





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

## Summary

<b>Agenda Date:</b>	June 26, 2025	<b>Application ID:</b>	SP2025-0004
<b>Project:</b>	Culver's	<b>Project Number:</b>	PRJ2024-0017
<b>Project Planner</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	Raintree at Pines LLC	<b>Agent:</b>	Michelle Diaz-Mendez
<b>Location:</b>	1580 South Hiatus Road	<b>Commission District</b>	1
<b>Existing Zoning:</b>	C-1 (Commercial)	<b>Existing Land Use:</b>	Commercial (Flexibility Rule Applied)
<b>Reference Applications:</b>	ZV2025-0007, ZC 2024-0003, SP2021-08, SP2020-09, ZV 2020-08, SP 2017-03, ZV 2017-02, ZV 2017-03, ZV 2017-04, ZV 2017-14, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
<b>Applicant Request:</b>	Construct a free-standing drive-thru restaurant (Culver's) with associated site, signage, circulation, parking and landscape improvements.		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director:  Assistant Director: 		

## **Project Description / Background**

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Michelle Diaz-Mendez, agent, requests approval to construct a free-standing drive-thru restaurant (Culver's) with associated site, signage, circulation, parking and landscape improvements within the Village of Mayfair shopping center located 1580 South Hiatus Road.

The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03. Only a portion of the approved commercial shopping center and the Wawa gas station were constructed, leaving two vacant remaining parcels. The vacant parcel north of Wawa was once contemplated for a bank use but was never constructed. For the vacant parcel to the west of the Wawa the applicant is proposing Culver's and a self-storage facility. A site plan application for a self-storage facility will be heard by the Planning and Zoning Board at a later date.

The City Commission has approved the following relevant applications for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
  - Only gasoline station use within the B-3 use list
  - B-2 (Community Business District) restricted uses.
- April 16, 2025 rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2043)
  - The amended restrictive covenants allow for:
    - Only self-storage use within the C-1 use list.
    - 65' maximum height for self-storage buildings

### **BUILDINGS / STRUCTURES:**

The proposed drive-thru restaurant (Culver's) will be 23'-6" in height and 4,285 square feet in area located west of the Wawa site in the existing parking field. The applicant is proposing the following colors and materials for the building and structures:

- Main Body: Cement Siding (Estate Gray)
- Accent: Fiber Cement Trim (Arctic White)
- Roof Edge: Regal Blue Metal
- Stone Accent: MFGR'D Stone (Echo Ridge Boral)
- Awnings: RAL 5005 (Signal Blue)
- Dumpster Enclosure and Gates: Cement Siding (Estate Gray), MFGR'D Stone (Echo Ridge Boral)

- Order Podium: Cement Siding (Estate Gray), MFGR'D Stone (Echo Ridge Boral), Regal Blue Metal

The applicant is also proposing a 500 square foot outdoor dining area to the south of the building. Five tables with associated chairs are proposed for the area. The area will be enclosed on three sides with a +/- 19" stone knee wall.

#### **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.

The applicant is proposing the following signage for the site.

- One, +/- 1.5 square foot internally illuminate directional sign located to the west of the drive-thru exit reading, "Thank You" on the south side and "Please Do Not Enter" on the north side in white copy.
- One, +/- 12 square foot menu board attached to the order podium in the northern drive-thru lane.

At this time, no menu board is proposed for the southern drive-thru lane. A variance and sign package will be submitted at a later date for Planning and Zoning Board review.

#### **ACCESS / CIRCULATION:**

Access to the shopping center shall remain through the existing four access points, two along Hiatus Road and two along Pembroke Road. The southern most access point along Hiatus Road and eastern most access point along Pembroke Road is ingress only. Internal driveways remain for circulation throughout the shopping center.

The proposed restaurant shall have dual drive-thru lanes situated along the north and west elevations of the building. An additional third lane, positioned beyond the ordering point, will be designated exclusively for mobile order pickups. A minimum of five inbound stacking spaces is typically required; however, at its May 8, 2025 meeting, the Planning and Zoning Board approved Zoning Variance ZV2025-0007, permitting a reduced inbound stack of four spaces. 2 outbound stacking spaces are required, 4 are provided.

#### **PARKING:**

Code requires restaurants to have 10 parking spaces per 1,000 square feet of building area and outdoor dining to have 15 parking spaces per 1,000 square feet of area; therefore, the proposed use requires 51 parking spaces. Based current and proposed uses within the shopping center 246 parking spaces are required and 257 parking spaces are proposed.

Additionally, one bicycle rack is proposed adjacent to the southeast corner of the building.

## LANDSCAPING:

The following landscape is being proposed for Culvers site:

- Installation of 42 trees, 29 palms, 648 shrubs, and 1051 ground covers.
  - Primary tree species include: *Cordia sebestena* - Orange geiger, *Quercus virginiana* - Live oak, *Pinus elliottii* densa- Slash pine, *Myrcianthes fragrans* - Simpson stopper, and *Tabebuia aurea* - Yellow trumpet.
  - Primary palm species include: *Ptychosperma elegans* - Alexander palm and *Thrinax radiata* - Florida Thatch palm.
  - Primary shrub species are: *Chrysobalanus icaco* 'Red tip' - Red tip cocoplum, *Clusia guttifera* - Small leaf clusia, *Clusia rosea* 'nana' - Dwarf pitch apple, *Psychotria ligustrifolia* 'Nana' - Dwarf wild coffee, *Plumbago auriculata* - Leadwort, *Hamelia patens* 'compacta' - Firebush, and *Casasia clusiifolia* - Seven year apple.
  - Primary groundcover species are: *Juniperus chinensis* 'Parsonii' - Chinese juniper, *Hymenocallis latifolia* - Spider lily, *Dianella tasmanica* 'Blueberry' - Blueberry flax lily, and *Liriope muscari* - Lilyturf.
  - Additionally, three (3) *Quercus virginiana* (Live oak), one (1) *Tabebuia aurea*, and three (3) *Thrinax radiata* - Florida Thatch palms are being protected and retained on site.

## OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 6, 25' tall concrete poles. Additionally, the building will feature full cutoff accent down lighting and black wall sconces.

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

### Enclosed:

Site Plan Application  
Memo from Landscape Division (6/10/2025)  
Memo from Engineering Division (6/9/2025)  
Memo from Planning Division (6/5/2025)  
Memo from Zoning Division (6/5/2025)  
Memo from Fire Prevention Bureau (6/2/2025)  
Memo from Zoning Division (5/20/2025)  
Memo from Landscape Division (5/19/2025)  
Memo from Planning Division (5/13/2025)  
Memo from South Broward Drainage District (4/18/2025)  
Memo from Engineering Division (4/9/2025)  
Memo from Landscape Division (4/8/2025)  
Memo from Zoning Division (4/1/2025)  
Memo from Fire Prevention Bureau (3/31/2025)

Memo from Planning Division (3/25/2025)  
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: 1/14/2025

# Plans for DRC \_\_\_\_\_ Planner: Cole Williams

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 feet 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: Culver's RestaurantProject Address: 1580 S. Hiatus RoadLocation / Shopping Center: Villages of MayfairAcreage of Property: 3.58 Building Square Feet: 4620Flexibility Zone: 7 Folio Number(s): 514024020063Plat Name: Pembroke Lakes South Traffic Analysis Zone (TAZ): Legal Description: A portion of Tract G-2 and Tract G-3 of Pembroke Lakes South,according to the plat thereof, as recorded in Plat Book 119, Page 1 of the PublicRecords of Broward County, FloridaHas this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
2/11/21	ZV 2020-08	Provide 424 sp.	Approved		
Current	ZC2024-0004	Rezone to C-1		2025-04	
Current	DR2024-0004	Plat Note Amend			

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Raintree at Pines LLC

Owner's Address: 6540 East Tropical Way Plantation, FL 33317

Owner's Email Address: manny@msrein.com

Owner's Phone: 954-804-3515 Owner's Fax: \_\_\_\_\_

Agent: Mendez Engineering Design, Inc.

Contact Person: Michelle Diaz-Mendez, P.E.

Agent's Address: 9000 Sheridan Street PMB #15 Pembroke Pines, FL 33024

Agent's Email Address: michelle@mendezengdesign.com

Agent's Phone: 954-655-4572 Agent's Fax: \_\_\_\_\_

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

## SECTION 3- LAND USE AND ZONING INFORMATION:

### EXISTING

Zoning: B-3

Land Use / Density: IRR (5.52)

Use: Vacant

Plat Name: Pembroke Lakes South

Plat Restrictive Note: B-2 Uses  
and Gas Station

### PROPOSED

Zoning: C-1

Land Use / Density: IRR (5.52)

Use: Restaurant (Fast Food)

Plat Name: Pembroke Lakes So.

Plat Restrictive Note: B-3 Uses  
and Self-Storage

### ADJACENT ZONING

North: PUD

South: City of Miramar

East: R-MF (Apt. R-4)

West: PUD

### ADJACENT LAND USE PLAN

North: IRR 5.52

South: City of Miramar

East: Commercial (Flex to Res)

West: IRR 5.52



*-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:

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

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

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

The property is part of the Villages of Mayfair commercial project located at the northwest corner of Hiatus Road and Pembroke Road. The project site was previously approved for four office buildings as part of the master plan for the Villages of Mayfair. Instead of the four office buildings, the project site will now include a Self-Storage Facility and a Culver's Restaurant.

(Under separate application)

The project will consist of 134,482 sf of self-storage facilities. The building is located within the previously approved envelope of four office buildings.

Parking is provided as part of the overall shopping center for the Villages of Mayfair.

## SECTION 7- PROJECT AUTHORIZATION

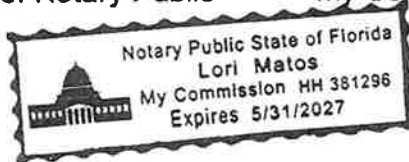
### OWNER CERTIFICATION

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] Date 3/18/2025  
Signature of Owner

Sworn and Subscribed before me this 18<sup>th</sup> day  
of March, 2025

[Signature]  
Fee Paid Signature of Notary Public My Commission Expires



### AGENT CERTIFICATION

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

[Signature] Date 3/18/25  
Signature of Agent

Sworn and Subscribed before me this 18<sup>th</sup> day  
of March, 2025

[Signature]  
Fee Paid Signature of Notary Public My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Raintree at Pines LLC

Authorized Representative: Manuel Synalovski

Application Number: \_\_\_\_\_

Application Request: Site Plan Approval-Culver's Restaurant

I, Manuel Synalovski (print Applicant/Authorized Representative name), on behalf of Raintree at Pines 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 of Applicant or Applicant's  
Authorized Representative

3/18/2025  
Date

Manuel Synalovski

Print Name of Applicant/Authorized Representative

MEMORANDUM

June 10, 2025

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2025-0004) Village of Mayfair – Culvers sign-off

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

**Landscape Inspection Comments:**

**1. All landscape comments provided were addressed.**

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

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

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
954.392.2100 (Office) • [yhall@ppines.com](mailto:yhall@ppines.com)

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

# **DRC REVIEW FORM**



**June 9, 2025**

**PROJECT: *CULVER'S RESTAURANT AT THE VILLAGES OF MAYFAIR***  
**CITY REFERENCE NO: *SP2025-0004***

**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:**

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

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** June 5, 2025  
**To:** SP 2025-0004 file  
**From:** Cole Williams, Senior Planner  
**Re:** Culver's

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

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

MEMORANDUM

June 5, 2025

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

**From:** Julia Aldridge  
Planner/ Zoning Tech

**Re:** SP 2025-0003 (Culver's @ Village of Mayfair)

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





## **DRC REVIEW FORM**

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

**PROJECT NAME:**              **Culvers**  
**REFERENCE #:**              SP 2025 - 004  
**DATE REVIEWED:**          6/2/2025

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

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

## MEMORANDUM

May 20, 2025

To: Cole Williams  
Senior Planner

From: Julia Aldridge  
Planner / Zoning Technician

Re: SP 2025-0004 (Culver's @ Village of Mayfair)

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### 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. **5/20/25- Ongoing**
2. Update parking data according to current Code parking requirements. **5/20/25- Not addressed**
3. The signage as proposed does not comply with the uniform sign plan for the shopping center. Building signage must comply with the shopping center's uniform sign plan. Signage will be approved through the building permit process. **5/20/25- Not addressed**
4. Are the directional signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet. **5/20/25- Directional signs cannot exceed 1.5 square feet.**
5. Clarify the size of the menu board. A maximum of 32 square feet is permitted. **5/20/25- Provide details of both menu boards, including menu board attached to kiosk. A maximum of 32 square feet is permitted.**
- ~~6. Is a pre-menu board being proposed?~~
- ~~7. Five inbound stacking spaces are required counted from the first stopping point. Inbound stacking spaces are subject to variance approval.~~
- ~~8. Provide updated outdoor seating plan and details of architectural features, barriers and amenities for proposed outdoor seating. Landscaping and screening must be provided.~~
- ~~9. Provide details of canopy clearance bars.~~
- ~~10. Is any lighting proposed on/ under the canopy?~~
11. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line. The maximum illumination under the canopy is 24 f.c. **5/20/25- Not addressed**
- ~~12. Will there be any wall lighting provided? If so, provide all details of fixtures.~~
- ~~13. Verify light fixtures are full cut off type.~~
- ~~14. Clarify the CCT of light fixtures. CCT cannot exceed 4,000k.~~
- ~~15. Clarify rooftop equipment is screened from view. Reference 155.637.~~
16. Provide letter from Wastepro approving the proposed dumpster. **5/20/25- Ongoing**
- ~~17. Provide black and white elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations.~~
- ~~18. Building must be architecturally compatible with the existing shopping center~~
- ~~19. Provide a sustainability statement as required by section 155.6120—155.6123.~~
- ~~20. Provide a letter detailing the economic impact of the proposed development.~~

- 21.** Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board. **5/20/25- Ongoing**
- 22.** After review of resubmittal, additional comments may be made.
- 23.** 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.

MEMORANDUM

May 19, 2025

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2025-0004) Village of Mayfair – Culvers v2

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

Landscape Inspection Comments:

1. The Culver's site and proposed plantings must be evaluated as part of the overall landscape requirements for the entire shopping center. Please provide the originally approved site plan along with landscape Code Calculations for the entire shopping center. The Culver's layout should be superimposed onto the master plan to demonstrate how Code requirements are satisfied.
  - a. Since Culver's site is considered part of the shopping center, Land Development Code (LDC) Section 155.661(J) calculations must be provided to demonstrate compliance.
2. One (1) monument sign is noted on the site. **However, since Culver's is not considered an outparcel, an individual monument sign is not permitted per Zoning regulations.**
3. Perimeter hedges abutting the right-of-way (S. Hiatus Road) must be a minimum of 24 inches in height at the time of installation, per LDC Section 155.661(I).
  - a. **The middle island along the western buffer does not appear to include sufficient shrubs. As part of the shopping center, each parcel must individually satisfy the landscape Code requirements, as referenced in the Code Calculation Table under LDC Section 155.661(I)/155.663 (F) 1. (b).**
4. Based on the City's Preferred Tree Planting List, please make the following corrections to the Plant Schedule and the Site Canopy Coverage Chart:
  - a. *Cordia sebestena* (Geiger Tree) is a Category 2 canopy tree and must be a minimum of 12 feet tall at planting.
  - b. *Myrcianthes fragrans* (Simpson's Stopper) is a Category 3 canopy tree.
5. The Site Canopy Coverage Chart for Culver's should only include trees and palms proposed or slated to remain within the boundary of the Culver's parcel. The current palm tree count (PT) includes three (3) existing Alexander palms from the H&M site, which should not be counted toward Culver's canopy coverage.
6. A site visit will be performed at the next round of review, to confirm the species, locations, and existing condition of plant materials on site.
7. Further comments will be provided once complete and accurate information is submitted for review.

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

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

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
954.392.2100 (Office) • [yhall@ppines.com](mailto:yhall@ppines.com)

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** May 13, 2025  
**To:** SP 2025-0004 file  
**From:** Cole Williams, Senior Planner  
**Re:** Culver's

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### 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 PRJ2024-0017. 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:~~
  - \* ~~Raintree Club Quarters at Raintree Brenda Harper 1941 NW 150 Avenue Pembroke Pines FL 33028 954-392-6000 ext. 248 Brenda@landmarkmgmt.com Landmark Management Services, Inc.~~
  - \* ~~Raintree Condos Club Quarters at Raintree Condos Carlos J. Botero 1941 NW 150 Avenue Pembroke Pines FL 33028 954-392-6000 ext. 248~~
  - \* ~~Pembroke Lakes South Woodbridge Richard Ciarsolo 10112 USA Today Way Miramar, FL 33025 954-922-3514 X3053 rcinarsolo@associaflorida.com Association Services of Florida~~
2. Provide South Broward Drainage District approval. **Ongoing**
3. ~~Provide letter detailing the drive-thru lane operation.~~
4. ~~There are too many potential movement patterns at the exit of the drive-thru lanes. Staff recommends expanding the adjacent landscape island to the west and reduce down from three lanes to two of equal width.~~
5. ~~The building must be architectural compatible with the existing shopping center. Similar colors and / or elements must be used. Provide letter detailing how this is accomplished.~~
6. Provide material board with physical samples of all colors and materials used. **Ongoing**
7. ~~Provide black and white elevations and label all color and materials.~~
8. ~~Provide letter from Wastepro approving the proposed dumpster.~~
9. ~~Dumpster enclosure gates must be metal.~~
10. ~~Provide detail of new bicycle rack.~~
11. Clarify if there are any short-term parking spaces. These spaces must be in surplus. **A maximum of 3 spaces are permitted.**
12. Provide updated required parking for the shopping center based on the current minimum parking requirements. **Adjust accordingly based on our discussion.**
13. Building signage must comply with the shopping center's uniform sign plan and will be approved through the building permit process. You may show the signs here for illustrative purposes. Be advised the signage as proposed does not comply with the

uniform sign plan for the shopping center. **The signs shown do not meet code USP requirements. Animated signs are not permitted.**

14. Clarify if there are any directional signs proposed, if so signs cannot exceed 1.5 square feet in size. **Not addressed**
15. Provide details of the proposed menu boards. Menu boards cannot exceed 32 square feet. **Details of both menu boards are needed. The menu board provided exceeds 32 square feet.**
- ~~16. Clarify if pre-menu boards are proposed. Only 1 menu board is permitted per lane.~~
- ~~17. Indicate on the plan that the stacking spaces are 10'x20'.~~
18. Provide height to the top of the ordering post enclosure canopy.
- ~~19. Clarify if there will be an order post enclosure in each drive-thru lane.~~
- ~~20. 5 inbound stacking spaces per lane are required (Variance in process)~~
- ~~21. Clarify what light poles are existing and which are proposed.~~
22. A maximum of 12 foot candles is permit for the site. **Not addressed. This requirement is for areas not under a canopy.**
- ~~23. Clarify CCT level. CCT cannot exceed 4,000k.~~
- ~~24. Add note to the plans that all lights are angled at 90 degrees and full cutoff.~~
- ~~25. Provide details of the proposed outdoor dining furniture.~~
- ~~26. Provide economic impact statement for the proposed development.~~
- ~~27. Provide sustainable impact statement outlining sustainable practices used within the proposed development.~~
28. Update overall site plans as modifications are made to the adjacent proposed development. This can be done with the final submission. **Ongoing**
29. **Expanded the island north of the drive-thru lane to 5' to better accommodate the proposed landscape.**
30. **Channelize openings to prevent wrong movement and improve flow.**
31. **Provide letter from the Wawa site owner allowing the use of the surplus parking spaces.**
32. Further comments may apply as more details are provided.
33. 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.
34. Please contact me prior to resubmittal 954-392-2100.

**DRC REVIEW COMMENTS  
CITY OF PEMBROKE PINES**

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

**PROJECT NAME:** Culver's Restaurant at Villages of Mayfair

**DATE:** 4/18/2025

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

- A Paving and Drainage Permit will be required from SBDD.
- What is the proposed timing/phasing of the Culver's Restaurant development and the proposed H&M Pines Storage development?
- The drainage outfall pipe serving this parcel extends across the proposed H&M Pines Storage development and is shown to be removed and the 20-foot Drainage Easement vacated.
- The vacation of the existing 20-foot Drainage Easement (per ORB 46107, PG 915, BCR) will need to be approved by the SBDD Board of Commissioners prior to DRC approval/sign-off by SBDD.
- Indicate the existing drainage outfall to be removed on the Demolition Plan along with any other existing drainage features that require removal/demolition.
- Please note that the existing drainage outfall will need to remain in place and operational until such time as the new outfall is in place and operational.
- Provide a copy of the master SFWMD permit for the project site; and verify that the master permit is still active.
- Indicate how the required basin storage is being provided for the site (per Section 3.7.3 of the SBDD Criteria Manual).
- Submit drainage calculations for the overall Villages at Mayfair commercial property to include the following:
  - Land Use breakdown
  - Pre-treatment calculations
  - Stage-storage calculations
  - Flood Routing calculations for the 10-year, 3-day and 100-year 3-day storms.
  - Pipe sizing calculations (Culver's Restaurant site)

- Indicate the conversion between NAVD 88 and NGVD 29 on Sheet C-4 (Note 2).
- Provide additional information on the on-site drainage system (ie: pipe locations, sizes, material, exfiltration trench, invert elevations, control structures, etc.).
- Show the new drainage outfall piping, control structure, and Pollution Retardant Basin (PRB).
- Provide a new Drainage Easement (DE) over the new outfall in accordance with SBDD criteria. Please note that the new DE will need to extend to the east parcel line and align with the drainage outfall for the WaWa parcel.
- Provide a sketch and legal description for the new DE. There will need to be two separate descriptions for each of the two properties that the DE will transect.
- Provide documentation for approval/authorization to perform work on the off-site property for the new drainage outfall. A DE will also be required over the portion of the new outfall pipe on the off-site property.
- Provide a detail for the new Control Structure.
- What is the purpose of the inverted debris baffle on the existing catch basin with a rim elevation of 5.18' ? Is this baffle proposed to remain.
- Provide a typical cross-section across the south property line.
- Clarify the limits of the 20-foot Lake Maintenance Easement along the western limits of the Villages of Mayfair commercial parcel. An additional LME may be required.
- It is SBDD's desire to have the lake bank adjacent to the commercial parcel cleared and re-graded up to the water's edge.
- Indicate how the roof drainage is being handled.
- All inlets in grass areas (existing and proposed) shall require a minimum 12" concrete apron.
- All drainage structures shall meet SBDD criteria for wall thickness, clearances, and sumps.
- Please note that portions of the off-site drainage system may need to be cleaned upon completion of construction. To be determined in the field by SBDD's inspector.
- The property owner will be required to enter into a Maintenance and Indemnification Agreement with SBDD for the development prior to final acceptance of the project.
- Additional comments may be issued upon receipt of the revised plans and calculations or the final Paving & Drainage Plans and permit submittal.



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

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

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

# **DRC REVIEW FORM**



**April 9, 2025**

**PROJECT: *CULVER'S RESTAURANT*  
CITY REFERENCE NO: *SP2025-0004***

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

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

**COMMENTS:**

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1. General Comment – Provide 'Surface Water Management Calculations' addressing SFWMD criteria and South Broward Drainage District (SBDD) Basin requirements.
2. General Comment – Provide Estimated Water Demand and Sewage Flow Calculations (Average Daily and Peak Flows) for the proposed project.

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

3. General Comment – Provide Water and Sewer Plan reflecting how the proposed new building will be serviced from a water and sewer standpoint. In addition, provide written confirmation from the Fire Prevention Bureau that no additional Fire Hydrants and/or Fire Service is required in association with the proposed new building addition/construction.
4. Master Site Plan, Sheet S-1 – Designate the Provided Parking Spaces to apply to the Required Parking for both the proposed Restaurant and Self-Storage projects' use for clarification purposes.
5. Site Plan, Sheet S-2 – Depict and denote/label the following items on the Site Plan as applicable based upon the proposed project improvements:

- Edge of pavement radii for all parking islands (including interior islands) and access/drive aisles/lanes  
Proposed and existing Curb types
- Concrete Wheel Stops for all proposed and existing parking spaces, except for those proposed Standard Parking Spaces with proposed curbing along the front that are 16' feet in length.
- All Sidewalk Curb Ramps with 'CR' type per FDOT Standard Plans Index 522-002, including the Sidewalk Curb Ramp (Mod) associated with the proposed Access Route to the building from the Accessible Parking
- All Concrete Sidewalk/Walkway areas with typical widths and specify any with thickened edge (as required by Engineering Standards when sidewalk is flush with abutting pavement)
- An Accessible Route/Path to the nearest public sidewalk along Pembroke Road. Note all Sidewalk Curb Ramps per 'CR' type along the Accessible Route/Path per FDOT Standard Plans Index 522-002. (Refer to one (1) possible Accessible Route/Path marked-up on the Signing and Marking Plan, Sht. C-7 for consideration)
- Standard Parking Space per City Standard R-41 (typical labels).
- Accessible Parking Space per City Standard R-32 (typical labels).
- Accessible Access Aisle markings are required to be depicted on the plan by three (3) equally spaced diagonals per City Standard R-32.
- Two (2) parking edge lines/stripes for all proposed and existing parking spaces, including those parking spaces abutting a landscape island along one side and the seven (7) existing Standard Parking Spaces at the southeast corner of the project
- Mid-Block Crosswalks shall be 10' in width per FDOT Standard Plans Index 711-001 with appropriate Accessible Crosswalk Signage (W11-9 Sign (30'x30") with W16-7P Plaque (24"x12")), as anticipated to be necessary for the crossing of the southernmost parking drive/access aisle/lane by the required Accessible Route/Path to Pembroke Road
- Proposed 15' Utility Easement as required by the city over the proposed Water Service up to and including the Water Meter.
- Existing 15' Utility Easements over the existing Water and Sewer System improvements within the project's site limits
- Sight Visibility Triangle (Clear Sight Distance) per FDOT Design Manual, Chapter 212.11 for the proposed Monument Sign.
- Reflect the attached 'City Accessibility and Pavement Marking and Signage Requirements Notes' on the plan
- Limits of any proposed Asphalt Milling and Resurfacing per a "Shade/Hatch Pattern" different from the current 'Proposed Pavement Construction', as noted in the Legend – Reflect the additional item in the plan's Legend
- Vehicular Protective Bollards along the limits of the proposed Outdoor Seating Area. The Vehicular Protective Bollards must provide a minimum impact resistance/protection based upon a minimum Design Speed of 25 MP with a maximum centerline to centerline spacing of 6 feet. (Refer to one (1) possible scenario for placement of the required Vehicular Protective Bollards in association

with one (1) possible option for the required an Accessible Route/Path for consideration as per the mark-up on the Signing and Marking Plan, Sht. C-7)

- All proposed Vehicular and Pedestrian Traffic related pavement markings and signage on the plan based upon the pavement markings and signage information reflected on the Signing and Marking Plan included in the Engineering DRC Plans submittal. Pavement markings only need to be generally denoted/labeled, and signage depicted only.
6. Site Plan, Sheet S-2 – Current City Code and Engineering Standards require all new/proposed Standard Parking Spaces to comply with City Standard R-41, Sheet 1 of 3 with regards to minimum width and length requirements. The current proposed two (2) Standard Parking Space areas along the south side of the project limits west of the existing One-Way Inbound Only Drive do not comply with city code and engineering requirements relative to the minimum required length 19’.
  7. Fire Truck Access Plan, Sheet S-4 – Any required Fire Lane markings and signage as may be required by the criteria/requirements of the Fire Prevention Bureau must be reflected on the plan. In addition, the sign post for the ‘Fire Department Connection Sign’ is required to comply with the current support post per the Broward County Traffic Engineering Division (BCTED) standards/details.
  8. SWPP Plan, Sheet C-2 and SWPP Details, Sheet C-3 – The Stormwater Pollution Prevention and Erosion Control Plans and Details must comply with all requirements/criteria of Part V of the ‘Generic Permit’ for ‘Stormwater Discharge of Large and Small Construction Activities’. The plans and details must address the "Plan Requirement Items" per the ‘FDEP Stormwater Pollution Prevention Plan Template’ for coverage under the 'FDEP Generic Permit' (NOI), which the city has been tasked with enforcing and documenting for future NPDES Stormwater audits by the FDEP under the Broward County MS4 Permit Program. (Refer to the attached 'FDEP Template for Development of Stormwater Pollution Prevention Plan' for general guidelines for use in preparing typical FDEP compliant plans.). However, you should also refer to the attached FDEP 'Generic Permit' to verify that your plans are meeting all FDEP plan/permit requirements.

Note that the city has a typical Stormwater Pollution Prevention and Erosion Control Details sheet, which the CADD and PDF files could be provided for use if requested.

9. Paving and Drainage Plan, Sheet C-4 – Provide the longitudinal distance and slope for all “sloping/grading runs” within some the proposed parking lot areas. Note that the longitudinal and cross slope proposed within the proposed parking lot areas must comply with the code sloping requirements.

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.

10. Paving and Drainage Plan, Sheet C-4 – Depict and denote/label the required Vehicular Protective Bollards along the back of curb for the limits of the proposed Outdoor Seating and provide a Vehicular Protective Bollard Detail for review and approval. Note that the Vehicular Protective Bollard Detail may utilize a “Prefabricated Bollard” detail with calculations as provided by a bollard manufacturer.
11. Paving and Drainage Plan, Sheet C-4 – Provide additional proposed elevations at locations at per the attached Plans Mark-Ups. In addition, note that the connection to the existing adjacent pavement within the Plaza and at the limits of WaWa must be in accordance with City Standard R-39. Refer to the attached Plans Mark-Ups for the typical design note to be added to the plan.
12. Paving and Drainage Plan, Sheet C-4 – Should there be any proposed milling and resurfacing of any of the existing pavement areas, reflect the milling and resurfacing limits on the plan by way of a “Hatch/Shade” pattern and add the “Hatch/Shade” pattern to the plan’s Legend.
13. Paving and Grading Details, Sheet C-5 – All City Standards must reflect their complete City Title Block for acceptance based upon the latest revision. Replace the current city details without Title Blocks with the latest City Standard R-26, R-28, R-38, and R-39 having their Title Blocks. If any Fire Lane markings are required by the Fire Department, then add City Standard R-43, ‘Fire Lane Details’. In addition, add City Standard R-44, ‘Typical Trench Backfill’ for the installation of the proposed Roof Storm Drainage Line, etc.
14. Paving and Grading Details, Sheet C-5 – Delete the current BCTED Street Sign and Post Detail and provide an additional Details Sheet with the following latest three (3) BCTED Details Sheets:
  - Ground Sign Assembly Details
  - Pavement Markings and Sign Details
  - Stop Sign and Street Identification Assembly Typical Details
15. Paving and Grading Details, Sheet C-5 – Refer to the attached Details Sheet Mark-Ups for additional minor changes to several proposed details and sections.
16. Signing and Marking Plan, Sheet C-6 – Reflect the attached ‘City Accessibility and Pavement Marking and Signage Requirements Notes’ on the plan.
17. Signing and Marking Plan, Sheet C-6 – City Standards must reflect their complete City Title Block for acceptance based upon the latest revision. Replace the current city details without Title Blocks with the latest City Standard R-32, Sheet 1 & 4 of 4 and R-41, Sheet 1 of 3 having their Title Blocks.

18. Signing and Marking Plan, Sheet C-6 – Accessible Access Aisle markings are required to be depicted on the plan by three (3) equally spaced diagonals per City Standard R-32.
19. Signing and Marking Plan, Sheet C-6 – Revise the current proposed pavement markings and signage items or add additional pavement markings and signage related items as follows:
- Revise the ‘Drive-Thru’ lane markings to be 8” White Lane Separation/Delineation Lines
  - Revise the typical design label of ‘24” White Stop Bar w/25 LF of 6” Double Yellow and R1-1 Stop Sign’ to ‘24” White Stop Bar w/25 LF of 6” Double Yellow w/Yellow/Yellow RPMs @ 20’ O.C. and R1-1 Stop Sign (30”x30”)’
  - Note all existing signs to remain as - ‘Exist. “Do Not Enter” Sign (To Remain)’ and ‘Exist. Stop Sign (To Remain)’
  - Add ‘R5-1 ‘Do No Enter Signs to the back side of both of the proposed R1-1 Stop Signs at the exit (south) end of the ‘Drive-Thru’ lanes
  - Required ‘Special Emphasis’ Crosswalk Markings and Signage as will be necessary for the required Accessible Route/Path from the proposed building to the existing sidewalk along Pembroke. ‘Special Emphasis’ Crosswalk Markings and Signage. (Refer to one (1) possible Accessible Route/Path marked-up on the Signing and Marking Plan, Sht. C-7 for consideration)
20. Signing and Marking Plan, Sheet C-6 – Denote/label all Sidewalk Curb Ramps with their ‘CR’ type per FDOT Standard Plans Index 522-002, including those along the required Accessible Route/Path to Pembroke Road.
21. Signing and Marking Plan, Sheet C-6 – The proposed ‘Pedestrian Crossing’ between the proposed project and the existing WaWa facility is considered a ‘Mid-Block Crossing’ and as such the following pavement marking and signage are required for this Pedestrian Crossing:
- ‘Special Emphasis’ Crosswalk markings shall be 6’ in width and have the appropriate markings per FDOT Standard Plans Index 711-001 with Pedestrian Crossing Warning Signage (W11-2 Sign (30’x30”) with W16-7P Arrow Plaque (24”x12”))
22. Water and Sewer Plan, Sheet C-8 – Denote/label all sections of proposed Fire Line between fittings/appurtenances from the Point of Fire Service to the proposed Building and Fire Department Connection (FDC).
23. Water and Sewer Plan, Sheet C-8 – Denote/label al sections of the proposed 6” Sanitary Sewer Service Line and 4” Sanitary Sewer Service Line with proposed Slopes.
24. Water and Sewer Plan, Sheet C-8 – Depict and denote/label the city required Cleanout on the 6” Sanitary Sewer Lateral at the limit of the existing 15” Utility Easement over the city’s Sewer Main (7.5’ from the existing sewer main).

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

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

MEMORANDUM

April 8, 2025

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (SP2025-0004) Village of Mayfair – Culvers v1

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

Landscape Inspection Comments:

1. Attached at the end of this document please find the Cities Code Calculation table. Please add the current calculation table provided onto the plans and fill in all sections which apply.
2. Clearly show location of property lines dividing the two properties.
  - a. Is tree #11 within or outside of the property lines.
3. Is Culvers going to be an outparcel or a part of the shopping center? If not an outparcel, please provide Code calculations and landscape plans for the entire shopping center and show how the commercial Code requirements are met.
4. Clearly show linear feet for each perimeter side, on L-2, to determine and confirm the number of trees required.
5. Clearly show location and labeling of existing and proposed lighting on site and Fire Department check valves. Only able to locate one (1) fire hydrant on site, is this accurate? Please ensure that 15-foot diameter clearance is provided of all plant material, as per Fire Code.
6. One (1) monument sign noted on site, which as per LDC SEC. 155.662 (C) 3. (a) requires two (2) layers of planting. More than two (2) proposed Ti plants are required on each end of the sign, to sufficiently fill in the sides and obscure the skirt/base of the sign.
7. As per LDC SEC. 155.657 (A) 8 – A proposed plant list by **symbol**, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets.
8. Please ensure that the proposed Marberry, *Arsidia escallonioides*, is available on the market, within 50 mi radius and in tree format, 10 feet tall and CT of 4 feet. As per PlantAnt this is not available in the state of Florida. Substitution may be required; Allspice tree may be a good alternative.
9. As per LDC SEC. 155.663 (A), please ensure that all parking islands are equipped with a minimum of one (1) tree, ground materials, and sod. Sod may not exceed 50% of the island's size.
10. As per LDC SEC. 155.623 (D) 4. Dumpster enclosures must be screened on three (3) sides, which are not opening.
11. Double detector valve noted North of the dumpster abutting Culvers, as per Fire Code a 15-foot diameter clearance is required of any plant material.
12. Please add a note to the plans for the GC, to reference the recent Code amendment regarding island maintenance. As per LDC SEC. 155.633 (A). Ground materials installed within interior parking islands are required to be maintained 24 inches tall.
  - a. Proposed shrubs on L-2 may require swapping for naturally slow and low growing shrubs, to simplified maintenance, given then 24" maintenance requirement.
13. Perimeter hedges abutting ROW (S. Hiatus) must be a minimum of 24 inches tall at installation, as per LDC. SEC. 155.661 (I).
  - a. Middle island does not appear to provide enough proposed shrubs, on the Western buffer.
14. Existing hedges noted on East entryway on Pembroke Rd, as per BCPA. Please show existing species on L-2 and note "existing to remain". Note that, perimeter hedges are required to be lush and full. Should any gaps be present, they should be filled in with the appropriate species and height. If the existing materials decline in health/die prior/at submittal for LP, replacement shrubs will be required.



15. Category 1 canopy trees require installation of a root barrier if proposed within 10 feet of any hardscapes. Please show proposed root barriers clearly on the plans. Alternatively, swap for site appropriate Category 2 trees recommended.
16. A site visit will be performed at the next round of review, to confirm the species, locations, and existing condition of plant materials on site.
17. Further comments will be provided once complete and accurate information is submitted for review.

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

954.392.2100 (Office) • [yhall@ppines.com](mailto:yhall@ppines.com)

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

## MEMORANDUM

April 1, 2025

To: Cole Williams  
Senior Planner

From: Julia Aldridge  
Planner / Zoning Technician

Re: SP 2025-0004 (Culver's @ Village of Mayfair)

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### **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. Update parking data according to current Code parking requirements.
3. The signage as proposed does not comply with the uniform sign plan for the shopping center. Building signage must comply with the shopping center's uniform sign plan. Signage will be approved through the building permit process.
4. Are the directory signs being proposed? If so, provide details. Directional signs cannot exceed 1.5 square feet.
5. Clarify the size of the menu board. A maximum of 32 square feet is permitted.
6. Is a pre- menu board being proposed?
7. Five inbound stacking spaces are required counted from the first stopping point. Inbound stacking spaces are subject to variance approval.
8. Provide updated outdoor seating plan and details of architectural features, barriers and amenities for proposed outdoor seating. Landscaping and screening must be provided.
9. Provide details of canopy clearance bars.
10. Is any lighting proposed on/ under the canopy?
11. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line. The maximum illumination under the canopy is 24 f.c.
12. Will there be any wall lighting provided? If so, provide all details of fixtures.
13. Verify light fixtures are full cut off type.
14. Clarify the CCT of light fixtures. CCT cannot exceed 4,000k.
15. Clarify rooftop equipment is screened from view. Reference 155.637.
16. Provide letter from Wastepro approving the proposed dumpster.
17. Provide black and white elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations.
18. Building must be architecturally compatible with the existing shopping center
19. Provide a sustainability statement as required by section 155.6120—155.6123.
20. Provide a letter detailing the economic impact of the proposed development.
21. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.
22. After review of resubmittal, additional comments may be made.

- 23.** 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](mailto:Bnettina@ppines.com)  
954.499.9566

**PROJECT NAME:** Culvers  
**REFERENCE #:** SP 2025 - 04  
**DATE REVIEWED:** 03/31/2025

**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) 8<sup>th</sup> 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](http://www.knoxbox.com).*

**NFPA 1-18.2.2.1**

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

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

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

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

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

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

**NFPA-1:18.2.3.2.1**

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

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

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

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

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

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

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

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

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

***COPP Engineering department verification is required***

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

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

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

**NFPA-1:18.2.5.1.1**

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

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

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

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

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

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

**Note: Roads during Construction.**

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

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

**NFPA-1:18.2.3.5.6.2**

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

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

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

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

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

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

**COPP CO 93.12**

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

**See Fire Lane Detail.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**COPP CO 93.25 (B)**

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



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

**COPP CO 93.25 (E)**

**NOTE: Fire Hydrant Detail to be provided on submittal.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**NOTE: Detail Provided Below**

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

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

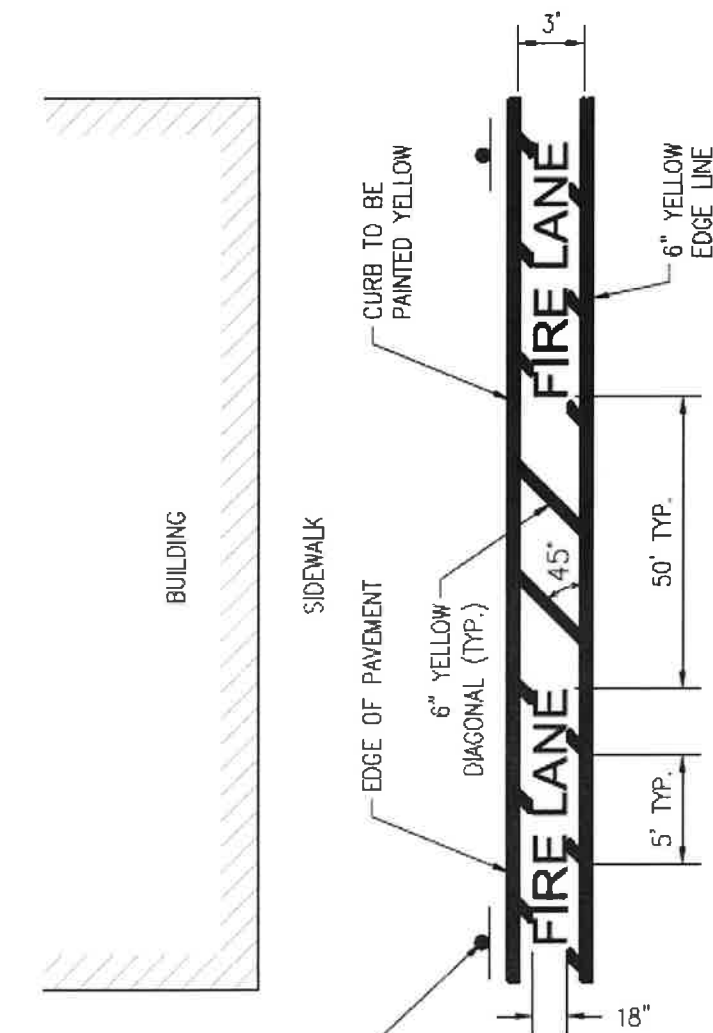
Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

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

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

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

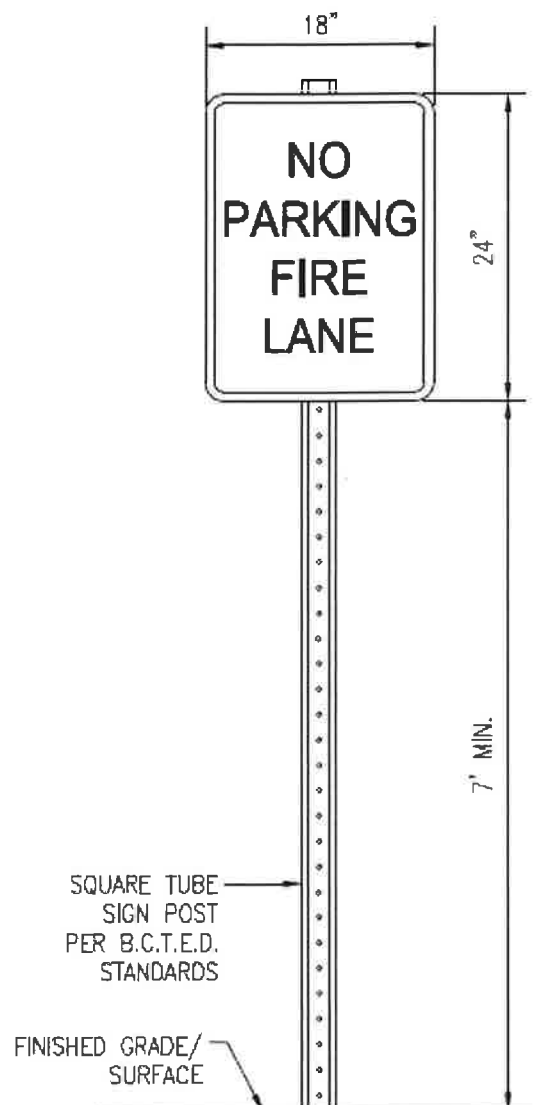
**NOTE:** Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.



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

**NOTE:**

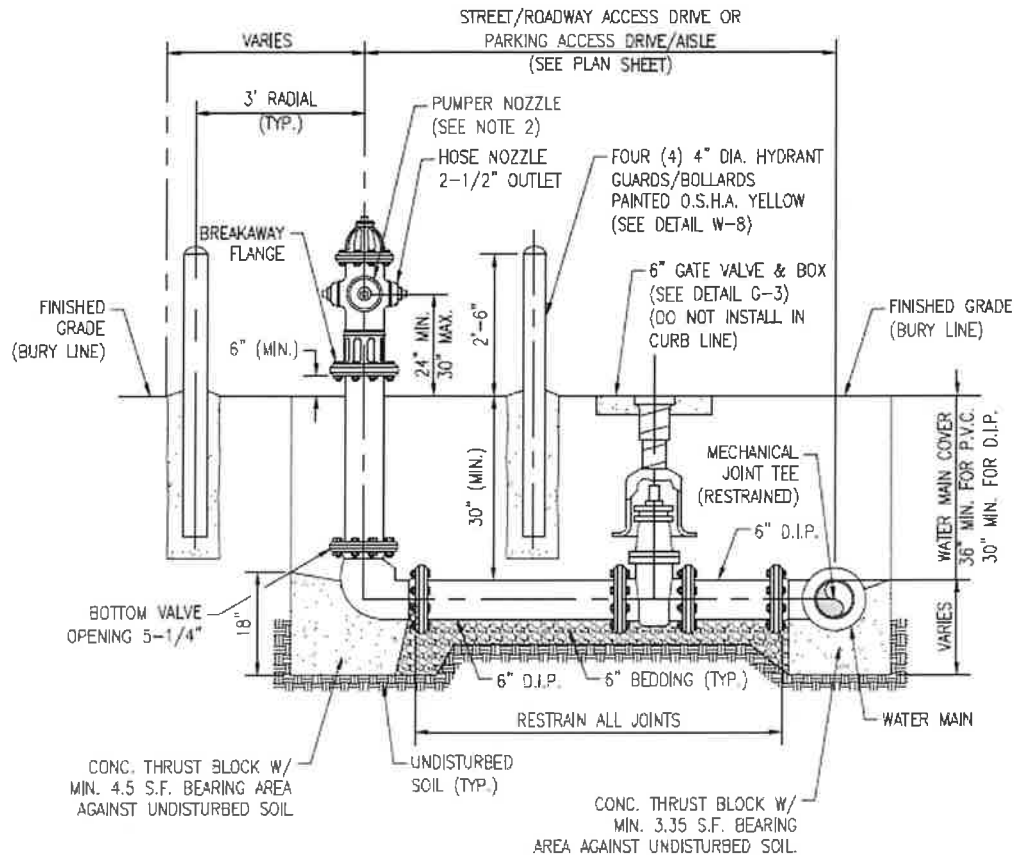
SIGN SHALL HAVE WHITE BACKGROUND WITH RED LETTERS AND SHALL BE 7' IN HEIGHT TO BOTTOM OF SIGN. ALL SIGNS SHALL FACE THE FLOW OF TRAFFIC AND BE A MAXIMUM OF 60' APART.



**NOTES:**

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

## FIRE HYDRANT DETAIL

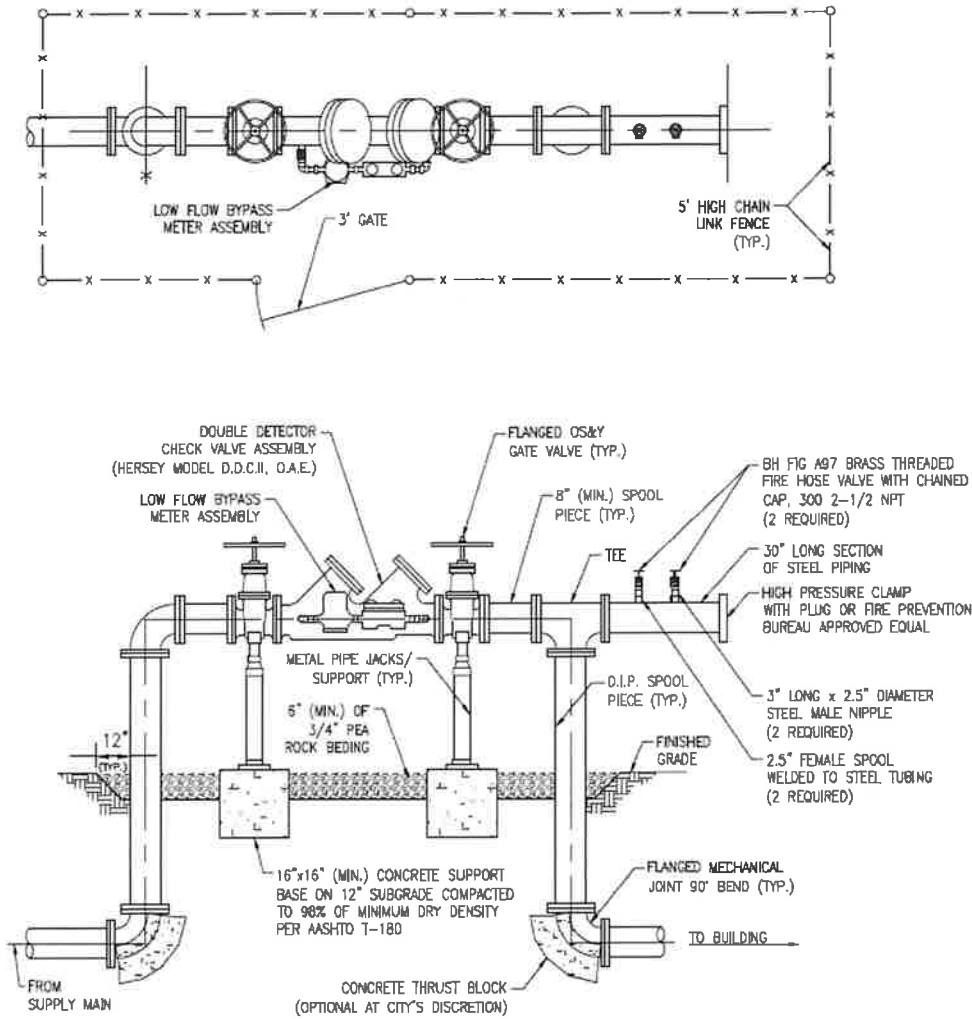


### NOTES :

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

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

## DDCV Detail



### NOTES :

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

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

## **Pembroke Pines Fire Truck Specifications**



50.128635

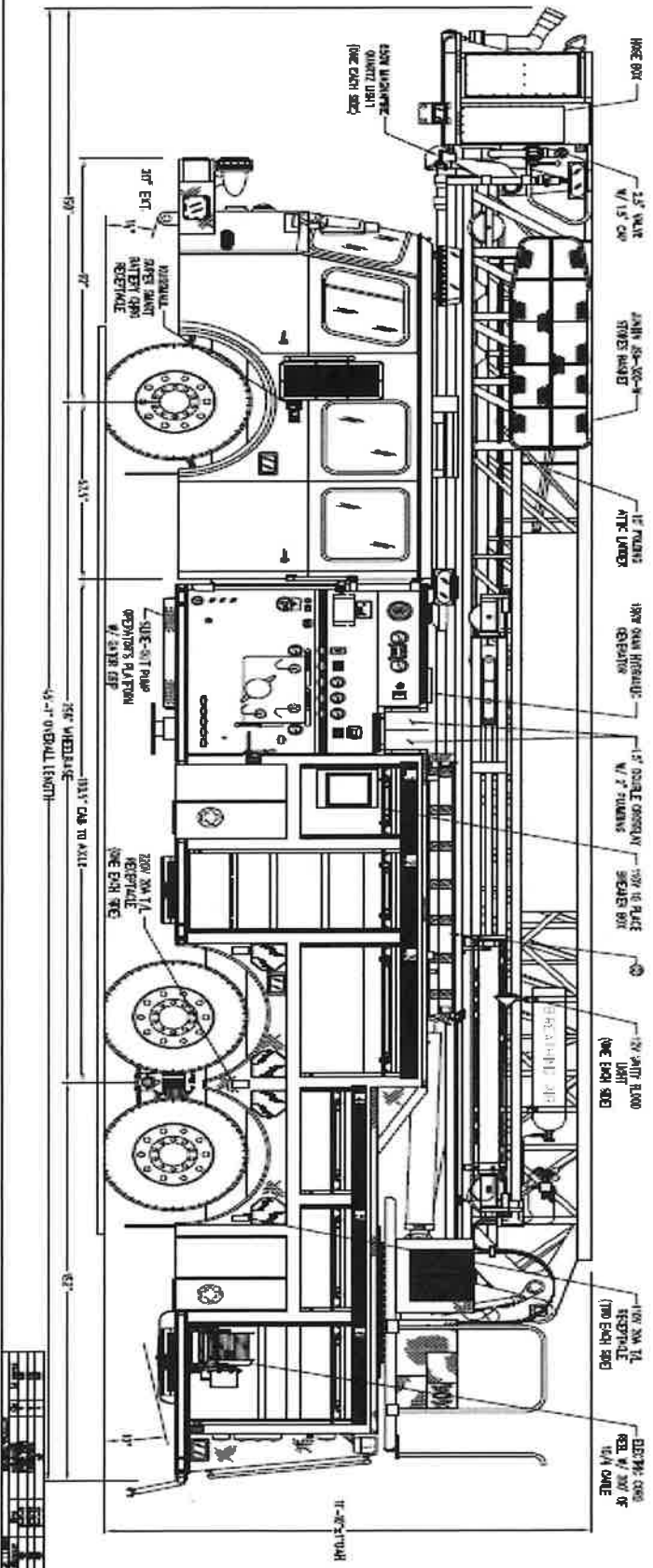
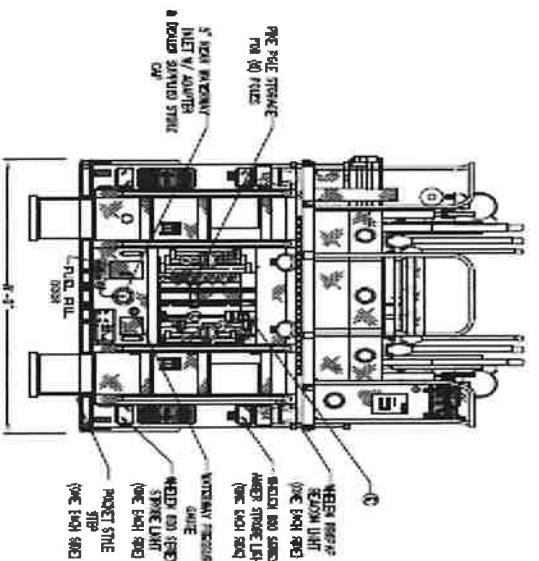
1105 AERIAL BODY  
H715 HURRICANE CHASSIS  
1495 105 PLATFORM

APPROVED FOR PRODUCTION  
DESIGNER: JEM DATE: 05-12-04

MEM DATE 05-12-64

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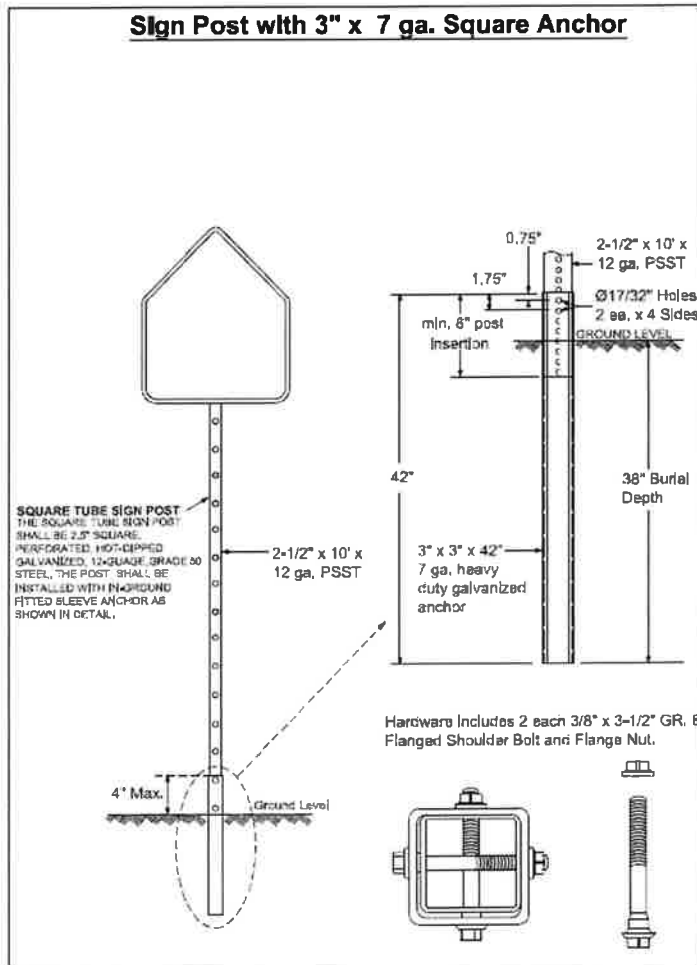
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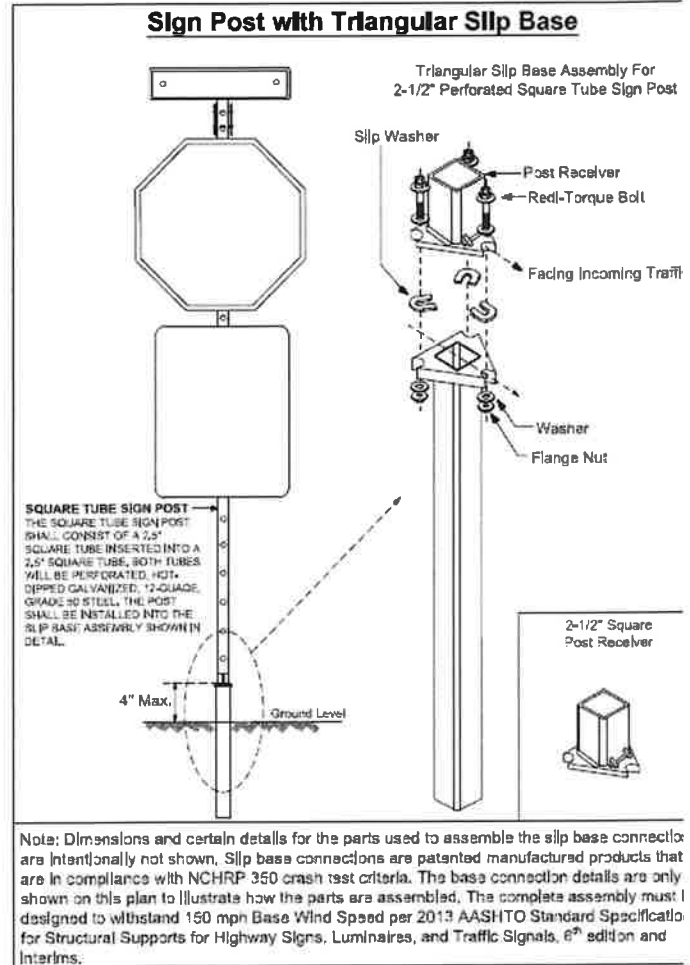


# Ground Sign Assembly Details

## Sign Post with 3" x 7 ga. Square Anchor



## Sign Post with Triangular Slip Base



## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** March 25, 2025  
**To:** SP 2025-0004 file  
**From:** Cole Williams, Senior Planner  
**Re:** Culver's

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### 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 PRJ2024-0017 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.
  - Raintree Club Quarters at Raintree Brenda Harper 1941 NW 150 Avenue Pembroke Pines FL 33028 954-392-6000 ext. 248 Brenda@landmarkmgmt.com Landmark Management Services, Inc.
  - Raintree Condos Club Quarters at Raintree Condos Carlos J. Botero 1941 NW 150 Avenue Pembroke Pines FL 33028 954-392-6000 ext. 248
  - Pembroke Lakes South Woodbridge Richard Ciarsolo 10112 USA Today Way Miramar, FL 33025 954-922-3514 X3053 rciarsolo@associaflorida.com Association Services of Florida
2. Provide South Broward Drainage District approval.
3. Provide letter detailing the drive-thru lane operation.
4. There are too many potential movement patterns at the exit of the drive-thru lanes. Staff recommends expanding the adjacent landscape island to the west and reduce down from three lanes to two of equal width.
5. The building must be architectural compatible with the existing shopping center. Similar colors and / or elements must be used. Provide letter detailing how this is accomplished.
6. Provide material board with physical samples of all colors and materials used.
7. Provide black and white elevations and label all color and materials.
8. Provide letter from Wastepro approving the proposed dumpster.
9. Dumpster enclosure gates must be metal.
10. Provide detail of new bicycle rack.
11. Clarify if there are any short-term parking spaces. These spaces must be in surplus.
12. Provide updated required parking for the shopping center based on the current minimum parking requirements.
13. Building signage must comply with the shopping center's uniform sign plan and will be approved through the building permit process. You may show the signs here for illustrative purposes. Be advised the signage as proposed does not comply with the uniform sign plan for the shopping center.

14. Clarify if there are any directional signs proposed, if so signs cannot exceed 1.5 square feet in size.
15. Provide details of the proposed menu boards. Menu boards cannot exceed 32 square feet.
16. Clarify if pre-menu boards are proposed. Only 1 menu board is permitted per lane.
17. Indicate on the plan that the stacking spaces are 10'x20'.
18. Provide height to the top of the ordering post enclosure canopy.
19. Clarify if there will be an order post enclosure in each drive-thru lane.
20. 5 inbound stacking spaces per lane are required (Variance in process)
21. Clarify what light poles are existing and which are proposed.
22. A maximum of 12 foot candles is permit for the site.
23. Clarify CCT level. CCT cannot exceed 4,000k.
24. Add note to the plans that all lights are angled at 90 degrees and full cutoff.
25. Provide details of the proposed outdoor dining furniture.
26. Provide economic impact statement for the proposed development.
27. Provide sustainable impact statement outlining sustainable practices used within the proposed development.
28. Update overall site plans as modifications are made to the adjacent proposed development. This can be done with the final submission.
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.

