



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

Summary

Agenda Date:	October 10, 2024	Application ID:	SP2023-0004
Project:	Baptist FSER @ Edison	Project Number:	PRJ 2023-0003
Project Planner:	Joseph Yaciuk AICP, Assistant Director		
Owner:	BAPTIST HEALTH SOUTH FLORIDA INC	Agent:	Dennis Mele Esq.
Location:	West of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard.	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Office Park
Reference Applications:	MSC 2024-0007, SP2023-0009, ZC 2023-01, ZC 2021-01, ZC 2022-03, ZC 2022-04, SP 2021-15, PH 2021-02, ZC 2017-03, AM 2005-04, SUB 2008-01, SUB 2007-01, ZC 2007-01, ZC 2008-01		
Applicant Request:	The applicant proposes constructing a medical office / freestanding Emergency Department building with associated parking, traffic circulation, lighting, signage, and landscaping.		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>	

Project Description / Background

Dennis Mele, agent for Baptist Health South Florida Inc. has applied to construct a medical office / freestanding Emergency Department building with associated parking, traffic circulation, lighting, signage, and landscaping on a +-4.7-acre parcel within the Edison Pembroke Mixed Use Development (MXD), generally located west of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.

In 2017, a +- 25-acre portion of the PCD was sold to the TPA group which applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings that were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building/site (north office/parking field) has been completed.

The City Commission on March 2, 2021, approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern +-7.6 acres of the TPA group property from Office to Irregular Residential 46.1 to develop up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at the issuance of a building permit.

The City Commission at its June 15, 2022, meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 - A related zoning map change to the subject +-25-acre property from Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use.
- ZC 2022-04 – A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size.

The approval of the zoning change application above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements to be paid before the issuance of a building permit for residential development.

The City Commission at its April 17, 2024 meeting approved a zoning text change amendment to the Edison Pembroke MXD (ZC 2023-0001). The amendment allows for consideration of the subject site plan.

The following applications are being heard concurrently on tonight's meeting which are impacted by this proposal:

- MSC2024-0007- Master Sign Plan for Edison Pembroke MXD.
- SP2023-0009 – Site plan amendment to the Edison Pembroke Residential site plan.

The subject application was deferred at the September 12, 2024, Planning and Zoning Board meeting.

BUILDINGS / STRUCTURES:

The applicant proposes a three-story (plus additional mechanical equipment penthouse), 69,381 square foot, freestanding emergency department and medical office. The proposed building will be 69'-6" high (highest point). City Commission review is required for this site plan application for height and development within a planned district.

The following colors are proposed for the exterior of the emergency care facility:

- Main Body Colors– Sherwin Williams Kestrel White (SW 7516)
- Alucobond Aluminum Composite Panels – Driftwood Mica, Silver Metallic, West Pewter
- Window Glazing – Neutral / Graphite

The building will include a covered ambulance drop-off on the south elevation. A patient customer drop-off lane will be located adjacent to the main entrance to the building at the east elevation.

A trash/generator area with enclosures will be located immediately south and west of the emergency building. WASTEPRO reviewed the location of the trash enclosure and has no objections to servicing the site.

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. Main patient access to the building will be through the east elevation. A covered ambulance drop-off area will be located on the south side of the building.

Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the Southwest 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, Keiser University, and Baptist properties.

PARKING / LOADING:

The applicant requires 251 parking spaces for the emergency care facility. The applicant will provide for the following parking on-site:

- 244 Standard Spaces
- 7 Handicapped Parking Spaces

Staff notes that 7 parking spaces will contain Electric Vehicle (EV) chargers (Level 2). An additional 6 parking spaces will be wired for future EV-units.

In addition to the above, the following parking will be available to Baptist:

- 2 reserved service/emergency spaces will be provided in the ambulance service area.
- 7 off-site parallel spaces for Baptist's use just south of the property line on the Edison Residential property.

SIGNAGE:

A master sign plan (MSC 2024-0007) for all parcels within the Edison Pembroke MXD is being heard by the Planning and Zoning Board concurrently at tonight's meeting. The master sign plan includes all building and ground signs to be permitted on site.

LANDSCAPING:

The following landscape is being proposed for Baptist site:

- Installation of 153 trees, 31 palms, 846 shrubs, and 4994 ground covers. Additionally, a total of 7 canopy trees and 4 palms are being relocated.

Primary tree species include: *Conocarpus erectus* - Green buttonwood, *Quercus virginiana* - Live oak, *Bursera simaruba* - Gumbo limbo, *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Taxodium distichum* - Bald cypress, *Simarouba glauca* - Paradise tree, and *Lysiloma latisiliquum* - Wild tamarind. Primary palm species include: *Sabal palmetto* - Sabal palm and *Thrinax radiata* - Florida thatch palm. Primary shrub species are: *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Chrysobalanus icaco* 'Red tip' - Red tip cocoplum, *Clusia guttifera* - Small-leaf clusia, *Eugenia myrtifolia* - Brush cherry, *Ixora coccinea* 'Nora Grant' - Red ixora, *Myrcianthes fragrans* 'compacta' - Compact Simpson stopper. Groundcover species include: *Tripsacum dactyloides* - Fakahatchee grass, *Arachis glabrata* - large leaf perennial peanut, *Carmona microphylla* - Fukien tea, *Chrysobalanus icaco* 'Horizontalis' - Horizontal cocoplum, *Dianella tasmanica* - Blueberry flax lily, *Ilex vomitoria* 'Stokes Dwarf' - Dwarf yaupon holly, *Nephrolepis exaltata* - Boston fern, and *Ficus macrocarpa* 'Green Island' - Green Island ficus.

OTHER SITE FEATURES:

The surface parking areas for this building will be illuminated by a series of full cut-off, 4000k LED fixtures mounted atop 30-foot-high concrete poles. Recessed lights will be placed within the ambulance and main entry canopy. The proposed lighting is compliant with city code requirements.

As part of this plan, the applicant will construct a small tower plaza at the northwest corner of the Baptist parcel. The plaza will contain decorative pavers and a tower sign. The plaza area will connect to a mulch walking path required to be built adjacent to I-75.

The applicant provides a sustainability statement (*Reference: Sustainability Statement*) as required for new projects as per section 155.6120-155.6123. The following items are listed by the applicant that address the land development code.:

1. Lockable Bike racks/storage
2. Electric Vehicle 'EV' charging stations
3. High LRV color pallet to reduce heat gain
4. High Efficiency Lighting
5. Low-flow toilets, shower fixtures and faucets
6. Use of drought-tolerant plant material
7. Water Sense or similar irrigation controller
8. Recycling will be provided if the service is offered by the trash provider
9. Use of Low VOC products inside the building air barrier
10. MERV 8 filters to improve indoor air quality
11. Transit stop adjacent to the property and future shuttle stop
12. Smoke-free campus

The applicant also provides an Economic Impact Statement for the Edison residential and Baptist building performed by Munitytics. referencing the following economic investment and benefits of the Baptist project:

- Anticipated Taxes 2024: \$60,099
- Development Fees: \$1,977,155
- Employment: 90 healthcare jobs at an average employee cost of \$159,110
- Additional temporary employment while under construction.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation.

Enclosed: Site Plan Application
Letter of Intent from Applicant #
Waste PRO letter (8/29//2023)
Sustainability Statement
Economic Impact Statement Edison MXD (11/28/2023)
Memo from Zoning Division (9/25/2024) ‡
Memo from Environmental Service (9/19/24)

Memo from Zoning Division (8/20/2024)
Memo from Planning Division (8/19/2024)
Memo from Landscape Planner (8/19/2024)
Email from SBDD (7/10/2024)
Memo from SBDD (6/10/2024)
Memo from Landscape Planner (5/28/2024)
Memo from Zoning Division (5/20/2024)
Memo from Fire Prevention Bureau (5/14/2024)
Memo from Planning Division (5/13/2024)
Memo from Environmental Services (1/16/2024)
Memo from Landscape Planner (12/18/2023)
Memo from Fire Prevention Bureau (12/7/2023)
Memo from Zoning Division (12/5/2023)
Memo from Environmental Services (10/17/2023)
Memo from Fire Prevention Bureau (10/11/2023)
Memo from Zoning Division (10/9/2023)
Memo from Planning Division (10/2/2023)
Memo from Landscape Planner (5/11/2023)
Memo from Planning Division (5/9/2023)
Site Plan



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

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

INSTRUCTIONS:

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

Staff Use Only

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

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

SECTION 1-PROJECT INFORMATION:

Project Name: Baptist FSER@ Edison

Project Address: SW 145 Avenue, Pembroke Pines, FL 33027

Location / Shopping Center: north of Pembroke Road, west side of SW 145 Avenue, south of Pembroke Gardens

Acreege of Property: Approx. 4.89 net Building Square Feet: 70,000 sq. ft.

Flexibility Zone: N/A Folio Number(s): 514022070011

Plat Name: Duke Pembroke B (179-100) Traffic Analysis Zone (TAZ): 835

Legal Description: Please see attached.

Has this project been previously submitted? Yes No

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

Date	Application	Request	Action	Resolution/ Ordinance #	Conditions of Approval
2/7/18	Rezoning	Modifying PCD	Approved	Ord 1893	
5/17/17	PNA	Note Amendment to Duke Pembroke B Plat	Approved	Proposed Reso. 2017-R-20	
6/15/22	Rezoning	PCD to MXD	Approved	Ord 2022-04	
9/7/22	PNA	Note Amendment	Approved	Proposed Reso. 2022-R-16	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Baptist Health South Florida, Inc.

Owner's Address: 6855 Red Road, Suite 600, Coral Gables, FL 33143

Owner's Email Address: bherem@baptisthealth.net

Owner's Phone: (786) 594-6871 Owner's Fax: N/A

Agent: Greenspoon Marder LLP

Contact Person: Dennis D. Mele, Esq.; cc: Cynthia A. Pasch, AICP

Agent's Address: 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301

Agent's Email Address: dennis.mele@gmlaw.com and cynthia.pasch@gmlaw.com

Agent's Phone: (954)527-2409/(954) 527-6266 Agent's Fax: (954) 333-4266

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: MXD

Land Use / Density: Office Park

Use: Vacant

Plat Name: Duke Pembroke B
(179-100)

Plat Restrictive Note: Please see
attached.

PROPOSED

Zoning: MXD

Land Use / Density: Office Park

Use: Free standing emergency
use and medical office

Plat Name: Duke Pembroke B
(179-100)

Plat Restrictive Note: Please see
attached.

ADJACENT ZONING

North: MXD

South: MXD

East: R-MF

West: PUD

ADJACENT LAND USE PLAN

North: Office Park

South: Irregular (46.1) Residential

East: Commercial

West: Low-Medium (5-10 du/acre)

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

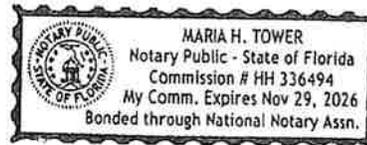
SECTION 7- PROJECT AUTHORIZATION

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.

Kellan Brown 10-1-24
Signature of Owner Date

Sworn and Subscribed before me this 1 day
of October, 2024



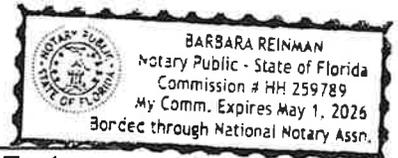
[Signature] Nov. 29, 2024
Fee Paid Signature of Notary Public My Commission Expires

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] 10/2/2024
Signature of Agent Date

Sworn and Subscribed before me this 2nd day
of October, 2024



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



Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

November 22, 2023
Revised April 22, 2024

Mr. Joseph Yaciuk
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke Baptist Health Site Plan – Letter of Intent

Dear Joe:

Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”) own approximately 25 acres comprised of the south approximately 6+/- acres of the Duke Parcel A Plat and all the land in the Duke Parcel B (the “Property”). The Property is located north of Pembroke Road on the west side of SW 145 Avenue in the City of Pembroke Pines (the “City”). One (1) office building is developed on the Property.

The Property received site plan approval for 2 office buildings, an apartment building and a parking garage for Phase 1 consistent with the MXD. One office building is constructed and parking for the existing office building is located on the parking field to the north.

The proposed amended site plan is for a 70,000 square foot building to be used for medical office/free-standing emergency department (“FSED”) in Phase 1. The FSED is located on the first floor and medical offices are located on the second and third floors. The Property is zoned MXD and the City Commission approved an amendment to the MXD on April 17, 2024. One of the changes in the amendment was to include the FSED as a permitted use in the MXD. The site plan is consistent with the permitted uses and development standards in the approved MXD. The use is also consistent with the Office Park land use plan designation of the Comprehensive Plan. Surface parking is provided to meet the requirements in the MXD. Approximately 5-7 parking spaces are provided on the adjacent residential parcel and reserved through the execution and recording of a parking easement reserved exclusively for the Baptist site plan. The proposed use and intensity are consistent with the approved plat note restrictions. See attached correspondence from Darby Delsalle.

The building will include medical and healthcare related facilities, including a free-standing emergency department, and/or a combination, fixed location or mobile diagnostic imaging services utilizing CT, MRI, PET, PET/CT or similar high end imaging equipment, ambulatory surgical center, and medical/administrative offices, including related amenities and

Atlanta Boca Raton Chicago Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami
Naples New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

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Mr. Joseph Yaciuk
City of Pembroke Pines
April 22, 2024
Page No. 2

other medical and accessory uses, permitting operation on a 24 hour/7 day per week basis with no overnight stays. An ambulance will be stationed on the site to transport patients to other medical facilities on an as needed basis.

One of the goals of the Edison Pembroke MXD is to create a pedestrian friendly environment. This site plan supports that goal by maintaining the walking trail along the western portion of the parcel. This path extends to the southern boundary of the MXD and north to the Pembroke Point development. Sidewalks are provided to connect the site to the public sidewalk along SW 145 Avenue. The site plan supports the City's Green Plan by incorporating green building elements, bicycle parking and electric vehicle chargers. See attached sustainability statement from BA Health.

Unlike emergency departments that are physically attached to a hospital, the Baptist FSED proposed within the MXD would only receive emergency vehicles if the Fire Rescue team elected to take a patient to this facility. On rare occasions patients are transported to FSED's via emergency vehicles. The decision of where to transport patients via emergency vehicles is made by the Fire Rescue team based on patient acuity and facility proximity.

The Baptist team met with the City of Pembroke Pines Fire Marshal, Asst. Fire Marshal, and the Division Chief of Rescue, who stated that given the FSED's proximity to the existing hospital at Pines Boulevard and Flamingo Road they do not anticipate they would transport patients via emergency vehicle to the proposed Baptist FSED with any degree of regularity. Most patients are expected to arrive to the Baptist FSED via personal vehicles. As mentioned above, the Baptist FSED will always have a private ambulance service on-site for the sole purpose of transferring any patients, as needed, to a nearby hospital facility. Any emergency vehicle and/or ambulances departing the Baptist FSED site is instructed to and will not utilize any lights/sirens until they have left the property. Based on the condition and acuity of the patient they will be transported to the nearest hospital, hospital of their choosing or a Baptist facility."

Please let me know if you need any additional information to review the enclosed application.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP
Land Planner

cc: Evan Shaw via email



August 29, 2023

RE: Baptist Health Emergency Care
PEMBROKE PINES
1400 sw 145th ave., Pembroke Pines

To the plan reviewer/ **John A. Townsend, RA, NCARB LEED-AP**
Senior Architect | Project Manager

WastePro USA has reviewed the information for the above-mentioned location and agrees with the solid waste and capacity analysis. This approval is based on clear access to the dumpster on the site, as what it appears to be in the site plan. If you have any questions, please do not hesitate to call us to discuss.

Thank you,

Juan Compres
WastePro USA, Sales Territory Representative
954-967-4200

Green building practices and Sustainable Design Features

The Baptist Health Off-Campus Emergency Department and Medical Office building will incorporate elements in the below listed “green building” practices as well as sustainability design features and materials:

1. Lockable Bike racks/storage
2. Electric Vehicle ‘EV’ charging stations
3. High LRV color pallet to reduce heat gain
4. High Efficiency Lighting
5. Low-flow toilets, shower fixtures and faucets
6. Use of drought tolerant plant material
7. WaterSense or similar irrigation controller
8. Recycling will be provided if the service is offered by the trash provider
9. Use of Low VOC products inside the building air barrier
10. MERV 8 filters to improve indoor air quality
11. Transit stop adjacent to the property and future shuttle stop
12. Smoke-free campus

Our team will work in conjunction with Christopher Sanchez, Sustainability Project Manager for Baptist Health South Florida to include their sustainability initiatives.

**Fiscal and Economic Impact Analysis
Mixed-Use Project
City of Pembroke Pines, Florida**

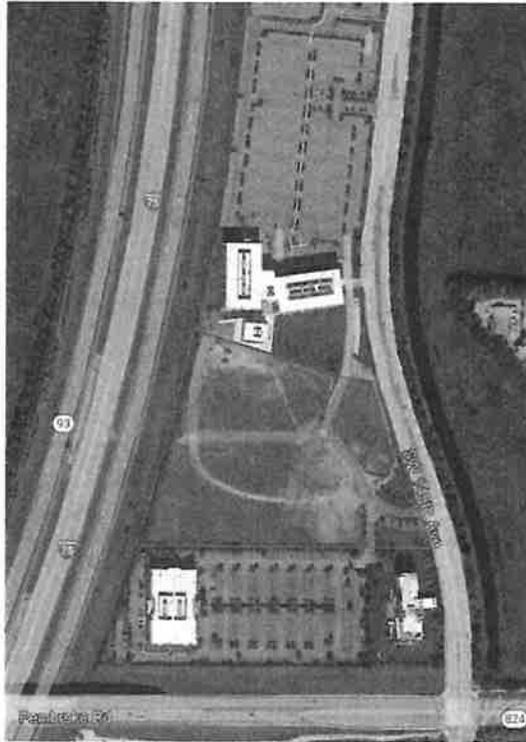
November 28, 2023



Report Commission

Pembroke 2 Owner, LLC, commissioned this report, in support of the company's proposed mixed-use development in the City of Pembroke Pines, Broward County, Florida. The development contemplates the addition of 350 residential apartment units, plus an approximately 60,000 square foot non-residential public health facility. The non-residential portion of the project will be owned by Baptist Health South Florida, Inc., a registered charitable organization operating as a health system operating hospital, physician offices, and outpatient services and is exempt from property taxes, both real and personal, under FS §196-197, and is also exempt from the City of Pembroke Pines fire rescue assessment. They are not exempt, however, from taxes on utilities under the City's current code. The project is generally bounded on the west by I-75, on the south by Pembroke Road/SR-824, and on the east by NW 145th Avenue:

General Site Location



Source: Developer-provided graphic



This study is designed to estimate the annual revenues that will accrue to the various taxing authorities and to provide an estimate of jobs and the ultimate economic impact to the metropolitan area of Miami-Fort Lauderdale-Pompano Beach once the project is complete.



Study Conclusions

The proposed project, once complete, would provide the following annual revenues to various taxing authorities:

Taxing Authority	Annual Revenue
Broward County	\$ 557,062
City of Pembroke Pines	\$ 1,067,885
School Board of Broward County	\$ 648,329
South Florida Water Management District	\$ 22,550
Florida Inland Navigation District	\$ 2,822
Children's Services Council of Broward County	\$ 44,100
South Broward Hospital District	\$ 9,183
Totals	\$ 2,351,931

The current parcels were charged \$146,331 in total property taxes for FY2024 and contributed no other revenues. Once complete, the total project will pay \$8,883,084 in the first year, as detailed below:

Item	Residential Parcel	Healthcare Parcel	Total
2024 Taxes Levied	\$ 86,232	\$ 60,099	\$ 146,331
After Development			
One-Time Fees	4,552,194	1,978,960	6,531,154
Future Annual Revenues, First Year	2,333,735	18,195	2,351,930
Total First Year Revenue:	6,885,929	1,997,155	8,883,084

•The entire development would provide \$210,000,000 in Initial Financial Impact during the construction phase, with 268 jobs created directly by the project and 2,033 jobs created overall.



- The development, once fully built, would create 90 permanent jobs with an estimated annual payroll of \$14,391,900.
- The project would add \$98,000,000 in additional taxable value to the tax base of the taxing jurisdictions.
- The project would add 350 housing units, helping to add supply to the market.
- The project provides one-time fees of \$4,552,194 from the residential component and \$1,978,960 from the healthcare component, for a total of \$6,531,154.
- The project is providing \$500/residential dwelling unit, or \$175,000, to the Broward County Affordable Housing Fund.
- The project is contributing \$500,000 toward the City of Pembroke Pines for road improvements.



Fiscal Impact To Political Subdivisions

The project is a large impactful mixed-used development that provides public health medical and residential components. The following local taxing authorities will benefit from the revenues provided by the proposed development: City of Pembroke Pines, Broward County, the School Board of Broward County, the South Broward Hospital District, the South Florida Water Management District, the Florida Inland Navigational District, and the Children's Services Council of Broward County.

Table A summarizes the various annual revenue streams that the proposed development will directly contribute to these various taxing authorities:

(Continued)



Table A
Summary of Annual Revenues
Various Taxing Authorities
Combined Residential and Health

Taxing Authority	Property Taxes	Fire Assessments	Franchise and Utility Taxes	Stormwater Fees	Intergovernmental Revenue	Business Tax Receipts	Annual Utility Profits	Totals
Broward County	555,562	-	-	-	-	1,500	-	557,062
City of Pembroke Pines	588,980	130,883	184,480	-	123,025	1,400	39,117	1,067,885
School Board of Broward County	648,329	-	-	-	-	-	-	648,329
South Florida Water Management District	22,550	-	-	-	-	-	-	22,550
Florida Inland Navigation District	2,822	-	-	-	-	-	-	2,822
Children's Services Council of Broward County	44,100	-	-	-	-	-	-	44,100
South Broward Hospital District	9,183	-	-	-	-	-	-	9,183
Totals	1,871,526	130,883	184,480	-	123,025	2,900	39,117	2,351,931

Residential Only								
Taxing Authority	Property Taxes	Fire Assessments	Franchise and Utility Taxes	Stormwater Fees	Intergovernmental Revenue	Business Tax Receipts	Annual Utility Profits	Totals
Broward County	555,562	-	-	-	-	1,500	-	557,062
City of Pembroke Pines	588,980	130,883	168,675	-	123,025	1,400	36,727	1,059,690
School Board of Broward County	648,329	-	-	-	-	-	-	648,329
South Florida Water Management District	22,550	-	-	-	-	-	-	22,550
Florida Inland Navigation District	2,822	-	-	-	-	-	-	2,822
Children's Services Council of Broward County	44,100	-	-	-	-	-	-	44,100
South Broward Hospital District	9,183	-	-	-	-	-	-	9,183
Totals	1,871,526	130,883	168,675	-	123,025	2,900	36,727	2,333,735

Health Only								
Taxing Authority	Property Taxes	Fire Assessments	Franchise and Utility Taxes	Stormwater Fees	Intergovernmental Revenue	Business Tax Receipts	Annual Utility Profits	Totals
Broward County	-	-	-	-	-	-	-	-
City of Pembroke Pines	-	-	15,806	-	-	-	2,390	18,195
School Board of Broward County	-	-	-	-	-	-	-	-
South Florida Water Management District	-	-	-	-	-	-	-	-
Florida Inland Navigation District	-	-	-	-	-	-	-	-
Children's Services Council of Broward County	-	-	-	-	-	-	-	-
South Broward Hospital District	-	-	-	-	-	-	-	-
Totals	-	-	15,806	-	-	-	2,390	18,195



Property Tax Base

The property tax base is anticipated to grow by about \$98,000,000 in current dollars if the project were completed in the current year, all of which comes from the multi-family component of the development. The public health component is exempt from property taxes.

Apartment taxable values were estimated at \$280,000 per unit.



Fire Assessments

The City of Pembroke Pines levies a non-ad valorem special assessment for fire services on properties located within the municipality. Because the public health component is exempt from property taxes, the City of Pembroke Pines also exempts it from their annual fire assessment.

The residential component will pay an assessment of \$373.95 per apartment/dwelling unit.

The amount to be paid annually to the City of Pembroke Pines for Fire Assessment was calculated to be \$123,256.

Franchise and Utility Taxes

As with most municipalities, the City of Pembroke Pines levies taxes on utilities and solid waste services. The City levies a 5.9% electric franchise fee, a 10% utility tax on electric, water, and fuel oils, propane, and natural gas consumption. The City also levies a franchise fee on solid waste billings within the City. Using current estimates of consumption, we estimate that the City will receive \$184,480 annually from the taxes on these services and products. Of that amount, \$168,675 comes from the residential component and \$15,806 from the healthcare component.

Intergovernmental Revenue

The State of Florida provides municipalities with various revenues on a recurring basis. These revenues include State Revenue Sharing, Half-cent Sales Tax sharing, and Gas Tax levies. The formulas for distribution are largely population-based methods. Using the State's estimates for FY2024, including those of population, we calculated that the City would receive \$175.75 per capita. We further assumed an average occupancy for census purposes of 2.0 persons per unit. The project has 350 residential units, so the population added is forecast to be 700 people. The



City can expect to receive approximately \$123,025 annually from the State of Florida, all of which comes from the residential component.

Business Tax Receipts

The City of Pembroke Pines levies an annual business tax. The tax in the City varies with the use of the property. Based upon these factors and the current development plan, the City is expected to receive \$1,400 annually from taxes on businesses. The healthcare component is exempt from this tax.

Utility Profits

The City of Pembroke Pines operates a water and sewer utility system. This system is operated on a proprietary, or for profit, basis. Much of the City's costs of operating its utility system are fixed costs. We used the City's last audited (FY2022) annual comprehensive financial report to calculate the operating margin net of depreciation to be 14.0%. We then used 4,000 gallons per month consumption for residential uses and developer-provided estimates for the public health option. Using these factors for consumption, we then applied the City's current rates to determine annual billings. Finally, from the annual billings we derived the operating profit using the margins above to estimate that the City would net \$39,117 annually, with \$36,727 coming from the residential component and \$2,390 from the healthcare side.



One-Time Fees

The City and other levying authorities charge one-time fees for various impacts or services which are detailed by element in the following table:

Fee	Residential	Health
Water Connection Fees	\$ 653,100	\$ 31,080
Sewer Connection	779,100	37,080
Park Impact Fees	109,218	-
School Impact Fees	344,260	-
Law Enforcement Impact Fees	21,000	4,200
Fire/EMS Impact Fees	21,000	6,000
Transportation and Road Impact Fees	165,766	-
Certificate of Occupancy Fee	8,750	600
Building Permit Fees	2,450,000	1,900,000
Total One-time Fees	\$ 4,552,194	\$ 1,978,960



Total Economic Benefit

The proposed development will also have a positive effect on the regional economy. Using the most current RIMS II data from the Bureau of Economic Analysis of the U.S. Department of Commerce, the multiplier effect of the jobs and goods and services provided by the new project during the construction phase will provide the regional economy the economic benefit summarized in Table B:

Table B
Initial Impact, Total Jobs Created, and Jobs Created Directly From Project Construction Phase

Final Demand (Initial Impact) Construction Phase	RIMS II Industry Jobs Multiplier	RIMS II Direct Effect Jobs Multiplier	Total Jobs Created (Total Impact)	Jobs Created Directly From Project (Direct Effect)
\$210,000,000	9.6787	1.2761	2,033	268

During construction, the project will create 2,033 jobs in total region-wide and 268 job directly for both phases of the healthcare component plus the residential component. Initially, the project will create 55 healthcare jobs with an annual average employee cost of \$100,413 and an estimated 7 jobs associated with the residential component. When fully developed, the project will provide 90 healthcare jobs with an average employee cost of \$159,110 and will create a total of 288 jobs with combined annual earnings estimated at \$26,521,920 annually. Almost all this results from the healthcare component.

Table C
Initial Impact (final phasing), Total Jobs Created, and Jobs Created Directly From Project Operational Phase

Final Demand (Initial Impact) Occupancy Phase	RIMS II Industry Jobs Multiplier	RIMS II Direct Effect Jobs Multiplier	Total Jobs Created (Final Demand)	Jobs Created Directly From Project (Direct Effect)
\$23,551,796	9.7842	1.2228	230	288



MEMORANDUM

September 25, 2024

To: Joe Yaciuk
Assistant Director

From: Dean A. Piper | Laura Arcila Bonet
Zoning Administrator | Planner / Zoning Technician

Re: SP 2023-0004 (The Edison Pembroke Pines: Phase 2)

The following are my comments regarding the above Site Plan:

All my comments regarding this application have been addressed.

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

DRC REVIEW FORM



September 19, 2024

**Project: EDISON PEMBROKE BAPTIST FSER
City Reference Number: SP2023-0004**

**To: Joe Yaciuk, Planning Coordinator
Planning and Economic Development Department**

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

RECOMMENDATION:

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

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of a completed Engineering Permit Application, one (1) signed and sealed hard copy set of plans, a digitally signed and sealed PDF plans set, applicable Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

August 20, 2024

To: Joe Yaciuk
Assistant Director

From: Dean A. Piper | Laura Arcila Bonet
Zoning Administrator | Planner / Zoning Technician

Re: SP 2023-0004 (The Edison Pembroke Pines: Phase 2)

The following are my comments regarding the above Site Plan:

- ~~1. Confirm if Project Sign PRJ 2021-17 is still installed on site. If it is proposed Site Plan and MXD Zoning Change can use this number. If not, a new Project Sign, with new number, must be installed to meet all required deadlines.~~
- ~~2. What is the expected time frame/schedule to buildout all phases of proposed project?
10/4/23— Please provide a time frame for each phase.~~
- ~~3. Height of building will require City Commission approval.~~
- ~~4. Confirm consistency with "Phases" referenced in MXD Guidelines and on proposed Site Plan. Guidelines refer to Phase 1 as existing Edison Office Building, new proposed medical facilities and approved residential project and Phase 2 as proposed hotel and office building in existing parking lot; while Site Plan labels existing Edison as Phase 1 and proposed medical and residential as Phase 2.~~
- ~~5. Note: Parking for similar project requires 3.5 parking spaces/1,000 square feet as Specialized Medical consistent with City Land Development Code requirements. Staff to have further discussion to determine proper parking ratio to finalize.~~
- ~~6. Parking structure needs to be included with first building of Phase 2 as required parking for this building will not be available if parking structure is constructed after first building with at grade parking is open and operating.
10/4/23— Resubmittal did not include phase 2 & 3. Clarify what is being done in the next phases. Staff recommends a parking garage to be included in phase 1.~~
- ~~7. Provide letter from Waste Pro approving location/operations of garbage service.~~
- ~~8. Per City Land Development Code the maximum foot candle readings under canopy is 24. Photometric Plan shows +31 footcandle reading.
10/4/23— If the generator is not under a canopy, it cannot exceed 12.~~
- ~~9. Provide elevations of dumpster enclosure showing colors match building colors.~~
- ~~10. Provide detail(s) showing how lighting in parking garage will be screened/block from exterior exposure.~~

- ~~11. Show all color names, color numbers, finishes, materials, etc. on color elevations of building(s).~~
- ~~12. Provide black and white elevations of building showing all color names, color numbers, materials, finishes, etc.~~
- ~~13. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.~~
- ~~14. Be sure to include all lighting fixtures in Photometric Plan and calculations.~~
- ~~15. Provide sign plan showing dimensions, square footage, details of all signs.
Note: Pineapples are considered signage and square footage needs to be included.
10/4/23 – Sign plan needs to be included in this submittal.
12/5/23 – Not provided.
8/20/24 – Subject to Master Sign Plan approval (On going)~~
- ~~16. Will there be a monument sign? If so, show location, and setback(s), of monument sign on Site Plan and include elevations with all details with sign plan.
10/4/23 – See #15.
12/5/23 – Not provided.
8/20/24 – See #15~~
- ~~17. Will there be an announcing sign? If so, provide elevation showing all details and show location on Site Plan.
10/4/23 – See #15.
12/5/23 – Not provided.
8/20/24 – See #15~~
- ~~18. Provide a Site Plan showing details, site calculations, parking, etc. for new building(s) only, separate from the “overall” site plan provide showing existing and new proposed buildings.~~
- ~~19. Provide separate site plan showing how new proposed buildings and parking garage will interconnect the recently approved site of residential apartments to the south.~~
- ~~20. Clarify dimensions of all islands are minimum 10' from inside of curbing to inside of curbing.~~
- ~~21. Will there be any Electrical Vehicle Charging stations provided? If so, provide all details/cut sheets, signage and locations on Site Plan.~~
- ~~22. Contact Sherrell Jones-Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is: sjones-ruff@cgasolutions.com or (954) 628-3725.~~
- ~~23. Separate submittal is required for the residential part of the project.~~
- ~~24. Spaces dedicated to ambulance, doctors, etc. do not count towards the required parking.
12/5/23 – There is inconsistency with parking calculations. Please provide gross and net square footage for each floor.~~
- 25. 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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 19, 2024
To: SP 2023-0004 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (Baptist) (5)

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

All of my comments have been addressed. Plan approved subject to presentation of a phasing plan prior to construction.

Master Sign plan is under separate application and will be considered independently from the site plan.

MEMORANDUM

August 19, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0004) Baptist Pembroke Pines

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

Landscape Inspection Comments:

1. All provided landscape comments have been addressed.

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
[954.392.2100 \(Office\)](tel:954.392.2100) • yhall@ppines.com

Consider the environment before printing this email.

Yaciuk, Joseph

From: Kevin Hart <kevin@sbdd.org>
Sent: Wednesday, July 10, 2024 10:43 AM
To: Yaciuk, Joseph
Cc: Luis Ochoa; Michael Gracia; Vallejo, Keishla; Lara, Luis
Subject: RE: Baptist Health Emergency Care - Pembroke Pines

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Joe,

Please be advised that the applicant has addressed SBDD's DRC comments on the site plan for this project.

A Paving & Drainage permit will be required from SBDD and all District criteria will need to be met.

Thanks.

Kevin Hart, P.E., CFM
Project Manager/Engineering Assistant
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-557-4386 (cell)
e-mail: kevin@sbdd.org

From: Kevin Hart
Sent: Monday, June 10, 2024 1:56 PM
To: jyaciuk@ppines.com
Cc: Luis Ochoa <luis@sbdd.org>; Michael Gracia <michael@sbdd.org>; Vallejo, Keishla <Keishla.Vallejo@kimley-horn.com>; Lara, Luis <Luis.Lara@kimley-horn.com>
Subject: Baptist Health Emergency Care - Pembroke Pines

Joe,

Please find attached, SBDD's DRC comments on the proposed site plan for this project.

Feel free to contact District Director, Luis Ochoa, or me with any questions.

Thanks.

Kevin Hart, P.E., CFM
Project Manager/Engineering Assistant
South Broward Drainage District
6591 Southwest 160th Avenue

Southwest Ranches, FL 33331
954-557-4386 (cell)
e-mail: kevin@sbdd.org

**DRC REVIEW COMMENTS
CITY OF PEMBROKE PINES**

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

PROJECT NAME: Baptist Health Emergency Care – Pembroke Pines

DATE: 6/10/2024

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

1. A Paving and Drainage Permit will be required from SBDD.
2. Submit \$250 Site Plan/DRC review fee.
3. Provide documentation for authorization/approval to work on off-site properties.
4. In addition to the proposed 20-foot Drainage Easement (DE) shown along the southern property line, the following Drainage Easements will be required:
 - A 20-foot DE over the existing drainage line that extends along the eastern property line that is providing drainage for the off-site property to the north. This DE should extend from the north property line to the south property line.
 - A 20-foot drainage easement over the drainage pathway and pipe that is providing drainage for the small paving area in the southwest corner of the off-site property to the north. This DE should extend from the north property line to MH-02, then east to MH-01, then south to CB-09.
 - Label these DEs on the Drainage Plan.
5. Provide sketch and legal descriptions for all new SBDD Drainage Easements.
6. All exiting drainage patterns that affect existing, developed, off-site properties will need to be maintained and re-established, prior to the removal of existing drainage facilities that serve these properties, as applicable.
7. Please note that SBDD does not require debris baffles at structures that lead to exfiltration trench sections. This is to be determined by the EOR.
8. Please clarify the baffles that are shown on Structures CB-04, CB-07, CB-08, MH-01, MH-02, MH-03, and CB-06 (N).
9. On the Drainage Calculations:
 - Per SBDD's Facility Report the following rainfall amounts should be used for Basin S-3:
 - 10-yr, 3-day = 10.4"

- 25-yr, 3-day = 13.0"
 - 100-yr, 3-day = 16.10"
 - Are the Max. Stages shown in Table 4 zero discharge stages?
 - Provide a separate Table that shows Max. Stages with Discharge and include the Max. discharge rates.
 - Also include the minimum pavement/inlet grades for the development and the proposed FF elevation.
 - Provide a side-by-side summary table showing the Max. Stages and Max. Discharge rates for the Pre-development and Post-development conditions.
10. Indicate where the Control Structure(s) is located that is serving this property; and confirm the Control Elevation (weir) of 3.50'NAVD.
 11. All drainage structures shall meet SBDD criteria for sumps, clearances, and wall thickness.
 12. All baffles and weirs shall be removable from the finished structure.
 13. Include SBDD's standard details and notes in the SBDD permit set.
 14. The property owner will be required to enter into a Maintenance and Indemnification Agreement prior to final acceptance of the project by SBDD.
 15. Additional comments may be issued upon receipt of the final Paving & Drainage Plans and updated drainage calculations.

(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 MAR. 26, 2015.)

(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.)

MEMORANDUM

May 28, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0004) Baptist Pembroke Pines

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. Species diversification requirement is not met. With 183 trees proposed (palms calculated at 3:1 ratio) no more than 36 trees of a single species may be allowed. Please revise proposed species quantities.
2. For both the N and W buffers, staff recommend alternating species of trees proposed for installation for added species diversification (Gumbos and Cypresses).
3. On L-202, two canopy trees are missing a callout, on the NE corner. Species appear to be CE, confirm and revise drawings.
4. Perimeter shrub diversification is required. Due to the size of the parcel, 3-4 alternating shrub species are recommended. Installation height must be no smaller than 24" x 12" abutting right-of-way and no smaller than 36" in height abutting other properties. Revise #'s and species on plant schedule.
5. No required perimeter hedge observed on the NE corner of the lot (L-202).
6. As per LDC SEC. 155.663 (A) AND (E) - **Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed three feet in height in addition to requirements listed below.** The landscape areas shall be located in such a manner as to divide and break up the expanse of paving. **Some parking islands (L-202, area with proposed five (5) Pigeon Plums) are observed to only propose canopy tree installations and SOD, additional material is required as per referenced-Code Section.**
 - a. Island shrubs should be installed in such a way that does not impede with line-of-sight triangles, leaving one foot on sides and two-feet on ends for proper maintenance.
7. Last opportunity to swap out Gumbos out of the parking lot islands, root barriers will not stop the buttress roots which will wreak havoc in no time. Some Category 2 or 3 options would work great.
8. Further comments may apply.

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

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

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

MEMORANDUM

May 20, 2024

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper | Laura Arcila Bonet
Zoning Administrator | Planner / Zoning Technician

Re: SP 2023-0004 (PRJ 2023-000X – The Edison Pembroke Pines: Phase 2)

The following are my comments regarding the above Site Plan:

- ~~1. Confirm if Project Sign PRJ 2021-17 is still installed on site. If it is proposed Site Plan and MXD Zoning Change can use this number. If not, a new Project Sign, with new number, must be installed to meet all required deadlines.~~
- ~~2. What is the expected time frame/schedule to buildout all phases of proposed project?
10/4/23 – Please provide a time frame for each phase.~~
- ~~3. Height of building will require City Commission approval.~~
- ~~4. Confirm consistency with "Phases" referenced in MXD Guidelines and on proposed Site Plan. Guidelines refer to Phase 1 as existing Edison Office Building, new proposed medical facilities and approved residential project and Phase 2 as proposed hotel and office building in existing parking lot; while Site Plan labels existing Edison as Phase 1 and proposed medical and residential as Phase 2.~~
- ~~5. Note: Parking for similar project requires 3.5 parking spaces/1,000 square feet as Specialized Medical consistent with City Land Development Code requirements. Staff to have further discussion to determine proper parking ratio to finalize.~~
- ~~6. Parking structure needs to be included with first building of Phase 2 as required parking for this building will not be available if parking structure is constructed after first building with at grade parking is open and operating.
10/4/23 – Resubmittal did not include phase 2 & 3. Clarify what is being done in the next phases. Staff recommends a parking garage to be included in phase 1.~~
- ~~7. Provide letter from Waste Pro approving location/operations of garbage service.~~
- ~~8. Per City Land Development Code the maximum foot candle readings under canopy is 24. Photometric Plan shows +31 footcandle reading.
10/4/23 – If the generator is not under a canopy, it cannot exceed 12.~~
- ~~9. Provide elevations of dumpster enclosure showing colors match building colors.~~
- ~~10. Provide detail(s) showing how lighting in parking garage will be screened/block from exterior exposure.~~

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- ~~14. Be sure to include all lighting fixtures in Photometric Plan and calculations.~~
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22. Contact Sherrell Jones-Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is: sjones-ruff@cgasolutions.com or (954) 628-3725.
23. Separate submittal is required for the residential part of the project.
24. Spaces dedicated to ambulance, doctors, etc. do not count towards the required parking.
12/5/23 – There is inconsistency with parking calculations. Please provide gross and net square footage for each floor.
- 25. 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.



DRC REVIEW FORM

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

PROJECT NAME: Baptist Health
REFERENCE #: SP 2023 - 04
DATE REVIEWED: 05/14/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 13, 2024
To: SP 2023-0004 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (Baptist) (3)

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

*Note – Applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

- ~~1. Provide notification per Code Requirements. Section 155.302. Please note that notice must be provided to the entire project as it appears you are proposing work which exceeds the boundaries of the site.~~
- ~~2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information.~~
- ~~3. Planning and Zoning Board and City Commission approval will be required as this building is located within a Planned District (MXD).~~
- ~~4. Review purpose and intent – as well as Overall Development Design Guidelines of MXD. Please address how the proposed site plan meets the items listed in the MXD.~~
- ~~5. Two “phases” are proposed for this site plan. If the intent is not to build the second phase within the next two years then do not include phase 2 as part of this plan. Phase 2 will need to come in under separate site plan application. If phase 2 is going to be built within the next 2 years, then please provide a timeline for that phase. Need to understand how the Baptist and Edison Residential are to be phased / secured. Need plan to show how emergency vehicles will access the site throughout construction. Need staging / security plan for site.~~
- ~~6. Update Unified Development application. Currently the site plan application references the MXD rezoning. Make sure application information is focused on the site plan.~~
- ~~7. Any changes to the residential plan as a result of this application? Please update the site data to show changes to the site. Shade in the changes to the original plan. Provide staff an updated separate master plan showing the proposed building as well as the future medical building with parking.~~
- ~~8. If changes are occurring to the residential then we will need to see a master plan for the entire MXD as a separate page within the site plan.~~
- ~~9. The proposed emergency room should not have the ambulance drop off facing residential. Suggest flipping the building so ambulance drop off faces east.~~
- ~~10. Consider a new roadway parking lot opening for ambulance / patient traffic to the east of the building. If considering this entrance, work with engineering on this request.~~

11. Any other off-site improvements as a result of this application?
12. Provide a sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? MXD guidelines call out for these stations to be installed. (Page 4)
13. Will this building be LEED certified?
14. Label all specialty car spaces (car pool, etc...) on the plan.
15. Provide bike racks/bike storage on site. Label locations.
16. Label all loading areas on plan. Verify you meet MXD requirements.
17. Provide a narrative discussing the economic impact of the proposed medical development (investment, estimated tax revenue, etc....)
18. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Floor area ratio, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
19. . Parking ratios need to be revised to reflect the proposed medical uses. Coordinate parking counts in site plan with MXD. Freestanding emergency rooms may require structured parking based on updated parking requirements for such buildings. Each parcel should be parked appropriately for the use(s) on that parcel. Parking ratios being confirmed with administration. Residential parcel does not park itself. **PARKING CALCS AND AREA NEED TO BE CONFIRMED. WE NEED TO UNDERSTAND THE SQUARE FOOTAGE THAT THE CALCS WERE BASED UPON AND RATIOS USED. PARKING CALCS REMOVED FROM SITE PLAN A-002.**
20. Need height of any parking garages proposed within the plans.
21. Label all accessory structures on plans. Include any dumpster enclosures / generator enclosures, above ground / below ground tanks. etc. Verify all elevations of these structures are provided with associated heights and dimensions. All equipment within the enclosure must be fully screened from view (both vertically and horizontally). Vehicle protection may be required for structures containing potential hazardous or flammable materials.
22. Signs details are required. Need to amend master sign plan for city center to include the proposed signs and dimensions. Building and parking garage signs exceed Code requirements. Signs proposed do not meet any approved standard in the MXD. A master sign plan should be submitted. Ground signs posted on random monoliths do not meet the intent of the city code for ground signs. Signage has been permitted on a complementary architectural feature or structure like a parking garage where appropriate. **Under Separate application. Application submitted – however, no plans have been attached to the file. Setbacks for ground signs must be labeled and met. Include line of site triangles on plans.. I-75 80 FOOT TALL GROUND SIGN IS NOT ACCEPTABLE TO STAFF.**

23. Show all ground signs on site and landscape plan. Include setbacks of ground signs on plan.
24. Photometric values exceed code under canopies. The city needs details of the lighting fixtures, pole heights and locations, attached building and under canopy lights. All fixtures must meet City lighting requirements 155.685-692. Need photometrics for structured parking. **Verify lighting does not exceed 4000K. Color of fixtures. Details of light poles.**
25. ~~Show how parking garage is going to be screened (lighting) from view at night on each floor. Lighting must be recessed in parking garage. How will the top floor of the parking garage be lit? Lighting cannot be a distraction to the surrounding residential or vehicles on I-75. Top floor photometrics are needed.~~
26. ~~Label colors of all building / parking structure elevations (include trim, window frames, accents, screening etc.) on architectural elevations / signs / vertical features. Color schemes should be consistent with the existing office building.~~
27. ~~Provide color chips and material Board. Provide a color rendering of all four sides of the building.~~
28. ~~Provide ADA pedestrian connection to road.~~
29. Need phasing plan with Edison Residential. Will Baptist be built first? It appears fire route for residential requires roadway work on the Baptist parcel. Need more detail. Need to confirm that fire route will be installed should you decide on either building first. Show where construction / staging area will be fenced off on either phase. The driveway between the two phases needs to be open for traffic.
30. Verify that fire protection plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements.
31. Provide South Broward Drainage District approval of the project. This must be attained outside the City. Contact Kevin Hart for more details. kevin@sbdd.org
32. ~~Need dimensions and clearances of all porte-cocheres / covered areas.~~
33. ~~Need Waste PRO refuse letter. Waste PRO should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely manner. Explain how medical waste will be disposed of.~~
34. ~~Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.~~
35. ~~Provide details of walking / fitness paths. Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...Current path to north of this site lacks shade. Provide fitness equipment where appropriate.~~
36. ~~Provide finished floor elevations of buildings and verify it is acceptable with Environmental Services.~~
37. Label the specialty parking spaces on the plan (Compact, EV etc.). Please review MXD to ensure all spaces provided meet minimum/maximum requirements. All minimum requirements for the MXD will need to be met as a result of this site plan. Verify that MXD will contain 12 EV chargers and 12 conduit spaces as required page 10 MXD.
38. ~~Verify all rooftop equipment will be fully enclosed by the screen structure as proposed. Any ground mounted mechanical equipment? If so, provide locations.~~

39. ~~Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.~~
40. ~~Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.~~
41. ~~Provide locations of mass transit nearby this proposal on the site plan.~~
42. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances.
43. ~~Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.~~
44. Page 2 MXD - Parking may be provided on an adjacent parcel through the execution and recording of a parking easement reserved exclusively for the beneficiary of the easement. Provide easement for parking between residential and Baptist.
45. Please resubmit plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
46. 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.**

AS WE REACH FINAL SUBMITTAL – PLEASE CHECK YOUR SITE PLAN, CIVIL PLANS, LANDSCAPE PLANS AND ARCHITECTURAL PLANS TO ENSURE THEY ARE ALL CONSISTENT WITH SITE DATA AND FEATURES.

~~UPDATE SCOPE OF WORK LETTER WITH OPERATIONS NARRATIVE. INCLUDE NATURE OF SERVICES AS WELL AS EXPECTED AMBULANCE TRAFFIC. INCLUDE HOURS OF OPERATION. VERIFY YOUR DISCUSSED POLICY ON NO OVERNIGHT STAYS.~~

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

DRC REVIEW FORM



January 16, 2024

Project: EDISON PEMBROKE BAPTIST FSER
City Reference Number: SP 2023-0004

To: Joe Yaciuk, Planning Coordinator
Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Engineering Division, Public Services Department
(954) 518-9046

COMMENTS/RECOMMENDATIONS:

1. General Comment – A portion of the site is within a designated Flood Zone AE per the current 2014 FEMA Flood Map and Flood Zone ‘A-Series/VE’ per the proposed ‘Preliminary 2021 FEMA Flood Map Changes’. **NOTE FEMA recently advise the city that the ‘Preliminary 2021 FEMA Flood Maps will take effect in the very near future for all areas of the city.**

Per Chapter 152, ‘Flood Plain Administration’, of the City’s Code of Ordinances, all development or construction activity shall comply with the applicable ‘Flood Plain Administration’ requirements. Based upon Chapter 152, the following will apply to the proposed project:

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

In accordance with the above, provide a 'Letter of Map Change' for the proposed project that removes the portion of the project property from a 'Flood Hazard' area. The 'Letter of Map Change' must be provided prior to the City's issuance of the Building Permit for the proposed building.

2. General Comment – Provide 'Surface Water Management Calculations' addressing SFWMD criteria and South Broward Drainage District (SBDD) Basin requirements.
3. General Comment – Provide Estimated Water Demand and Sewage Demand Calculations (Average Daily and Peak Flows) for the previously approved Office Buildings/Office Amenities project Site Plan and current proposed Office Building, Baptist FSER and Multifamily Residential Site Plan along with the 'Net Difference' in Estimated Water Demand and Sewage Demand between the two (2) Site Plans (original approved Office Buildings project and current proposed Baptist FSER and Residential Phases) for Utilities review and evaluation of impacts and possible required upgrades to the downstream lift station.

The Estimate Sewage Flows are required 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'. **NOTE** that the Broward County Water and Wastewater Services (BCWWS) uses and associated rates per their 'Guidelines for Determining Ability to Provide Water and Wastewater Service' is not accepted by the City Utilities Department. Water and Sewer Demand determination must address city Code requirements.

4. General Comment – An Engineering Evaluation of the potential impacts to the city's sewer system, including immediate downstream receiving lift (LS #176) and associated downstream lift stations and force mains to the city's wastewater treatment plant, based upon any "Net" additional sewage flows to be generated by the proposed Baptist FSER and Residential Phases relative to the original approved Office Buildings project will be required by the City Utilities Department.

The Engineering Evaluation Report must be provided with the initial Engineering Permit submittal for review by City Utilities. Requirements of the Engineering Evaluation will be determined by the Director of Utilities, Michael Bailey.

5. Site Plan, Sheet C200.0, Phase 1 Architectural Site Dimension Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the proposed 'Passenger Loading Zones' within the "drop-off/pick-up" areas on the east and north sides of the proposed building. 'Passenger Loading Zones' must be minimum of 8' wide and 20' long and have a minimum 60' wide access aisle running the entire length of the loading zone/space.
6. Site Plan, Sheet C200.0, Phase 1 Architectural Site Dimension Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – 'Vehicular Protective Bollards' at maximum of 6' O.C. are required along the section of the proposed 'Passenger Loading Zones' where the sidewalk/walkway is flush with the vehicular pavement area plus along the limits of transition of the sidewalk/walkway back up to "full height" (6") above the vehicular pavement. The 'Vehicular Protective Bollards' will serve as a measure of "Store Front Protection" and protection for the pedestrians that may be gathered within these areas

during unloading and loading periods for these areas of potential high pedestrian traffic and vehicular traffic interaction.

7. Site Plan, Sheet C200.0, Phase 1 Architectural Site Dimension Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the ‘Sight Triangles’ (Safe Sight Distances) for all “decision point” (stop conditions) within the proposed parking/access areas for the proposed project.
8. Site Plan, Sheet C200.0, Phase 1 Architectural Site Dimension Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Proposed configuration of the northern connection of the westernmost parking aisle to the perimeter access drive is "non-typical" and raises concerns for safety based upon non-standard ("acute") angle of intersection at the 'driver's decision point'. Based upon discussion of this “non-typical” parking internal parking access intersection configuration with the city’s traffic consultant, provide a Concrete Traffic Separator in lieu of the current proposed median pavement markings north to a point that prevents vehicles within the perimeter access drive from crossing over the adjacent parking aisle access lanes to the east to park in the northernmost parking spaces on the east side of that parking aisle.

Refer to the Plan Mark-Ups for the Site Plan, Sheet C200.0 and Pavement Markings and Signing Plan, Sheet C700.0 for additional information related to this comment.

9. Site Plan, Sheet C200.0, Phase 1 Architectural Site Dimension Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Provide an additional ‘Stop’ condition for southbound vehicles exiting the existing Office Building/Amenities Building rear access/loading areas and for northbound vehicles traveling along the eastern perimeter access drive at the intersection with the northernmost perimeter access drive.

Refer to the Plan Mark-Ups for the Site Plan, Sheet C200.0 and Pavement Markings and Signing Plan, Sheet C700.0 for additional information related to this comment.

10. Site Plan, Sheet C200.0 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the ‘Special Emphasis Crosswalk Markings to be 10’ in width. Provide ‘No Parking Emergency Vehicles Only’ Signs for the proposed “Emergency Vehicle Staging Area” on the southside of the Emergency Entry Drive. In addition, reverse the direction of the proposed pavement markings within the “Emergency Vehicle Staging Area” to be in the same direction of the ‘One-Way’ vehicular movement of the drive.
11. Demolition Plan, Sheet C400.0 – Reflect all required FP&L system improvements removal along with the associated limits of vacation of the existing FP&L Easement.
12. Water and Sewer Plan, Sheet C600.0 – Denote/label the proposed 4” Gate Valve on the proposed Fire Line as the ‘Point of Fire Service’.
13. Water Main Profile, Sheet C601.0 & C601.1 and Sanitary Sewer Profile, Sheet C602.0 – **Note** the Water Main Profiles and Sanitary Sewer Profile be reviewed in more detail during the Engineering Permit review process based upon the final water and sewer plan accepted by the Utilities Department.
14. Pavement Markings and Signing Plan, Sheet C700.0 – Revise the proposed signage for the Accessible Crossing of the eastern perimeter access drive to be W11-9 Accessible Crossing Warning Signs (30”x30”) with a W16-7P Plaques (24”x12”) for each approach to the ‘Special Emphasis’ crosswalk markings. It will be necessary to add the applicable sign

related information and sign symbols as Legend Item #7 to the 'Sign Quantity' Table on the plan. In addition, provide a 'Pedestrian Crossing Warning Sign Assembly' (Legend Item #6 of the Sign Quantity Table) to the westbound approach to the Pedestrian Crossing at the southeast corner of the project east of the Emergency Entry Drive. Further, provide 'No Parking Emergency Vehicle Only Signs' along the south side of the proposed "Emergency Vehicle Staging Area" and add the applicable sign information to the 'Sign Quantity Table'. Lastly, reverse the direction of the proposed pavement markings within the "Emergency Vehicle Staging Area" to be in the same direction of the 'One-Way' vehicular movement of the drive and denote/label the required 12" White Edge Lines for these pavement markings.

Refer to the Plan Mark-Ups for the Pavement Markings and Signing Plan, Sheet C700.0 for additional information related to this comment.

15. Fire Truck Plan, Sheet C800.0 – Revise the Title of the sheet to be 'Fire Truck Maneuverability Plan'. Reflect only the designation for the Fire Truck travel path through the site per the proposed/accepted (by Fire Prevention Bureau staff) truck route/path based upon the AutoTurn simulation. Transfer all 'Fire Access Route/Path' radii designations and associated inside, centerline and outside radii from this plan to 'Fire Access Plan, Sheet C801.0.
16. Fire Truck Access Plan, Sheet C801.0 – Depict and denote/label the "complete" Fire Access Path from point of tangency to point of tangency and 25' before and after the points of tangency at each corner/curve along the proposed Fire Access Path. Note that the minimum permitted Fire Access path width must be 20' per Fire Prevention Bureau requirements/criteria.

Note that the minimum 38" Inside Radius at the corners/curves typically applies to the face of curb at each corner/curve along the proposed Fire Access Path, unless otherwise approved by the Fire Prevention Bureau. Refer to the previously approved Edison Residential Phase 2 Site Plan and the current proposed Edison Residential Amendment Site Plan for the provided 38' Inside Radius on the face of curb for all corners/curve along the approved Fire Access path.

17. Fire Access Notes, Sheet C801.1 – Add missing Sheet 2 of 2 of City Standard W-6 reflected on this sheet.

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

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of completed Engineering Permit Application, Plans Review Fee, one (1) set of signed and sealed plans, digital copy (PDF) of the signed and sealed plans set and Transmittal /Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

December 18, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0004) Baptist Ppines

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. Plant list added – thank you. **Please add the required planting specs to the planting list on L-201-202, per sheet. Specifically, symbols, quantities, and plantings specs, as per 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.
2. **As per staff calculations, it appears that Landscape Code requirements are not met for the number of trees required for the Baptist parcel. Only Royal palms are counted at 1 : 1 ratio. Baptist does not have any Royal palms proposed, meaning all proposed palms are counted at 3 : 1 ratio (49 / 3 = 16). All hardwoods (existing, relocated, and proposed) add up to a total of 112. $112 + 16 = 128 - 178$ (total # of trees required (please revise this number in calc. table on L-203)) = -50**
3. Further comments may apply.

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

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

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



DRC REVIEW FORM

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

PROJECT NAME: Baptist Health Emergency
REFERENCE #: SP 2023 - 04
DATE REVIEWED: 12/7/2023

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

Note: Please Depict & Place All Notes Below On Fire Access (FA) Sheet

1. Measure and show compliance with: 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)**

2. Depict and measure on Fire Access Sheet: 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.**

MEMORANDUM

December 5, 2023

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper Laura Arcila Bonet
Zoning Administrator Planner / Zoning Technician

Re: SP 2023-0004 (PRJ 2023-000X – The Edison Pembroke Pines: Phase 2)

The following are my comments regarding the above Site Plan:

- ~~1. Confirm if Project Sign PRJ 2021-17 is still installed on site. If it is proposed Site Plan and MXD Zoning Change can use this number. If not, a new Project Sign, with new number, must be installed to meet all required deadlines.~~
- ~~2. What is the expected time frame/schedule to buildout all phases of proposed project?
10/4/23 – Please provide a time frame for each phase.~~
- ~~3. Height of building will require City Commission approval.~~
- ~~4. Confirm consistency with “Phases” referenced in MXD Guidelines and on proposed Site Plan. Guidelines refer to Phase 1 as existing Edison Office Building, new proposed medical facilities and approved residential project and Phase 2 as proposed hotel and office building in existing parking lot; while Site Plan labels existing Edison as Phase 1 and proposed medical and residential as Phase 2.~~
- ~~5. Note: Parking for similar project requires 3.5 parking spaces/1,000 square feet as Specialized Medical consistent with City Land Development Code requirements. Staff to have further discussion to determine proper parking ratio to finalize.~~
- ~~6. Parking structure needs to be included with first building of Phase 2 as required parking for this building will not be available if parking structure is constructed after first building with at grade parking is open and operating.
10/4/23 – Resubmittal did not include phase 2 & 3. Clarify what is being done in the next phases. Staff recommends a parking garage to be included in phase 1.~~
- ~~7. Provide letter from Waste Pro approving location/operations of garbage service.~~
- ~~8. Per City Land Development Code the maximum foot candle readings under canopy is 24. Photometric Plan shows +31 footcandle reading.
10/4/23 – If the generator is not under a canopy, it cannot exceed 12.~~
- ~~9. Provide elevations of dumpster enclosure showing colors match building colors.~~
- ~~10. Provide detail(s) showing how lighting in parking garage will be screened/block from exterior exposure.~~

11. Show all color names, color numbers, finishes, materials, etc. on color elevations of building(s).
12. Provide black and white elevations of building showing all color names, color numbers, materials, finishes, etc.
13. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.
14. Be sure to include all lighting fixtures in Photometric Plan and calculations.
15. Provide sign plan showing dimensions, square footage, details of all signs.
Note: Pineapples are considered signage and square footage needs to be included.
10/4/23 – Sign plan needs to be included in this submittal.
12/5/23 – Not provided.
16. Will there be a monument sign? If so, show location, and setback(s), of monument sign on Site Plan and include elevations with all details with sign plan.
10/4/23 – See #15.
12/5/23 – Not provided.
17. Will there be an announcing sign? If so, provide elevation showing all details and show location on Site Plan.
10/4/23 – See #15.
12/5/23 – Not provided.
18. Provide a Site Plan showing details, site calculations, parking, etc. for new building(s) only, separate from the "overall" site plan provide showing existing and new proposed buildings.
19. Provide separate site plan showing how new proposed buildings and parking garage will interconnect the recently approved site of residential apartments to the south.
20. Clarify dimensions of all islands are minimum 10' from inside of curbing to inside of curbing.
21. Will there be any Electrical Vehicle Charging stations provided? If so, provide all details/cut sheets, signage and locations on Site Plan.
22. Contact Sherrell Jones Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is: sjones-ruff@cgasolutions.com or (954) 628-3725.
23. Separate submittal is required for the residential part of the project.
24. Spaces dedicated to ambulance, doctors, etc. do not count towards the required parking.
12/5/23 – There is inconsistency with parking calculations. Please provide gross and net square footage for each floor.
25. 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.

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

DRC REVIEW FORM



October 17, 2023

**Project: EDISON PEMBROKE BAPTIST FSER
City Reference Number: SP 2023-0004**

**To: Joe Yaciuk, Planning Coordinator
Planning and Economic Development Department**

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

COMMENTS/RECOMMENDATIONS:

1. General Comment – A portion of the site is within a designated Flood Zone AE per the current 2014 FEMA Flood Map and Flood Zone VE per the proposed ‘Preliminary 2021 FEMA Flood Map Changes’. **NOTE** per Chapter 152, ‘Flood Plain Administration’, of the City’s Code of Ordinances, all development or construction activity shall comply with the applicable ‘Flood Plain Administration’ requirements. Based upon Chapter 152, the following will apply to the proposed project:
 - Per Section 152.011 – “Where elevations are ground elevations and are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and, as applicable, the requirements of the Florida Building Code”.

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

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

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

4. General Comment – An Engineering Evaluation of the potential impacts to the city’s sewer system, including downstream receiving lift (LS #176) and associated downstream lift stations and force mains to the city’s wastewater treatment plant, based upon any “Net” additional sewage flows to be generated by the proposed Baptist FSER and Residential Phases relative to the original approved Office Buildings project.
5. The Engineering Evaluation Report must be provided with the initial Engineering Permit submittal for review by City Utilities. Requirements of the Engineering Evaluation will be determined and formalized by City Utilities
6. Engineering Plan, Sheet C200.0 and Phase 1 Architectural Site Plan, Sheet A-002 – Depict and denote/label the following items on the plan as applicable based upon the proposed project improvements:

- All proposed Curb types.
- All proposed edge of pavement/face of curb radii
- All Sidewalk Curb Ramps with ‘CR’ type (per FDOT Index 522-002)
- All Concrete Sidewalk/Walkway areas by with typical widths and specify any with thickened edge.
- Standard Parking Space per City Standard R-41 (typical labels).
- Accessible Parking Space per City Standard R-32 (typical labels). (Note that the Accessible Access Aisle markings is required to be depicted on the plan by three (3) equally spaced diagonals)
- All proposed parking spaces shall have two (2) parking stripes, including those that abut a curbed landscape island.
- Building Setbacks as applicable to each plan per setbacks. (Note that the building setback dimensions relative to the angled property lines should be reflected relative to the closest point along the building face or building corner.)
- Drainage Easements as required by the SBDD in association with the proposed Surface Water Management and Storm Drainage Systems improvements.
- 15’ Utility Easements as required by the city over the proposed water and sewer system improvements.
- Existing FP&L and City Water and Sewer Easements to remain and required to be modified/vacated. (Note that all portions of existing recorded City Water and Sewer Easements no longer necessary based upon the proposed water and sewer system and modifications to the existing water and sewer are required to be vacated.

- Proposed Monument Sign(s) with Sight Visibility (clear sight triangles) depicted and denoted/labeled per FDOT Design Manual, Chapter 212.11.

NOTE that information that pertains to several of the above items is reflected on the Site Plan sheets as prepared by Botek Thurlow Engineering, Inc. and need to be reflected on the Engineering Site Plan and Phase 1 Architectural Site Plan for the proposed Baptist FSER project.

7. Engineering Plan, Sheet C200.0, Phase 1 Architectural Site Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the required ‘Special Emphasis’ Crosswalk markings and associated signage for the proposed Accessible Route crossing of the eastern access road to the public sidewalk along SW 145th Avenue at the northeast corner of the parking area. Depict and denote/label the recommended ‘Special Emphasis’ Crosswalk markings at the proposed Pedestrian crossing to the Residential Phase at the access road/drive intersection at the southeastern corner of the project.
8. Engineering Plan, Sheet C200.0, Phase 1 Architectural Site Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the proposed ‘Passenger Loading Zones’ within the “drop-off/pick-up” areas on the east and north sides of the proposed building.
9. Engineering Plan, Sheet C200.0, Phase 1 Architectural Site Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – It is recommended that ‘Vehicular Protective Bollards’ be provided for the proposed ‘Passenger Loading Zones’ as measure of “Store Front Protection” and protection for the pedestrians that may be gathered within these areas during unloading and loading periods.
10. Engineering Plan, Sheet C200.0, Phase 1 Architectural Site Plan, Sheet A-002 and Pavement Markings and Signing Plan, Sheet C700.0 – Depict and denote/label the ‘Sight Triangles’ (Safe Sight Distances) for all “decision point” (stop conditions) within the proposed parking/access areas for the proposed project.
11. Engineering Plan, Sheet C200.0 and Phase 1 Architectural Site Plan, Sheet A-002 – Provide one (1) large continuous radius along the northwest section of the northern east/west access road/drive to insure proper geometric alignment of the northern face of curb (edger of pavement) of the three (3) northerly most terminal landscape islands along south side of this access road/drive for the abutting parking areas.
12. Engineering Plan, Sheet C200.0 and Phase 1 Architectural Site Plan, Sheet A-002 – Proposed configuration of the northern connection of the westernmost parking aisle to the perimeter access road/drive is "non-typical" and raises concerns for safety based upon non-standard ("acute") angle of intersection at the 'driver's decision point'. The City Traffic Consultant has been directed to review this proposed configuration in more detail and provide recommendations, as may be warranted, on how best to address/improve safety at this internal intersection.
13. Engineering Site Plan, Sheet C200.0 and Phase 1 Architectural Site Plan, Sheet A-002 – Provide an Accessible EV Charging Station and Space compliant with the US Access Board’s ‘Design Recommendations for Accessible EV Charging Stations’.

14. Engineering Plan, Sheet C200.0, Phase 1 Architectural Site Plan and Sheet A-002 Pavement Markings and Signing Plan, Sheet C700.0 – Reflect the attached ‘City Accessibility and Pavement Marking and Signage Requirements Notes’.
15. Demolition Plan, Sheet C400.0 – Reflect all proposed FP&L and City Water and Sewer Easement Vacations on the plan with the applicable labels. Refer to Site Plan, Sheets SP-2 and SP-3 as prepared by Botek Thurlow Engineering for this information.
16. Demolition Plan, Sheet C400.0 – Provide Type ‘F’ Curb and Gutter in lieu of the current proposed Type ‘D’ Curb along all edges of pavement that are designed to receive and convey stormwater runoff, including the proposed Access Drives from Pines Boulevard and existing Access Road (to the south) and the “low side” of parking access aisles along the north and east sides of the proposed Building, as required per Engineering Standards.
17. Paving and Grading Plan, Sheet C500.0 – 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.

Proposed cross slopes and longitudinal slopes within some sections of the parking lot and along the perimeter access roads/drives do not comply with the code sloping requirements.

18. Paving and Grading Plan, Sheet C500.0 – Provide Type ‘F’ Curb and Gutter in lieu of the current proposed Type ‘D’ Curb along all edges of pavement for the northern and eastern access roads/drives that are designed to receive and convey stormwater runoff, as required per Engineering Standards.
19. Paving and Grading Plan, Sheet C500.0 – Relocate proposed Section ‘A-A’ to eastern entrance to cross through the Drop-Off/Pick-Up Drive and across the eastern Access Road/Drive perpendicular to their centerlines.
20. Drainage Plan, Sheet C500.1 – Reconfigure the proposed drainage connection between Prop. CB-11 (assumed number for this inlet) and the proposed Storm Manhole to be installed by others at the southwest corner of the project to provide a better alignment of the Prop. 18” HDPE between the structures by reflecting a change to the proposed storm drainage system to be installed by others as part of the Residential Phase. (Refer to the Plan Mark-Up for additional information on the required drainage connection reconfiguration for this site area and for abutting site area within the Residential Phase).
21. Cross Sections, Sheet C501.0 – Revise Section ‘A-A’ based upon its relocation to the center of the ‘Eastern Patient Drop-Off/Pick-Up’ as marked on the Paving and Grading Plan. In addition, revise the ‘Paving Legend’ as marked on the Cross Section sheet.
22. Paving, Grading and Drainage Details, Sheet C502.0 – Replace City Standard R-26 with the attached updated city standard. In addition, add the following City Standards to the sheet:

R-22

R-23

R-28

R-44

23. Water and Sewer Plan, Sheet C600.0 – Revise the water connections to provide a Filling and Flushing Connection at the north connection point to allow for the “pigging” and flushing of the proposed water main at the south connection. Add the required Bacteriological Sample Points to the water system design. Add Crossing Data for the crossing of the proposed southern Water Service with the proposed 36” Storm Pipe. Revise the pipe material for the proposed 4’ Fire Line to be DIP per Fire Department requirements. Provide a ‘Blow-Up” of the proposed southern water connection area to allow the complete depiction and denotation/labeling required ‘vertical pipe alignment’ and details of the proposed water main connection as reflected on the Water Profile’ on Sheet C601.0

For the proposed 8” PVC Sewer Main with proposed 6” PVC Lateral Connections, denote/label on the plan and Sewer Profiles only the overall lineal footage of proposed sewer main between proposed manholes and set the location of the proposed sewer laterals along the proposed sewer main by Stations.

(Refer to the Plan Mark-Up for additional information on the aforementioned water and sewer items.)

24. Water Main Profile, Sheet C601.0 & C601.1 and Sanitary Sewer Profile, Sheet C602.0 – Revise the Profile per the above comments on the Water and Sewer Plan and as per the Water and Sewer Plan Mark-Up. (**Note** the Water Main Profiles and Sanitary Sewer Profile be reviewed in more detail during the Engineering Permit review process based upon the final water and sewer plan accepted by the Utilities Department.)
25. Water and Sewer Details, Sheet C603.0 – Replace the following City Standards with the attached updated City Standards:

G-1

G-2

G-3

S-1

S-2

26. Water and Sewer Details, Sheet C603.1 – Replace the following City Standards with the attached updated City Standards:

S-3

W-2

W-6, Sheet 1 of 2

Add Sheet 2 of 2 for City Standard W-1.

27. Water and Sewer Details, Sheet C603.0 – Replace the following City Standards with the attached updated City Standards:

W-6, Sheet 2 of 2

S-8

- Delete City Standard W-9 from the sheet as this standard does not apply based upon the scope of the proposed water system improvements.
28. Pavement Markings and Signing Plan, Sheet C700.0 – Refer to the Plan Mark-Ups for the Engineering Plan, Sheet C200.0 for pavement marking and signage related items to be addressed and/or reflected on this plan.
 29. Pavement Markings and Signing Details, Sheet C701.0 – Replace Sheet 1 of 4 of City Standard R-32 with the attached updated city standard sheet.
 30. Fire Truck Plan, Sheet C800.0 – Revise the Title of the sheet to be ‘Fire Truck Maneuverability Plan’. Reflect only the designation for the Fire Truck travel path through the site per the proposed/accepted (by Fire Prevention Bureau staff) truck route/path based upon the AutoTurn simulation. Transfer all ‘Fire Access Route/Path’ radii designations and associated inside, centerline and outside radii from this plan to ‘Fire Access Plan, Sheet C801.0.
 31. Fire Truck Access Plan, Sheet C801.0 – Reflect the Fire Prevention Bureau required 'designated fire access path/route' by way of "shading/hatch pattern" and denoting/labeling the required 38' inside, 50' centerline and 62' outside radii at each curve/corner (as a minimum) along the 'designated fire access path/route'.

Depict and denote/label the proposed double detector check valve assembly.

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

Depict and denote/label the required 'Blue RPM' in the center of the nearest adjacent parking access aisle or access road/drive for all proposed 'fire hydrants'.

32. Fire Access Notes, Sheet C801.1 – Add City Standard R-43 and W-6, Sheet 1 & 2 of 2 to this sheet.

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

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of completed Engineering Permit Application, Plans Review Fee, one (1) set of signed and sealed plans, digital copy (PDF) of the signed and sealed plans set and Transmittal /Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.



DRC REVIEW FORM

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

PROJECT NAME: Baptist Health Emergency
REFERENCE #: SP 2023 - 04
DATE REVIEWED: 10/11/2023

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

Note: Please Depict & Place All Notes Below On Fire Access (FA) Sheet

Note: Edison Civil Sheets must be submitted separately for review

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

NFPA 1-18.2.2.1

2. Depict on Fire Access Sheet: 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.***

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

NFPA-14:6.4.5.2.1 (2016 Ed.)

MEMORANDUM

October 9, 2023

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2023-0004 (PRJ 2023-000X – The Edison Pembroke Pines: Phase 2)

The following are my comments regarding the above Site Plan:

- ~~1. Confirm if Project Sign PRJ 2021-17 is still installed on site. If it is proposed Site Plan and MXD Zoning Change can use this number. If not, a new Project Sign, with new number, must be installed to meet all required deadlines.~~
2. What is the expected time frame/schedule to buildout all phases of proposed project?
10/4/23 – Please provide a time frame for each phase.
3. Height of building will require City Commission approval.
- ~~4. Confirm consistency with “Phases” referenced in MXD Guidelines and on proposed Site Plan. Guidelines refer to Phase 1 as existing Edison Office Building, new proposed medical facilities and approved residential project and Phase 2 as proposed hotel and office building in existing parking lot; while Site Plan labels existing Edison as Phase 1 and proposed medical and residential as Phase 2.~~
- ~~5. Note: Parking for similar project requires 3.5 parking spaces/1,000 square feet as Specialized Medical consistent with City Land Development Code requirements. Staff to have further discussion to determine proper parking ratio to finalize.~~
6. Parking structure needs to be included with first building of Phase 2 as required parking for this building will not be available if parking structure is constructed after first building with at grade parking is open and operating.
10/4/23 – Resubmittal did not include phase 2 & 3. Clarify what is being done in the next phases. Staff recommends a parking garage to be included in phase 1.
- ~~7. Provide letter from Waste Pro approving location/operations of garbage service.~~
8. Per City Land Development Code the maximum foot candle readings under canopy is 24. Photometric Plan shows +31 footcandle reading.
10/4/23 – If the generator is not under a canopy, it cannot exceed 12.
- ~~9. Provide elevations of dumpster enclosure showing colors match building colors.~~
- ~~10. Provide detail(s) showing how lighting in parking garage will be screened/block from exterior exposure.~~

- ~~11. Show all color names, color numbers, finishes, materials, etc. on color elevations of building(s).~~
- ~~12. Provide black and white elevations of building showing all color names, color numbers, materials, finishes, etc.~~
- ~~13. Provide all details and cut sheets for parking lot light poles and fixtures, wall mounted fixtures, under canopy fixtures, etc.~~
- ~~14. Be sure to include all lighting fixtures in Photometric Plan and calculations.~~
15. Provide sign plan showing dimensions, square footage, details of all signs.
Note: Pineapples are considered signage and square footage needs to be included.
10/4/23 – Sign plan needs to be included in this submittal.
16. Will there be a monument sign? If so, show location, and setback(s), of monument sign on Site Plan and include elevations with all details with sign plan.
10/4/23 – See #15.
17. Will there be an announcing sign? If so, provide elevation showing all details and show location on Site Plan.
10/4/23 – See #15.
- ~~18. Provide a Site Plan showing details, site calculations, parking, etc. for new building(s) only, separate from the “overall” site plan provide showing existing and new proposed buildings.~~
- ~~19. Provide separate site plan showing how new proposed buildings and parking garage will interconnect the recently approved site of residential apartments to the south.~~
- ~~20. Clarify dimensions of all islands are minimum 10’ from inside of curbing to inside of curbing.~~
- ~~21. Will there be any Electrical Vehicle Charging stations provided? If so, provide all details/cut sheets, signage and locations on Site Plan.~~
22. Contact Sherrell Jones-Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is:
sjones-ruff@cgasolutions.com or (954) 628-3725.
- 23. Separate submittal is required for the residential part of the project.**
- 24. Spaces dedicated to ambulance, doctors, etc. do not count towards the required parking,**
- 25. 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.**

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 2, 2023
To: SP 2023-0004 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (Baptist)

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

*Note – Applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide notification per Code Requirements. *Section 155.302*. Please note that notice must be provided to the entire project as it appears you are proposing work which exceeds the boundaries of the site. **Reiteration**
2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. **Still Need.**
3. Planning and Zoning Board and City Commission approval will be required as this building is located within a Planned District (MXD). **Reiteration**
4. Review purpose and intent – as well as Overall Development Design Guidelines of MXD. Please address how the proposed site plan meets the items listed in the MXD.
5. ~~Two “phases” are proposed for this site plan. If the intent is not to build the second phase within the next two years then do not include phase 2 as part of this plan. Phase 2 will need to come in under separate site plan application. If phase 2 is going to be built within the next 2 years, then please provide a timeline for that phase.~~
6. Update Unified Development application. Currently the site plan application references the MXD rezoning. Make sure application information is focused on the site plan. **Do not see a revised application. The residential updates will need to be processed as a separate application as there is a different applicant for that property.**
7. Any changes to the residential plan as a result of this application? Please update the site data to show changes to the site. Shade in the changes to the original plan. Provide staff an updated separate master plan showing the proposed building as well as the future medical building with parking. **Residential updates will need to be processed as a separate application as there is a different owner of the property.**
8. If changes are occurring to the residential then we will need to see a master plan for the entire MXD as a separate page within the site plan. **MXD needs to reflect latest plan. Staff will be reviewing the MXD as part of this review. Make sure any changes on this plan are reflected in the MXD master plan. Make**

sure the existing MXD guidelines are corrected to reflect the latest changes.

9. The proposed emergency room should not have the ambulance drop off facing residential. Suggest flipping the building so ambulance drop off faces east. **Applicant reviewed feasibility and determined that the flip could not be made. Please explain the nature and expected number of ambulance trips per week so that we understand the impacts on the area. Provide a summary of operations within the building. Where will the customers needing additional hospital assistance be transported to after stabilization?**
10. Consider a new roadway parking lot opening for ambulance / patient traffic to the east of the building. If considering this entrance, work with engineering on this request. **Applicant acknowledged potential future installation of an onsite dedicated access at a later date. Staff would prefer a dedicated and direct entrance for emergency vehicles onto this property to ensure that emergency vehicles do not experience delays in service due to off-site conditions.**
11. Any other off-site improvements as a result of this application?
12. ~~Provide a sustainability statement as required by section 155.6120 – 155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? MXD guidelines call out for these stations to be installed. (Page 4)~~
13. ~~Will this building be LEED certified?~~
14. Label all specialty car spaces (car pool, etc...) on the plan. **Specialty car spaces typically do not count toward required parking as those parking spaces cannot be used for all vehicles. Please review the MXD guidelines rules as they relate to specialty parking.**
15. ~~Provide bike racks/bike storage on site. Label locations.~~
16. ~~Label all loading areas on plan. Verify you meet MXD requirements.~~
17. Provide a narrative discussing the economic impact of the proposed medical development (investment, estimated tax revenue, etc....) **Still Need.**
18. Verify that the following site data is provided. **Floor area ratio,**
19. Parking ratios need to be revised to reflect the proposed medical uses. Coordinate parking counts in site plan with MXD. Freestanding emergency rooms may require structured parking based on updated parking requirements for such buildings. Each parcel should be parked appropriately for the use(s) on that parcel. **Parking ratios being confirmed with administration. Residential parcel does not currently park itself based on site data provided.**
20. ~~Need height of any parking garages proposed within the plans.~~
21. ~~Label all accessory structures on plans. Include any dumpster enclosures / generator enclosures, above ground / below ground tanks, etc. Verify all elevations of these structures are provided with associated heights and dimensions. All equipment within the enclosure must be fully screened from view (both vertically and horizontally). Vehicle protection may be required for structures containing potential hazardous or flammable materials.~~
22. Signs details are required. Need to amend master sign plan for city center to include the proposed signs and dimensions. Building and parking garage signs exceed Code requirements. **Signs proposed do not meet any approved**

standard in the MXD. A master sign plan must be submitted. Ground signs posted on random monoliths do not meet the intent of the city code for ground signs. Any signs that exceed city requirements must be justified and complimentary to surrounding architecture.

23. Show all ground signs on site and landscape plan. Include setbacks of ground signs on plan. **Provide a master sign plan. Signs will be evaluated at time of review. Signs should be consistent with similar Emergency Rooms permitted within the city.**
24. ~~Photometric values exceed code under canopies. The city needs details of the lighting fixtures, pole heights and locations, attached building and under canopy lights. All fixtures must meet City lighting requirements 155.685-692. Need photometrics for structured parking.~~
25. ~~Show how parking garage is going to be screened (lighting) from view at night on each floor. Lighting must be recessed in parking garage. How will the top floor of the parking garage be lit? Lighting cannot be a distraction to the surrounding residential or vehicles on I-75. Top floor photometrics are needed.~~
26. ~~Label colors of all building / parking structure elevations (include trim, window frames, accents, screening etc.) on architectural elevations / signs / vertical features. Color schemes should be consistent with the existing office building.~~
27. Provide color chips and material Board. Provide a color rendering of all four sides of the building. **Still Need.**
28. ~~Provide ADA pedestrian connection to road.~~
29. ~~Provide phasing plan for demo and construction.~~
30. Verify that fire protection plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements. **Reiteration – Will remove once fire provides sign off.**
31. Provide South Broward Drainage District approval of the project. This must be attained outside the City. Contact Kevin Hart for more details. kevin@sbdd.org
Still Need.
32. ~~Need dimensions and clearances of all porte-cocheres / covered areas.~~
33. ~~Need Waste PRO refuse letter. Waste PRO should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely manner. Explain how medical waste will be disposed of.~~
34. ~~Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.~~
35. ~~Provide details of walking / fitness paths. Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...Current path to north of this site lacks shade. Provide fitness equipment where appropriate.~~
36. Provide finished floor elevations of buildings and verify it is acceptable with Environmental Services. **Subject to Environmental Services review.**
37. Label the specialty parking spaces on the plan (Compact, EV etc.). Please review MXD to ensure all spaces provided meet minimum/maximum requirements. All minimum requirements for the MXD will need to be met as a result of this site plan.

- ~~38. Verify all rooftop equipment will be fully enclosed by the screen structure as proposed. Any ground mounted mechanical equipment? If so, provide locations.~~
 - ~~39. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.~~
 - ~~40. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.~~
 - ~~41. Provide locations of mass transit nearby this proposal on the site plan.~~
 42. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances. **Still Need.**
 43. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 44. **Screen walls need to visibly screen equipment and to provide acoustic It appears on architectural plan that screen walls are open.**
 45. Please resubmit plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
 46. 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.**
-

MEMORANDUM

May 11, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0004) Baptist Ppines

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. A plant list shall be indicated on all planting sheets.** 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.
- Staff does not recommend Category 1 hardwood plantings for parking islands, due to their aggressive growth patterns, especially within 10 feet of paved surfaces. L-201 South plantings will conflict with underground FPL powerlines. Please swap QV, BS, with more appropriate Category tree, such as Category 2 or 3.
- Per section 155.661 (G (1)) Trees in excess of five shall have no more than 20% of a single species. With 208 proposed/relocated trees there may be no more than 41 trees of any single species. Numbers for proposed Live oaks and Royal palms should be reduced, and other species increased or added.
- Please provide parcels linear feet on all LP pages, to confirm tree requirements as per Code.
- Clarify which buttonwood species is being used for CE, silver or green?
- On L-202 staff suggests incorporating Category 3 and 4 plantings into the design scheme, to add some species of varying heights. The site entrance appears bare, with only shrubs and groundcovers proposed.
- Staff recommends using alternating/staggering species approach throughout the site, to establish a more cohesive design pattern.
- Upon a courtesy site inspection, 12 Gumbo limbos were observed in the area where trees #86-89 and 105-107 are located. Please update Tree disposition accordingly. Clarify which are to be kept (if any) and which are to be removed. Several Gumbos were in poor condition and should be removed.
- Tree #85 slated for removal, upon site visit two Verawood trees were found on site, both of which appear to be in good health. Please update tree disposition accordingly. Staff recommends relocating both Verawoods to more appropriate areas.
- L-203 areas surrounding the new entrance on 145 Ave shows existing plant material to remain. Upon site visit staff noted all but one hardwood in the general area, that is of good health. Tree disposition is to be updated, as most trees should be removed and replaced.
- L-203, very bottom of the page proposes 10 new plantings of Live oaks. Considering the already existing landscape from neighboring parcel, and the mature canopy of these Oaks, area is too small to accommodate 10 Live oaks, as well as all the additional plantings proposed at the entrance. Staff recommends reducing number of Oaks for the area, or swapping material in this area, while keeping cohesive landscape theme throughout the parcel.
- A continuous perimeter buffer on SE side of L-203 is required. Staff recommends staggering Category 3 hardwoods with some Royal palms. Currently there are many proposed relocated Royals to be planted on NE side of L-203. Considering the mature spread of Live oaks already planted in that area, in addition

to Sabals and other hardwoods, canopies would be competing. Staff advises to relocate some of the additional Royals to the perimeter buffer on the SE side.

13. Clarify if root barriers will be utilized for Gumbo limbo plantings on L-201 perimeter? If so, please add all root barriers being used on LP pages.

14. Further comments may apply.

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

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

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

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

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

Parking lots shall comply with the following minimum requirements:

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

City of Pembroke Pines Landscape Code Requirements

SEC 155.631 Meet minimum bufferyard requirements.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 9, 2023
To: SP 2023-0004 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (Baptist)

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

*Note – Applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide notification per Code Requirements. *Section 155.302*. Please note that notice must be provided to the entire project as it appears you are proposing work which exceeds the boundaries of the site.
2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information.
3. Planning and Zoning Board and City Commission approval will be required as this building is located within a Planned District (MXD).
4. Review purpose and intent – as well as Overall Development Design Guidelines of MXD. Please address how the proposed site plan meets the items listed in the MXD.
5. Two “phases” are proposed for this site plan. If the intent is not to build the second phase within the next two years then do not include phase 2 as part of this plan. Phase 2 will need to come in under separate site plan application. If phase 2 is going to be built within the next 2 years, then please provide a timeline for that phase.
6. Update Unified Development application. Currently the site plan application references the MXD rezoning. Make sure application information is focused on the site plan.
7. Any changes to the residential plan as a result of this application? Please update the site data to show changes to the site. Shade in the changes to the original plan. Provide staff an updated separate master plan showing the proposed building as well as the future medical building with parking.
8. If changes are occurring to the residential then we will need to see a master plan for the entire MXD as a separate page within the site plan.
9. The proposed emergency room should not have the ambulance drop off facing residential. Suggest flipping the building so ambulance drop off faces east.
10. Consider a new roadway parking lot opening for ambulance / patient traffic to the east of the building. If considering this entrance, work with engineering on this request.
11. Any other off-site improvements as a result of this application?

12. Provide a sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? MXD guidelines call out for these stations to be installed. (Page 4)
13. Will this building be LEED certified?
14. Label all specialty car spaces (car pool, etc...) on the plan.
15. Provide bike racks/bike storage on site. Label locations.
16. Label all loading areas on plan. Verify you meet MXD requirements.
17. Provide a narrative discussing the economic impact of the proposed medical development (investment, estimated tax revenue, etc....)
18. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, Unit type and quantity by bedroom number and unit size, Gross and net densities, Floor area ratio, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), Total building coverage area and percentage, building height including number of stories and average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
19. Parking ratios need to be revised to reflect the proposed medical uses. Coordinate parking counts in site plan with MXD. Freestanding emergency rooms may require structured parking based on updated parking requirements for such buildings. Each parcel should be parked appropriately for the use(s) on that parcel.
20. Need height of any parking garages proposed within the plans.
21. Label all accessory structures on plans. Include any dumpster enclosures / generator enclosures, above ground / below ground tanks. etc. Verify all elevations of these structures are provided with associated heights and dimensions. All equipment within the enclosure must be fully screened from view (both vertically and horizontally). Vehicle protection may be required for structures containing potential hazardous or flammable materials.
22. Signs details are required. Need to amend master sign plan for city center to include the proposed signs and dimensions. Building and parking garage signs exceed Code requirements.
23. Show all ground signs on site and landscape plan. Include setbacks of ground signs on plan.
24. Photometric values exceed code under canopies. The city needs details of the lighting fixtures, pole heights and locations, attached building and under canopy lights. All fixtures must meet City lighting requirements 155.685-692. Need photometrics for structured parking.
25. Show how parking garage is going to be screened (lighting) from view at night on each floor. Lighting must be recessed in parking garage. How will the top floor of the parking garage be lit? Lighting cannot be a distraction to the surrounding residential or vehicles on I-75. Top floor photometrics are needed.
26. Label colors of all building / parking structure elevations (include trim, window frames, accents, screening etc.) on architectural elevations / signs / vertical features. Color schemes should be consistent with the existing office building.

27. Provide color chips and material Board. Provide a color rendering of all four sides of the building.
28. Provide ADA pedestrian connection to road.
29. Provide phasing plan for demo and construction.
30. Verify that fire protection plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements.
31. Provide South Broward Drainage District approval of the project. This must be attained outside the City. Contact Kevin Hart for more details. kevin@sbdd.org
32. Need dimensions and clearances of all porte-cocheres / covered areas.
33. Need Waste PRO refuse letter. Waste PRO should indicate how they plan to service this development. Explain how you will handle garbage / litter control. Provide details / commitments which will satisfy staff that garbage will be picked up and disposed of in a timely manner. Explain how medical waste will be disposed of.
34. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.
35. Provide details of walking / fitness paths. Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...Current path to north of this site lacks shade. Provide fitness equipment where appropriate.
36. Provide finished floor elevations of buildings and verify it is acceptable with Environmental Services.
37. Label the specialty parking spaces on the plan (Compact, EV etc.). Please review MXD to ensure all spaces provided meet minimum/maximum requirements. All minimum requirements for the MXD will need to be met as a result of this site plan.
38. Verify all rooftop equipment will be fully enclosed by the screen structure as proposed. Any ground mounted mechanical equipment? If so, provide locations.
39. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
40. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.
41. Provide locations of mass transit nearby this proposal on the site plan.
42. Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances.
43. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
44. Please resubmit plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
45. 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.**
