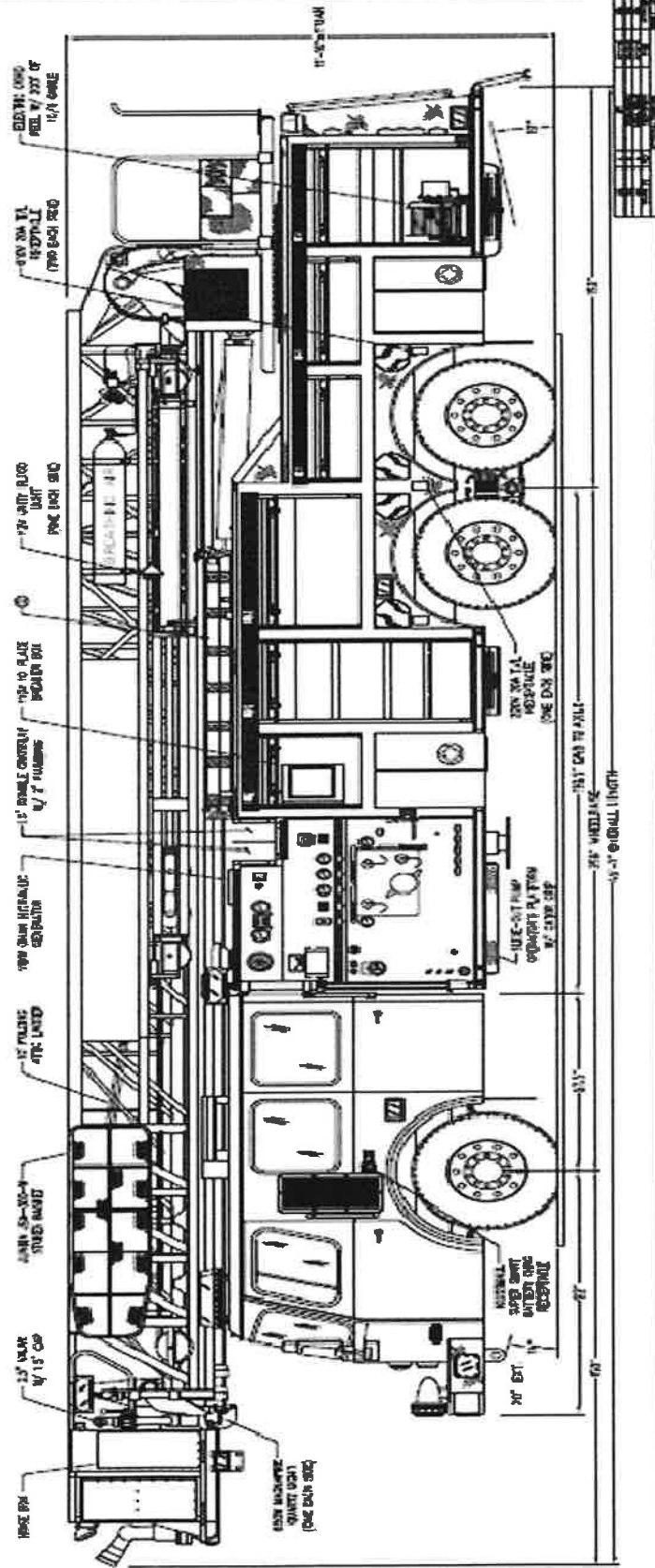
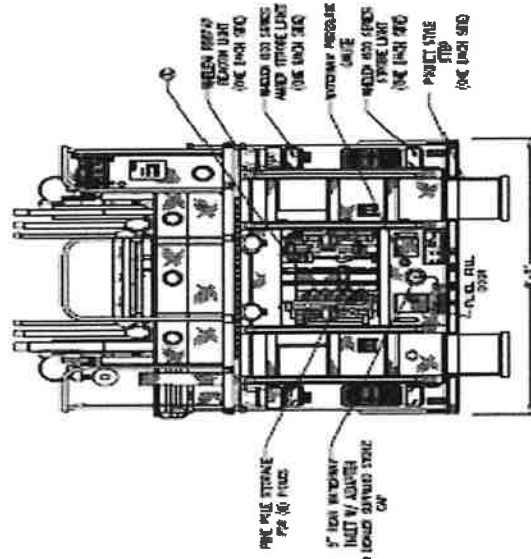
Note: Please use Pembroke Pines Fire Apparatus provided below

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.

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

44-21-50 3000

[illegible]

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 19, 2025
To: SP 2025-0007 file
From: Cole Williams, Senior Planner
Re: Octane Garage

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

1. Provide completed public notice affidavit. The project number is PRJ2024-0018. The public notice guide can be found here <https://www.ppines.com/DocumentCenter/View/5020/Public-Notification-Guide?bidId=>. The following HOAs are within 500' of the site.
 - a. Estancia, Joseph Sclafani, 1941 NW 150 Avenue Pembroke Pines, FL 33028 954-329-6000 X 226 joes@landmarkmgmt.com
 - b. Chapel Trail, Chapel Trail Owners Association, Mauricio Muela, 9050 Pines Boulevard, Suite 480 Pembroke Pines, FL 33024 954-458-5557 x227 manager@chapeltrailfl.com
 - i. **Ongoing**
2. Provide South Broward Drainage District approval. **Approval is required prior to being scheduled for the Planning and Zoning Board. South Broward Drainage Districts comments may have an impact on the site design.**
 - a. **11/19/25 Approval has not been provided.**
3. ~~Provide floor area ratio for the shopping center, inclusive of the proposed buildings and the following parcels (existing and proposed). If the FAR is over 0.5 the proposed development shall be subject to the special exception process:~~
 - a. ~~513913170012~~
 - b. ~~513913170010~~
 - c. ~~513913170020~~
4. ~~Parking spaces interior to the units cannot be counted towards the total provided parking. Consider making the circulation one way and adding parallel spaces (9'x25').~~
5. ~~Clarify the size of the parking spaces a minimum of 9'x19' is required for standard spaces. **Parking spaces are shown as 9'x18'**~~
6. ~~Signage for the site is regulated by the West Pines Plaza uniform sign plan and only subject to building permit. Please remove wall signage from the plans.~~
7. ~~Bay number signage cannot exceed 1.5 square feet. **Provide details showing sign and construction methodology.**~~
8. ~~Terminal landscape islands must be a minimum of 10' wide.~~
9. ~~The proposed building must be architecturally compatible with the surrounding buildings within the shopping center. Consider alternative color or reduction in the~~

- yellow to make the building more architecturally compatible. Provide letter detailing how this is accomplished.
10. Provide material board, no larger than 11x17. Provide actual color chips / materials of all colors and materials to be used on site. **Not provided**
 11. Provide color elevations of all sides of the building. Label the colors and materials on the elevations.
 12. Provide details of all exterior fences, walls and gates. **Renderings show the perimeter fence as aluminum, the detail provided on A002 is for chain-link with mesh. Please clarify.**
 13. Provide operational statement for gates. Will it be remote operated or is a keypad proposed? **No response to comment provided.**
 14. Provided specification sheets for light fixtures and poles. **Not provided**
 - a. **11/19/25. Specification sheets for light fixtures provided; however, fixture LED-WPFC-5P80-TRI-XX is not included within the luminaire schedule, please clarify.**
 15. Add note to plans that all lights must be full cutoff and angled at 90 degrees. **Note not added to the plans and cut sheets not provided.**
 16. Mechanical equipment shall be screened in accordance with Land Development Code section 155.637
 17. Provide WastePro approval for the proposed dumpster. **Ongoing.**
 18. Provide elevation and details of the proposed dumpster enclosure.
 19. Dumpster enclosure gates must be metal.
 20. What is the intended use of the mezzanine area?
 21. Provide letter detailing the intended use of the bays. **Please provide as a letter. The letter is given to the Planning and Zoning Board Members as backup to the item.**
 22. Clarify if ownership is part of the WP Conservation Area Association.
 23. Consider aligning driveway on the north side of the property with existing driveway to the storage building to the north.
 24. Provide economic impact statement detailing the estimated number of jobs created and the estimated taxes generated. **This needs to be provided as a letter with more details than given in the comment response sheet.**
 25. Provide sustainable impact statement detailing the sustainable practices used within the development. **This needs to be provided as a letter with more details than given in the comment response sheet.**
 26. Provide fire access plan. **Not provided**
 27. Schedule a pre-permit meeting with the building department, Joel Ripoll, jripoll@cgasolutions.com, 954-628-3740
 28. **Provide signed restrictive covenant.**
 29. **11/19/25 Plan only shows 20 spaces instead of stated 21 provided. Please update the sheet.**
 30. Further comments may apply as more details are provided.
 31. 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.

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

MEMORANDUM
October 8, 2025

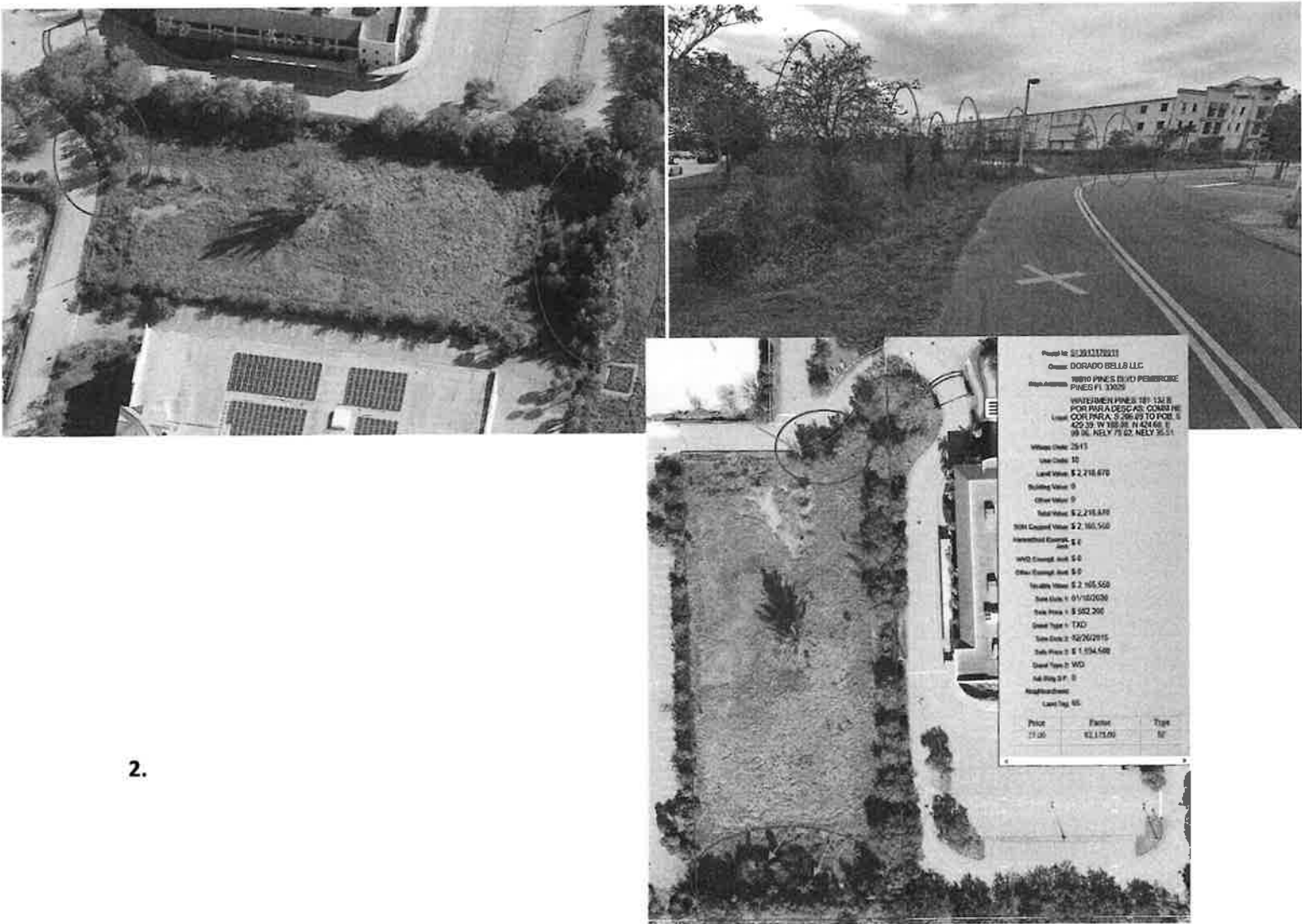
From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0007) Octane Garage v2

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

Landscape Inspection Comments:

- 1. As per LDC SEC. 155.657 (A) 4. Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed. In the event there are no trees on-site, the applicant shall submit a letter stating that there are no existing trees on-site. **As per the aerial images, there appear to be existing canopy trees on site, due to which a TD is required. Response: There is only one existing tree on site, which is an Australian Pine. Please see sheet LA-2.**
 - a. As per the images below, there appears to be additional trees on site which must be evaluated and added to the disposition.



2.

- 3. Southern Live oak (1) proposed on the SW corner of the lot, appears to be missing a callout.**
- 4. Clusia rosea 'Pitch apple' proposed on the Eastern buffer are all missing a callout.**
- 5. Additional comments may apply, based on responses provided by the applicant.**

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

City of Pembroke Pines

601 City Center Way

Pembroke Pines, FL 33025

954.392.2100 (Office) • yhall@ppines.com

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

Online Access: [Pines Web Services](#)

Consider the environment before printing this email.

MEMORANDUM

October 8, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2025-0006 (Octane Garage @ 18810 Pines Boulevard)

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

1. Provide South Broward Drainage District approval. **10/8/25- Not provided.**
- ~~2. Building must be architecturally compatible with the existing shopping center.~~
- ~~3. Provide Floor Area for all buildings within shopping center. FAR cannot exceed 0.5.~~
- ~~4. Interior covered car storage spaces do not count towards required parking count.~~
- ~~5. Remove signage from renderings. Building signage must comply with the shopping center's uniform sign plan. Signage will be approved through the building permit process.~~
6. Are directional signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet. **10/8/25- Provide details of proposed directional signs.**
7. Provide details of wall lighting. **10/8/25- Not provided.**
- ~~8. Is any site lighting being proposed? If so, provide details of fixtures.~~
- ~~9. Lighting cannot exceed a maximum of 12 f.c. for the site. Lighting cannot exceed 24 f.c. under canopy.~~
10. Verify light fixtures are full cut-off and angled at 90-degrees. **10/8/25- Not provided.**
11. Clarify the CCT of light fixtures. CCT cannot exceed 4,000k. **10/8/25- Not provided.**
- ~~12. Provide all color names, color numbers, finishes, materials, etc. on both color and black and white elevations.~~
- ~~13. Clarify rooftop equipment is screened from view. Reference 155.637.~~
14. Provide letter from Wastepro approving location of the proposed dumpster. **10/8/25- Not provided.**
- ~~15. Provide details of garbage enclosure. Provide note that enclosure will be painted to match the building façade and gates will be metal.~~
16. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.
17. After review of resubmittal, additional comments may be made.
18. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.



DRC REVIEW FORM

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

PROJECT NAME: Octane Garages
REFERENCE #: SP 2025 - 07
DATE REVIEWED: 10/7/2025

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

Note: Please provide Building Construction Type

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

1. Place notes on plan and depict on requested Fire Access Sheet: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

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

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

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

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

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

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

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

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

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

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

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

4. Demonstrate on plan: 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.

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

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

NOTE: Fire hydrants and connections to other approved water supplies shall be accessible

to the fire department.

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

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

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

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

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

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

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

h. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.
COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

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

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

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 7, 2025
To: SP 2025-0007 file
From: Cole Williams, Senior Planner
Re: Octane Garage

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

1. Provide completed public notice affidavit. The project number is PRJ2024-0018. The public notice guide can be found here <https://www.ppines.com/DocumentCenter/View/5020/Public-Notification-Guide?bidId=>. The following HOAs are within 500' of the site.
 - a. Estancia, Joseph Sclafani, 1941 NW 150 Avenue Pembroke Pines, FL 33028 954-329-6000 X 226 joes@landmarkmgmt.com
 - b. Chapel Trail, Chapel Trail Owners Association, Mauricio Muela, 9050 Pines Boulevard, Suite 480 Pembroke Pines, FL 33024 954-458-5557 x227 manager@chapeltrailfl.com
 - i. **Ongoing**
2. Provide South Broward Drainage District approval. **Approval is required prior to being scheduled for the Planning and Zoning Board. South Broward Drainage Districts comments may have an impact on the site design.**
3. ~~Provide floor area ratio for the shopping center, inclusive of the proposed buildings and the following parcels (existing and proposed). If the FAR is over 0.5 the proposed development shall be subject to the special exception process:~~
 - a. ~~513913170012~~
 - b. ~~513913170010~~
 - c. ~~513913170020~~
4. ~~Parking spaces interior to the units cannot be counted towards the total provided parking. Consider making the circulation one way and adding parallel spaces (9'x25').~~
5. Clarify the size of the parking spaces a minimum of 9'x19' is required for standard spaces. **Parking spaces are shown as 9'x18'**
6. ~~Signage for the site is regulated by the West Pines Plaza uniform sign plan and only subject to building permit. Please remove wall signage from the plans.~~
7. Bay number signage cannot exceed 1.5 square feet. **Provide details showing sign and construction methodology.**
8. ~~Terminal landscape islands must be a minimum of 10' wide.~~
9. ~~The proposed building must be architecturally compatible with the surrounding buildings within the shopping center. Consider alternative color or reduction in the yellow to make the building more architecturally compatible. Provide letter detailing how this is accomplished.~~

10. Provide material board, no larger than 11x17. Provide actual color chips / materials of all colors and materials to be used on site. **Not provided**
- ~~11. Provide color elevations of all sides of the building. Label the colors and materials on the elevations.~~
12. Provide details of all exterior fences, walls and gates. **Renderings show the perimeter fence as aluminum, the detail provided on A002 is for chain-link with mesh. Please clarify.**
13. Provide operational statement for gates. Will it be remote operated or is a keypad proposed? **No response to comment provided.**
14. Provided specification sheets for light fixtures and poles. **Not provided**
15. Add note to plans that all lights must be full cutoff and angled at 90 degrees. **Note not added to the plans and cut sheets not provided.**
- ~~16. Mechanical equipment shall be screened in accordance with Land Development Code section 155.637~~
17. Provide WastePro approval for the proposed dumpster. **Ongoing.**
- ~~18. Provide elevation and details of the proposed dumpster enclosure.~~
- ~~19. Dumpster enclosure gates must be metal.~~
- ~~20. What is the intended use of the mezzanine area?~~
21. Provide letter detailing the intended use of the bays. **Please provide as a letter. The letter is given to the Planning and Zoning Board Members as backup to the item.**
- ~~22. Clarify if ownership is part of the WP Conservation Area Association.~~
- ~~23. Consider aligning driveway on the north side of the property with existing driveway to the storage building to the north.~~
24. Provide economic impact statement detailing the estimated number of jobs created and the estimated taxes generated. **This needs to be provided as a letter with more details than given in the comment response sheet.**
25. Provide sustainable impact statement detailing the sustainable practices used within the development. **This needs to be provided as a letter with more details than given in the comment response sheet.**
26. Provide fire access plan. **Not provided**
- ~~27. Schedule a pre-permit meeting with the building department, Joel Ripoll, jripoll@cgasolutions.com, 954-628-3740~~
28. **Provide signed restrictive covenant.**
29. Further comments may apply as more details are 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.

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

DRC REVIEW FORM



October 7, 2025

PROJECT: OCTANE GARAGE (SP2025-0007)

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

**FROM: Cesar Romero, Engineering Assistant
Engineering Division
(954) 518-9046**

COMMENTS:

1. General Comment (**Outstanding as of 10/7/25**) – The property is within designated Flood Zone A Series/VE Zone per the effective 2024 FEMA Flood Insurance Rate Map.

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:

- 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 (**Outstanding as of 10/7/25**) – Provide ‘Surface Water Management Calculations’ addressing SFWMD criteria and South Broward Drainage District (SBDD) Basin requirements.
3. General Comment (**Outstanding as of 10/7/25**) – 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 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. Pavement Markings and Signage Plan, Sheet CS-4 (**Outstanding as of 10/7/25**) – 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 are 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.
 - Construction Entrance Detail
5. Pavement Markings and Signage Plan, Sheet CS-4 (**Outstanding as of 10/7/25**) – Reflect the attached ‘City Accessibility and Pavement Marking and Signage Requirements Notes’.

6. Pavement Markings and Signage Plan, Sheet CS-4 (**Outstanding as of 10/7/25**) – Provide a designated ‘Accessible Route/Path’ from the proposed building to the nearest public sidewalk along Pines Boulevard. Note that any proposed ‘Accessible Crossing’ of the parking access aisle/drive within the parking lot that is 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”). A sidewalk will be required along the access route. The sidewalk shall be constructed of 3,500 psi concrete with fiber mesh reinforcement. Refer to City Detail R-28 for design and construction specifications.
7. Pavement Markings and Signage Plan, Sheet CS-4 (**Outstanding as of 10/7/25**) - All ADA parking stall areas must have elevations points to verify that it meets ADA compliance. The ADA slope requirement is 2% max in all directions. The allowed change in level, specifically in the areas with pavers must be 1/4” at a maximum. See 2010 ADA Standard for Accessible Design by the department of Justice section 303 and 502.
8. General Comment (**Outstanding as of 10/7/25**) – Provide a parking chart showing the total number of parking spaces provided to verify ADA stall quantity compliance per the 2010 ADA Standards for Accessible Design, Section 208—see Parking Spaces Chart.
9. General Comment (**Outstanding as of 10/7/25**) – 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

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-33 – Procedure for Restoration of Flexible Pavement
- R-36 – Flexible Pavement Restoration Direct Cable Burial or Conduit
- 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

Drainage:

- D-2 – Precast Circular Manhole and Catch Basin

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-7 – Shallow Service Lateral
- 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 (**Outstanding as of 10/7/25**) - All proposed water connections to city utilities must be in compliance with City Standards W-2 "Filling and Flushing", W-3 "Typical Sample Points", and W-4 "Typical Single & Double Service Connection." See Detail W-4 for meter box installation information.
11. General Comment (**Outstanding as of 10/7/25**) - All proposed fire hydrants and FDC must be in compliance with City standard W-1 "Fire Hydrant" and W-6 "Double Detector Check Valve for Fire Lane."
12. General Comment (**Outstanding as of 10/7/25**) - All proposed sewer connections must be in compliance with City Standard S-7 "Shallow Service Lateral" and S-10 "Clean Out."
13. General Comment (**Outstanding as of 10/7/25**) – All proposed Catch Basins must be in compliance with City Standard D-2 "Precast Circular Manhole and Catch Basin."

14. Schematic Grading & Drainage Plan, Sheet CS-2 (**Outstanding as of 10/7/25**) – 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 the parking lots and along the proposed north ‘Access Road’ must comply with the city code sloping requirements.

15. General Comment (**Outstanding as of 10/7/25**) – 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.

16. General Comment (**Outstanding as of 10/7/25**) – The proposed driveway entrance shall be aligned with the existing driveway located on the adjacent property to the north

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.

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

DRC REVIEW FORM



August 28, 2025

PROJECT: OCTANE GARAGE (SP2025-0007)

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

**FROM: Cesar Romero, Engineering Assistant
Engineering Division
(954) 518-9046**

COMMENTS:

1. General Comment – The property is within designated Flood Zone A Series/VE Zone per the effective 2024 FEMA Flood Insurance Rate Map.

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:

- 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 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. Pavement Markings and Signage Plan, Sheet CS-4 – 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 are 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.
- Construction Entrance Detail

5. Pavement Markings and Signage Plan, Sheet CS-4 – Reflect the attached ‘City Accessibility and Pavement Marking and Signage Requirements Notes’.
6. Pavement Markings and Signage Plan, Sheet CS-4 – Provide a designated ‘Accessible Route/Path’ from the proposed building to the nearest public sidewalk along Pines Boulevard. Note that any proposed ‘Accessible Crossing’ of the parking access aisle/drive within the parking lot that is 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”). A sidewalk will be required along the access route. The sidewalk shall be constructed of 3,500 psi concrete with fiber mesh reinforcement. Refer to City Detail R-28 for design and construction specifications.

7. Pavement Markings and Signage Plan, Sheet CS-4 - All ADA parking stall areas must have elevations points to verify that it meets ADA compliance. The ADA slope requirement is 2% max in all directions. The allowed change in level, specifically in the areas with pavers must be 1/4" at a maximum. See 2010 ADA Standard for Accessible Design by the department of Justice section 303 and 502.
8. General Comment – Provide a parking chart showing the total number of parking spaces provided to verify ADA stall quantity compliance per the 2010 ADA Standards for Accessible Design, Section 208—see Parking Spaces Chart.
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

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-33 – Procedure for Restoration of Flexible Pavement
- R-36 – Flexible Pavement Restoration Direct Cable Burial or Conduit
- 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

Drainage:

- D-2 – Precast Circular Manhole and Catch Basin

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-7 – Shallow Service Lateral

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 - All proposed water connections to city utilities must be in compliance with City Standards W-2 "Filling and Flushing", W-3 "Typical Sample Points", and W-4 "Typical Single & Double Service Connection." See Detail W-4 for meter box installation information.
11. General Comment - All proposed fire hydrants and FDC must be in compliance with City standard W-1 "Fire Hydrant" and W-6 "Double Detector Check Valve for Fire Lane."
12. General Comment - All proposed sewer connections must be in compliance with City Standard S-7 "Shallow Service Lateral" and S-10 "Clean Out."
13. General Comment – All proposed Catch Basins must be in compliance with City Standard D-2 "Precast Circular Manhole and Catch Basin."
14. Schematic Grading & Drainage Plan, Sheet CS-2 – 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 the parking lots and along the proposed north ‘Access Road’ must comply with the city code sloping requirements.

15. 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.

16. General Comment- The proposed driveway entrance shall be aligned with the existing driveway located on the adjacent property to the north

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
954.499.9566

PROJECT NAME: Octane Garages
REFERENCE #: SP 2025 - 07
DATE REVIEWED: 08/20/2025

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

Note: Please provide Building Construction Type

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

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

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

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

NFPA 1-18.2.2.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COPP Engineering department verification is required

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

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

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

NFPA-1:18.2.5.1.1

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

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

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

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

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

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

Note: Roads during Construction.

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

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

NFPA-1:18.2.3.5.6.2

13. Place note on plan: Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each edge of the fire apparatus access road. **NFPA-1:18.2.3.5.3.3**

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

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

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

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

COPP CO 93.12

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

See Fire Lane Detail.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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-1:11.10.2**

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

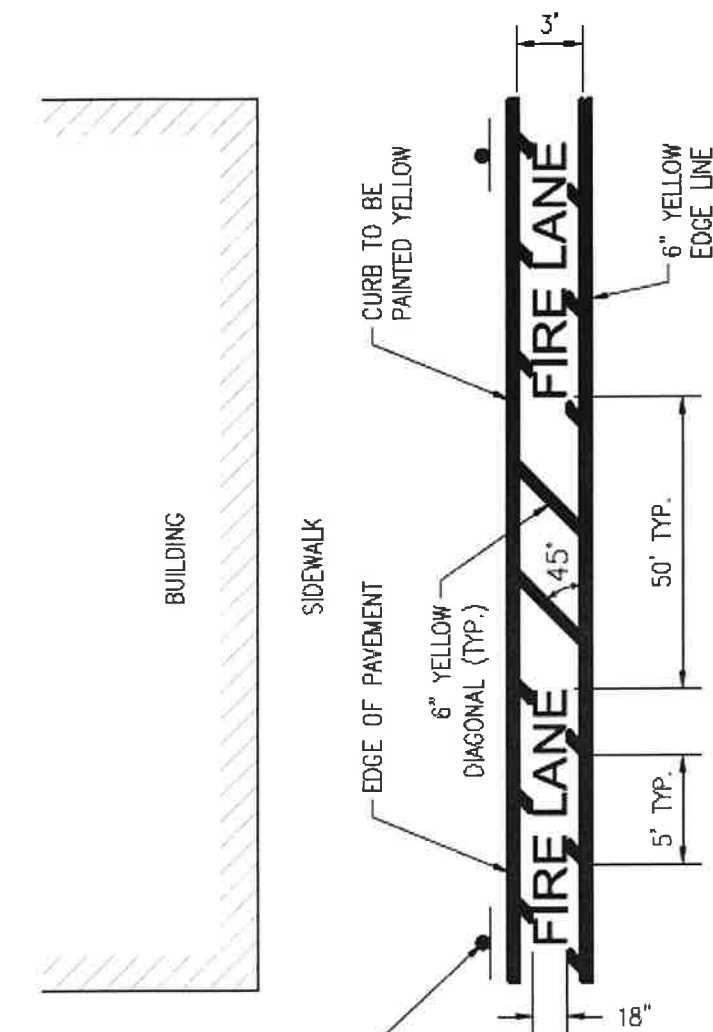
Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

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

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

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

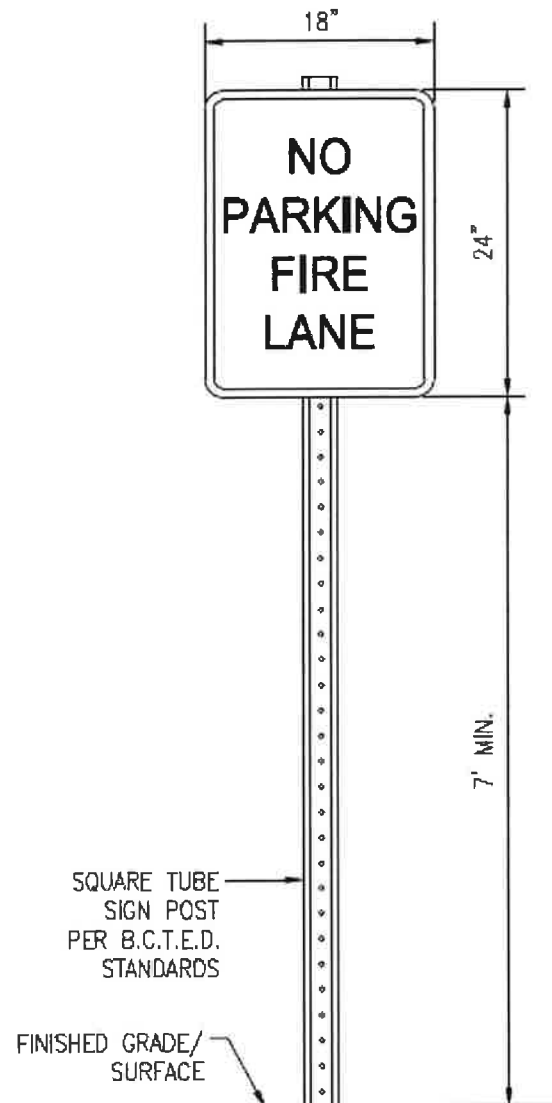
NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.



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

NOTE:

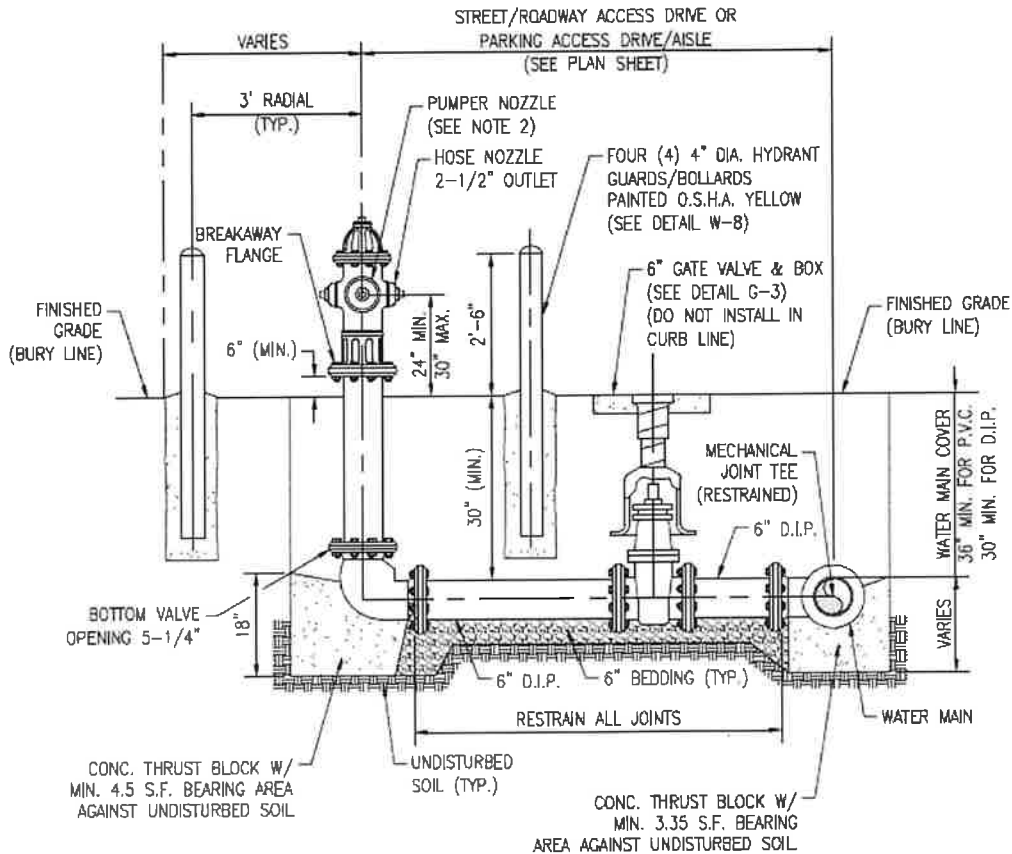
SIGN SHALL HAVE WHITE BACKGROUND WITH RED LETTERS AND SHALL BE 7' IN HEIGHT TO BOTTOM OF SIGN. ALL SIGNS SHALL FACE THE FLOW OF TRAFFIC AND BE A MAXIMUM OF 60' APART.



NOTES:

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

FIRE HYDRANT DETAIL

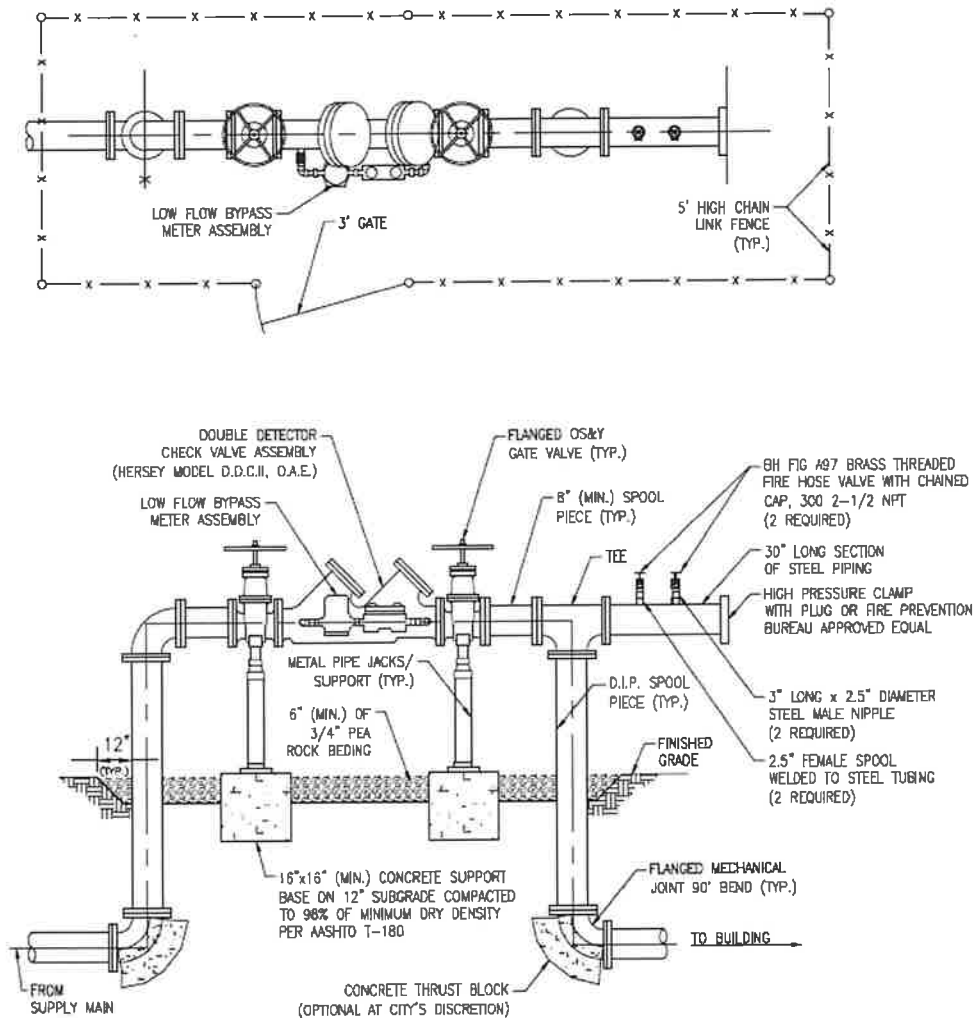


NOTES:

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

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

DDCV Detail



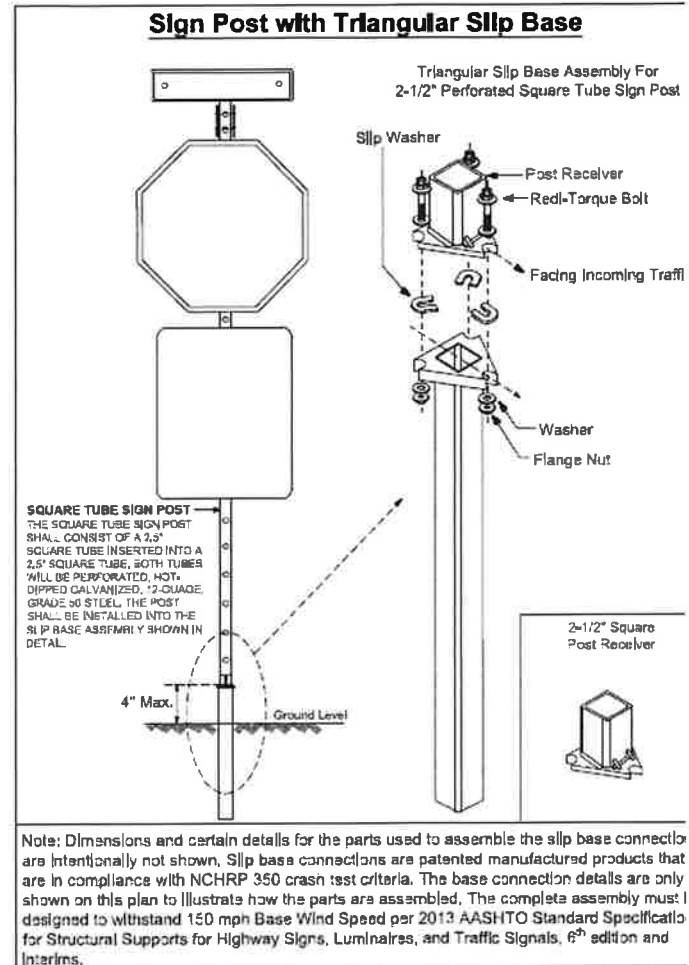
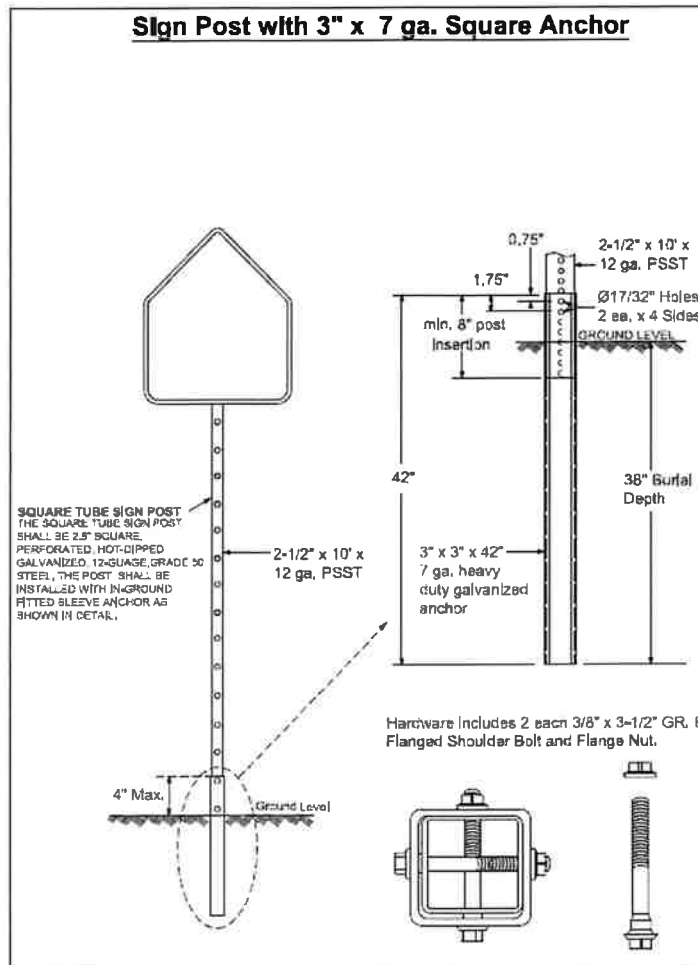
NOTES :

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

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

Pembroke Pines Fire Truck Specifications

Ground Sign Assembly Details



MEMORANDUM

August 19, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0007) Octane Garage

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

Landscape Inspection Comments:

1. As per LDC SEC. 155.657 (A) 4. Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed. In the event there are no trees on-site, the applicant shall submit a letter stating that there are no existing trees on-site. **As per the aerial images, there appear to be existing canopy trees on site, due to which a TD is required.**
2. As per LDC SEC. 155.663 (F) 1. (b), One tree is required for every 100 sf of interior landscaping (interior parking island). **Please update the Code Calculation table to reflect the number of trees required for the specific section.**
3. As per the Code Calculation table on LA-1, the total number of trees required is 31, however when all the applicable sections are combined, staff account for 48 trees required + the number of trees required for the above-mentioned comment (LDC SEC. 155.663 (F) 1. (b)). Please update the calculation table.
 - a. Additionally, when staff add up all the proposed palms and trees, the total number proposed is 41 trees, which does not appear to satisfy the minimum requirements.
 - i. Please note, Royal palms may be considered for supplemental plantings, as these are the only palm species which replace trees at 1:1 ratio.
4. Plant Schedule corrections:
 1. Proposed Category 1 trees must be a minimum of 14 feet tall at planting, as per LDC SEC. 155.677 (C).
 2. Proposed Category 2 trees must be a minimum of 12 feet tall at planting, as per LDC SEC. 155.677 (C).
 3. Please revise the symbol for double-trunk Alexander palms, to who double the symbol, for simplified identification.
 - a. Additionally, please ensure that double-trunk palms are planted in such a way as to not conflict with hardscapes and grow directly into walls of the proposed building.
5. Three (3) Sabal palms are proposed for planting by the main entryway into the parcel, where a stop sign is noted. Please ensure that materials are installed in a way to block the visibility of the sign.
6. As per LDC SEC. 155.661 (K), please diversify the proposed perimeter hedges on East and West sides of the parcel, by proposing the plantings in sections, alternative two (2) separate species.
7. 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.

- a. Given the specific maintenance required for ornamental grasses and their growing habit, these are not recommended for interior parking island planting. Naturally low and slow growing ground materials are recommended.
8. As per LDC SEC. 155.664 (P) 4. All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system. **All Category 1 and 2 tree species proposed less than 10 feet from hardscapes must provide a root barrier, which must be clearly shown on the plans.**
 - a. **Additionally, please note that root barriers will not stop the buttress roots of a Gumbo limbo species, which are prone to cause structural damage. Species swap is suggested, for a better suited tree.**
9. 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. **A few gates are noted on the plans, please provide a label on the landscape drawings.**
10. As per LDC SEC. 155.664 (P) 5. All shade trees must be located at a minimum of 15 feet from streetlight, and palms and small trees must be located a minimum of 7 feet 6 inches away from street light. **Please update the plans accordingly.**
11. Utility details are noted on the plan. Please note that as per Fire Code, backflow preventers and FDC connections require a 15-foot diameter clearance, from all plant materials, **some of the proposed shrubs may conflict with the proposed fire hydrant.**
12. Additional comments may apply, based on responses provided by the applicant.

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

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

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

MEMORANDUM

August 19, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2025-0006 (Octane Garage @ 18810 Pines Boulevard)

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

1. Provide South Broward Drainage District approval.
2. Building must be architecturally compatible with the existing shopping center.
3. Provide Floor Area for all buildings within shopping center. FAR cannot exceed 0.5.
4. Interior-covered car storage spaces do not count towards required parking count.
5. Remove signage from renderings. Building signage must comply with the shopping center's uniform sign plan. Signage will be approved through the building permit process.
6. Are directional signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet.
7. Provide details of wall lighting.
8. Is any site lighting being proposed? If so, provide details of fixtures.
9. Lighting cannot exceed a maximum of 12 f.c. for the site. Lighting cannot exceed 24 f.c. under canopy.
10. Verify light fixtures are full cut-off and angled at 90-degrees.
11. Clarify the CCT of light fixtures. CCT cannot exceed 4,000k.
12. Provide all color names, color numbers, finishes, materials, etc. on both color and black and white elevations.
13. Clarify rooftop equipment is screened from view. Reference 155.637.
14. Provide letter from Wastepro approving location of the proposed dumpster.
15. Provide details of garbage enclosure. Provide note that enclosure will be painted to match the building façade and gates will be metal.
16. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.
17. After review of resubmittal, additional comments may be made.
18. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 12, 2025
To: SP 2025-0007 file
From: Cole Williams, Senior Planner
Re: Octane Garage

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

1. Provide completed public notice affidavit. The project number is PRJ2024-0018. The public notice guide can be found here <https://www.ppines.com/DocumentCenter/View/5020/Public-Notification-Guide?bidId=>. The following HOAs are within 500' of the site.
 - a. Estancia, Joseph Sclafani, 1941 NW 150 Avenue Pembroke Pines, FL 33028 954-329-6000 X 226 joes@landmarkmgmt.com
 - b. Chapel Trail, Chapel Trail Owners Association, Mauricio Muela, 9050 Pines Boulevard, Suite 480 Pembroke Pines, FL 33024 954-458-5557 x227 manager@chapeltrailfl.com
2. Provide South Broward Drainage District approval.
3. Provide floor area ratio for the shopping center, inclusive of the proposed buildings and the following parcels (existing and proposed). If the FAR is over 0.5 the proposed development shall be subject to the special exception process:
 - a. 513913170012
 - b. 513913170010
 - c. 513913170020
4. Parking spaces interior to the units cannot be counted towards the total provided parking. Consider making the circulation one way and adding parallel spaces (9'x25').
5. Clarify the size of the parking spaces a minimum of 9'x19' is required for standard spaces
6. Signage for the site is regulated by the West Pines Plaza uniform sign plan and only subject to building permit. Please remove wall signage from the plans.
7. Bay number signage cannot exceed 1.5 square feet.
8. Terminal landscape islands must be a minimum of 10' wide.
9. The proposed building must be architecturally compatible with the surrounding buildings within the shopping center. Consider alternative color or reduction in the yellow to make the building more architecturally compatible. Provide letter detailing how this is accomplished.
10. Provide material board, no larger than 11x17. Provide actual color chips / materials of all colors and materials to be used on site.
11. Provide color elevations of all sides of the building. Label the colors and materials on the elevations.

12. Provide details of all exterior fences, walls and gates.
13. Provide operational statement for gates. Will it be remote operated or is a keypad proposed?
14. Provided specification sheets for light fixtures and poles
15. Add note to plans that all lights must be full cutoff and angled at 90 degrees.
16. Mechanical equipment shall be screened in accordance with Land Development Code section 155.637.
17. Provide WastePro approval for the proposed dumpster
18. Provide elevation and details of the proposed dumpster enclosure.
19. Dumpster enclosure gates must be metal.
20. What is the intended use of the mezzanine area?
21. Provide letter detailing the intended use of the bays.
22. Clarify if ownership is part of the WP Conservation Area Association.
23. Consider aligning driveway on the north side of the property with existing driveway to the storage building to the north.
24. Provide economic impact statement detailing the estimated number of jobs created and the estimated taxes generated.
25. Provide sustainable impact statement detailing the sustainable practices used within the development.
26. Provide fire access plan.
27. Schedule a pre-permit meeting with the building department, Joel Ripoll, jripoll@cgasolutions.com, 954-628-3740
28. Further comments may apply as more details are provided.
29. 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.
30. Please contact me prior to resubmittal 954-392-2100.

