





**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>             | September 11, 2025  | <b>Application ID:</b>     | MSC2025-0023                |
| <b>Project:</b>                 | Memorial Manor Exterior Hardening   | <b>Project Number:</b>     | N/A                         |
| <b>Project Planner</b>          | Julia Aldridge, Planner / Zoning Technician   |                            |                             |
| <b>Owner:</b>                   | South Broward Hospital District   | <b>Agent:</b>              | Lee Construction Group, Inc |
| <b>Location:</b>                | 777 South Douglas Road  | <b>Commission District</b> | 1                           |
| <b>Existing Zoning:</b>         | A (Agriculture)   | <b>Existing Land Use:</b>  | CF (Community Facility)     |
| <b>Reference Applications:</b>  | SUBDR2023-0001, SN2017-02, ZV2017-10, SP2007-30, SP2007-23, SP2004-32, MSC2004-12, SP94-13, SN93-21, SP88-12, SP75-06   |                            |                             |
| <b>Applicant Request:</b>       | Architectural façade and color changes to an existing nursing home.   |                            |                             |
| <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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Lee Construction, Inc, agent, is requesting architectural façade and color changes to Memorial Manor located at 777 South Douglas Road.

Memorial Manor was initially approved in the 1980s through SP 88-12. The site also consists of Memorial's data center (SP2007-23), and the Memorial Free Standing Emergency Room (FSER) (SP 2023-0003). The exterior hurricane hardening, façade, and color changes are only proposed for the Memorial Manor nursing home building.

Exterior changes were last made to the nursing home in 2007 through SP 2007-30, including paint color change and awnings.

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following modifications:

- Exterior hurricane hardening to include reinforcing exterior concrete block walls where required and roof trusses. Work also includes new windows, doors and roofing system.
- As part of the improvements, the building will also be painted to align with Memorial Healthcare system's new standards. The following colors and materials are proposed for the building:
  - Main Body: SW 9165 (Gossamer Veil)
  - Accents: SW 0077 (French Gray) and SW 6510 (Loyal Blue)
  - Gable Ends and Wall Siding: SW 7005 (Pure White)
  - Storefront Doors and Windows: Clear Anodized Aluminum
  - Soffit Finish: PAC- CLAD Stone White
  - Metal Roof, Gutters, and Downspouts: Medium Bronze
- Installation of 10 metal louvers onto existing south, west, northeast, and east façades of the building: 6005A-T6 extruded aluminum with a fluoropolymer finish in a color to match SW 0077 (Classic French Gray).
- Remove and reinstall exterior lighting mounted to horizontal soffits: Linear wall luminaire, unshielded in Silver.
- No modifications will be made to existing monument sign and accessory structures on site.

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

#### **Enclosed:**

Unified Development Application  
Memo from Planning Division (8/28/25)  
Memo from Planning Division (8/26/25)  
Miscellaneous Plan  
Subject Site Aerial Photo



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

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

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

Pre Application Meeting Date: \_\_\_\_\_

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

Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan                                |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                               |
| <input type="checkbox"/> Delegation Request           | <input 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 checked="" 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: Memorial Manor Exterior HardeningProject Address: 777 S. Douglas Road (Parcel: 801 S. Douglas Road)

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: 19.7 Building Square Feet: 54,866Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514116190010

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY134-48 B PARCEL "A"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: SOUTH BROWARD HOSPITAL DISTRICT

Owner's Address: 3501 Johnson Street, Hollywood, FL 33021

Owner's Email Address: nwilmott@mhs.net

Owner's Phone: 5613050071 Owner's Fax: \_\_\_\_\_

Agent: LEE Construction Group, Inc.

Contact Person: Jacob Dunayczan

Agent's Address: 9771 S Dixie Hwy Pinecrest, FL 33156

Agent's Email Address: jdunayczan@leecgi.com

Agent's Phone: 305-709-1619 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: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

*-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)

EXTERIOR HURRICANE HARDENING OF A 1-STORY NURSING HOME.

WORK INCLUDES REINFORCING THE EXTERIOR CONCRETE BLOCK WALLS

WHERE REQUIRED AND REINFORCING THE ROOF TRUSSES.

WORK INCLUDES NEW WINDOWS, DOOR AND ROOF SYSTEM.

THE BUILDING IS BEING RE-PAINTED WITH A NEW COLOR SCHEME TO

MATCH MEMORIAL HEALTHCARE SYSTEM'S NEW STANDARDS. THE EXISTING

ASHPHALT SHINGLE ROOF IS BEING REPLACED WITH A NEW METAL ROOF.

## SECTION 7- PROJECT AUTHORIZATION

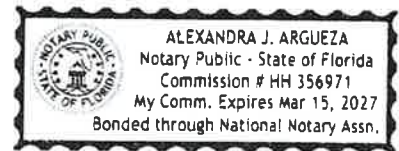
### OWNER CERTIFICATION

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] 5/29/25  
Signature of Owner Date

Sworn and Subscribed before me this 29<sup>th</sup> day  
of May, 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 of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires



PLANNING DIVISION STAFF COMMENTS

**Memorandum:**

Date: August 28, 2025

To: MSC 2025-0023

From: Julia Aldridge, Planner / Zoning Technician

Re: Memorial Manor Exterior Hardening @ 777 S Douglas Road

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

**PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.**

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: August 26, 2025  
To: MSC 2025-0023  
From: Julia Aldridge, Planner / Zoning Technician  
Re: Memorial Manor @ 777 S Douglas Road

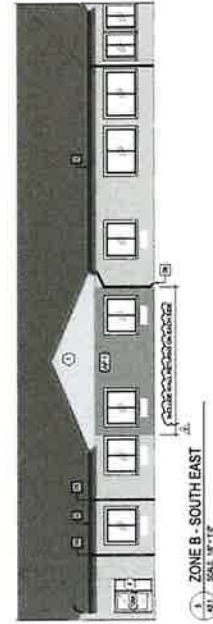
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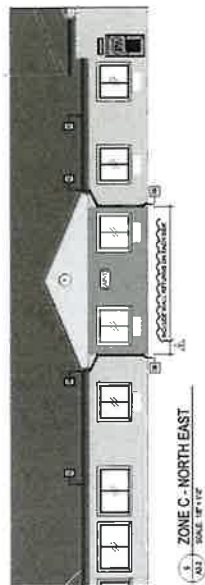
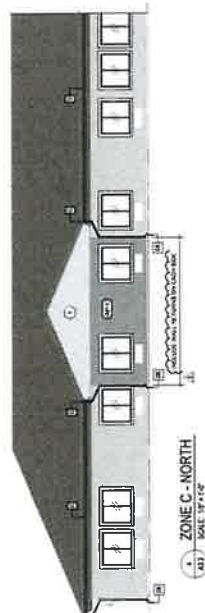
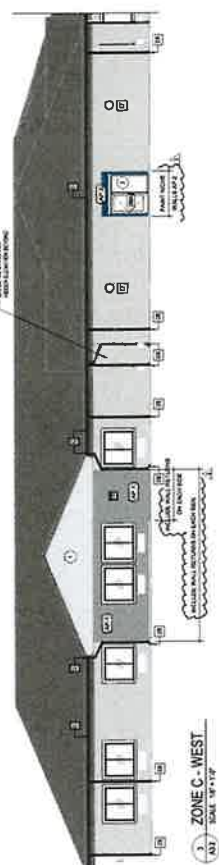
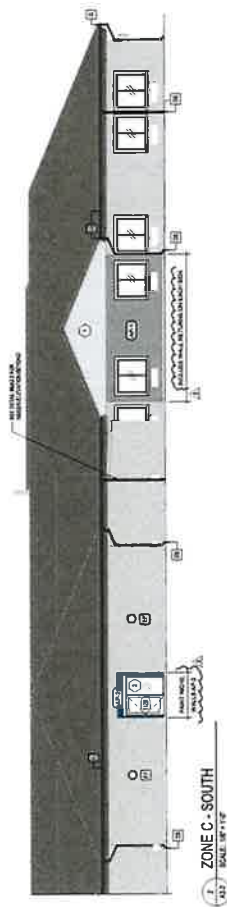
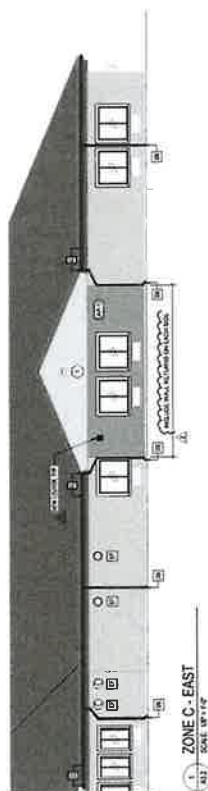
### Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide details/ cut sheet of new wall lighting fixtures.
2. Provide color/ material specifications for proposed louvres.
3. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
4. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
5. Resubmittal must include an itemized response to all comments made by DRC members.
6. Further comments may apply.

If you have any questions, please contact me at [jaldridge@ppines.com](mailto:jaldridge@ppines.com).





[illegible]

## PAINT COLORS

FIELD PAINT

ACCENT  
WALLS

✓ FEATURED IN SCENE

SW 7005  
Pure White  
Locator Number: 255-C1

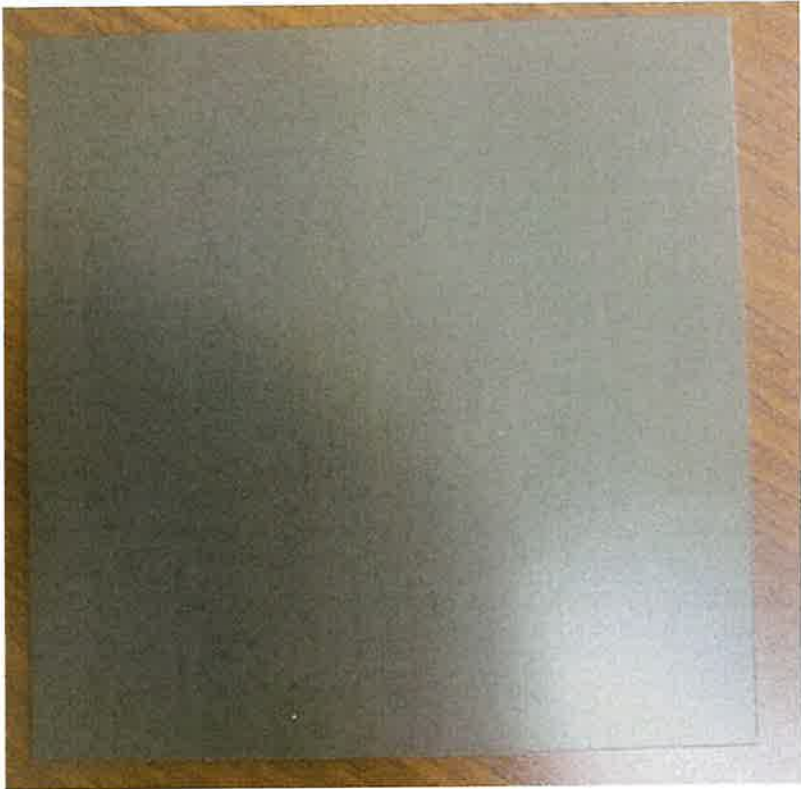
GABLE  
ENDS/ROOF  
WALL  
SIDING


ACCENT  
WALL

SW 6510  
Loyal Blue



**ROOF COLOR SELECTION**



|   |  |  |               |
|---|--|--|---------------|
| Submitted by Power & Lighting Systems, Inc.                                       |  | <b>Catalog Number:</b><br>24 506 - K40 - SLV | <b>Type:</b>  |
|  | <b>Job Name:</b><br>Memorial Manor - Exterior Hardening - BEGA<br>Architect: Saltz Michelson Architects (Ft Lauderdale)<br>Engineer: Davila Engineer (North Miami Beach) | <b>Notes:</b>                                | DEER25-204140 |

## Linear wall luminaire · Unshielded

**BEGA**

### Application

An unshielded wall luminaire with light output on all sides. The linear shape of this luminaire with its square profile makes it particularly suitable for installation on columns, walls, and pillars.

### Materials

White UV-stabilized acrylic diffuser  
Marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

**Weight:** 14,6 lbs.

### Electrical

|                           |                |
|---------------------------|----------------|
| Operating voltage         | 120-277VAC     |
| Minimum start temperature | -30° C         |
| LED module wattage        | 18,6 W         |
| System wattage            | 22,0 W         |
| Controllability           | 0-10V dimmable |
| Color rendering index     | Ra > 80        |
| Luminaire lumens          | 1814 lm        |
| LED service life (L70)    | 60000 hrs      |

### LED color temperature

4000K (K4)

3500K (K35)

3000K (K3)

2700K (K27)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

### Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

### Available colors

Black (BLK)

Silver (SLV)

Natural Bronze (NTB)

CUS:

Bronze (BRZ)

White (WHT)

RAL:

### Available options

|     |                                 |
|-----|---------------------------------|
| CUS | Custom finish                   |
| FSC | Fusing                          |
| MGU | Marine grade undercoat          |
| NTB | Natural bronze (premium finish) |
| RAL | RAL finish                      |



### Linear wall luminaire · Unshielded

|               | LED    | A     | B      | C     |
|---------------|--------|-------|--------|-------|
| <b>B24506</b> | 18,6 W | 6 1/4 | 25 1/4 | 7 1/5 |

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 664-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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**SUBJECT SITE AREIAL PHOTO**

**Memorial Manor (MSC2025-0023)**

