





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

Summary

Agenda Date:	February 8, 2024	Application ID:	SP 2023-0003
Project:	Memorial Free Standing ER	Project Number:	PRJ 2023-0002
Project Planner:	Cole Williams, Senior Planner		
Owner:	South Broward Hospital District	Agent:	Hope Calhoun
Location:	801 South Douglas Road	Commission District:	1
Existing Zoning:	A (Agriculture)	Existing Land Use:	CF (Community Facility)
Reference Applications:	SUBDR2023-0001, SN2017-02, ZV2017-10, SP2007-30, SP2007-23, SP2004-32, MSC2004-12, SP94-13, SN93-21, SP88-12, SP75-06		
Applicant Request:	Construction of a new free standing emergency room with associated parking, signage and lighting.		
Staff Recommendation:	Approval subject to the following to the recordation of the underlying plat		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Hope Calhoun, agent for South Broward Hospital District, is requesting site plan approval to construct a free standing emergency room (FSER) with associated circulation, parking, lighting, signage and landscaping located 801 south Douglas Road.

The site currently consists of the Memorial Pembroke 24/7 Emergency Care Center and warehouse (SP75-06, FKA Memorial Hospital Walk In), Memorial Manor (SP88-12), and Memorial's data center (SP2007-23). The applicant is proposing to demolish the existing freestanding ER to accommodate the proposed FSER Facility.

A plat note amendment was approved by City Commission on 4/4/2023 (SUBDR2023-0001). The plat was previous restricted to 45,000 square feet of hospital material management and distribution center, 15,000 square feet of existing hospital use, 24,000 square feet of ancillary hospital office use and a 240 bed nursing home facility which must be owned and operated by a governmental entity for public purposes. Once the recordation of the plat is complete, the plat shall be restricted to 141,000 square feet of hospital use and a 240 bed nursing home facility which must be owned and operated by a governmental entity for public purposes.

Additionally, at the 1/17/2024 City Commission meeting the City Commission passed resolution 2024-R-03 approving a modification to the non-vehicular access line and vacation of the associated ingress/egress easement along Douglas Road

The applicant is proposing to construct the new facility in the following phases:

- Phase One: Modifications to the northernmost ingress/egress and the construction of the proposed parking field directly to the south of the ingress/egress. This parking field will serve as the primary parking field for the proposed FSER.
- Phase Two: Construction of the proposed free standing emergency room.
- Phase Three: Demolition of the existing Memorial Pembroke 24/7 Emergency Care Center. The site of the freestanding ER will be replaced with a parking lot.

BUILDINGS / STRUCTURES:

The proposed 21' high, 30,200 square foot free standing emergency room will be constructed over a portion of the existing parking field and vacant land adjacent to the freestanding ER.

The building shall consist of various materials including metal and wood look panels, precast concrete, and cement plaster. The color scheme for the building and associated structures shall consist of whites, light tans, and grays. Accents for the building shall consist of whites, grays and blues consistent with Memorial's branding.

Below is a breakdown of the number of beds and square footage of the existing and proposed buildings.

- Memorial Manor: 64 rooms, 120 beds
- Warehouse Building: 45,904 square feet
- Data Center: 18,500 square feet
- Proposed FSER: 30,200 square feet
- Total: 94,604 square feet

In total there is 94,604 square feet of hospital use and 120 beds on site. 46,396 square feet and 120 beds remain for future development.

ACCESS

Access to the site will be through two existing openings located on Douglas Road. The northernmost access shall be altered to facilitate the proposed site circulation. The existing right turn only ingress shall be closed to prevent conflicts with the proposed free standing emergency room's entrance.

PARKING

Currently, there are 268 parking spaces located on the site, inclusive of Memorial Manor, the data center and warehouse. The applicant is proposing to demolish 115 parking spaces to facilitate the FSER; however, 188 new parking spaces will be constructed on site.

- 80 parking spaces are proposed parking field north of the proposed FSER facility and south of the northernmost ingress/egress.
- 76 parking spaces are proposed adjacent to the FSER and on the land in which the existing freestanding ER is currently located.
- 32 parking spaces are proposed adjacent to Memorial Manor. 7 of the parking spaces are new while the remainder are being updated/altered to meet current standards and improve traffic flow.

In total, 331 parking spaces are proposed for the site. Upon completion based on current and proposed uses 243 parking spaces are required, providing a surplus of 88 parking spaces.

At no point in time during construction shall there be a parking deficit in relation to the required parking.

SIGNAGE

The following ground signs are proposed for the site:

- One, 24 square foot 4'-10" tall internally illuminated monument sign reading, "Memorial Hospital Pembroke Emergency Department" in routed white copy on a blue and red background. Additionally, Memorial's logo is proposed adjacent to the copy. The sign shall be located in a landscape island adjacent to the northernmost ingress. The base of the sign shall be painted SW7016 (Mindful Gray)
- Five, 1.5 square foot internally illuminated pan formed directional signs. The signs will feature white copy on a red and blue background with information for navigating the site. The signs will be distributed evenly throughout the site.

The following wall signs are proposed for the free standing emergency room:

- One, 42.28 square foot internally illuminated channel letter sign reading, “Emergency” in red copy. Additionally, Memorial’s logo in red and blue is proposed adjacent to the copy. The sign shall be located on the west elevation.
- One, 21.84 square foot internally illuminated channel letter sign reading, “Emergency” in red copy. The sign shall be located porte cochere canopy on the north elevation.
- One, 9.9 square foot internally illuminated channel letter sign reading, “Ambulance” in red copy. Additionally, Memorial’s logo in red and blue is proposed adjacent to the copy. The sign shall be located on the canopy for ambulance parking on the east elevation.

All other signs currently existing on site shall remain unaltered.

LANDSCAPING:

The following landscape is being proposed for site:

- Installation of 200 trees, 39 palms (including 7 relocated palms), 2728 shrubs, and 1315 ground covers.
- Primary tree species include: Coccoloba diversifolia - Pigeon plum, Conocarpus erectus - Green buttonwood, Conocarpus erectus var. sericeus - Silver buttonwood, Quercus virginiana - Live oak, and Taxodium distichum - Bald cypress. Primary palm species include: Ptychosperma elegans - Solitaire palm, Roystonea elata - Royal palm, and Sabal palmetto - Sabal palm. Primary shrub species are: Clusia guttifera - Small leaf clusia, Chrysobalanus icaco 'Red Tip', Hamelia patens - Firebush, Muhlenbergia capillaris - Pink muhly grass, Codiaeum variegatum ' Petra' - Petra croton, and Ficus microcarpa 'Green Island' - Green Island ficus.
- Additionally, development is providing protections and acquiring credits for 32 trees slated to remain on site.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures (3,000K) mounted upon 25 feet high foot high concrete poles. Both the main entrance and ambulance parking canopies will be illuminated. Additionally, illuminated bollards are proposed along the walkways to the north, east and south of the proposed building. Wall sconces are proposed for the north, south and west elevation. All lighting will comply with the City’s lighting Code.

The lighting for the other facilities on site shall remain unaltered.

Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application subject to the recordation of the underlying plat.

Enclosed: Unified Development Application
 Economic Impact Statement
 Sustainability Impact Statement
 Memo from Fire Prevention Bureau (1/31 /24)

Memo from Landscape Planner (1/30/24)
Memo from Planning Division (1/30/24)
Memo from Planning Division (1/25/24)
Memo from Fire Prevention Bureau (1/25/24)
Memo from Zoning Division (1/25/24)
Memo from Engineering Division (12/13/23)
Memo from Zoning Division (11/29/23)
Memo from Landscape Planner (11/28/23)
Memo from Planning Division (11/28/23)
Memo from Fire Prevention Bureau (11/28/23)
Memo from Planning Division (8/29/23)
Memo from Landscape Planner (9/5/23)
Memo from Zoning Division (9/5/23)
Memo from Planning Division (8/29/23)
Memo from Engineering Division (6/12/23)
Memo from Zoning Administrator (5/29/23)
Memo from Landscape Planner (5/25/23)
Memo from Fire Prevention Bureau (5/23/23)
Memo from Planning Division (5/16/23)
Site Plan
Subject Site Aerial Photo



Gary Dunay

Bonnie Miskel

Scott Backman

Eric Coffman

Hope Cathoun

Dwayne Dickerson

Ele Zachariades

Matthew H. Scott

Christina Bilenki

David F. Milledge

Jeffrey Schneider

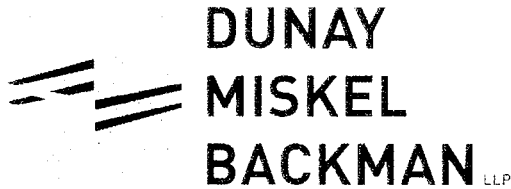
Sara Thompson

**Memorial Healthcare System
Hospital-Based Off-Campus Emergency Department
801 S. Douglas Rd.
Economic Impact Statement**

South Broward Hospital District (“Applicant”) is the owner of a +/- 19.68-acre parcel generally located on the east side of S. Douglas Rd., between Washington St. and SW 5th St. with an address of 801 S. Douglas Rd. in the City of Pembroke Pines (“Property”). The Property is located on Parcel A of the South Broward Hospital District Ancillary Plat. The Property is currently developed with a +/- 13,750 square foot hospital-based off-campus emergency department, a +/- 45,000 square foot hospital material management & distribution center, a +/- 16,300 square foot data center and a 240 bed nursing home facility.

The Property has a Broward County future land use designation of Community and a City of Pembroke Pines future land use designation of Community Facilities (CF) with a zoning designation of Agricultural (A). The Applicant is proposing to demolish the existing +/- 13,750 building and construct a new +/- 30,200 square foot state of the art hospital-based off-campus emergency department in its place (“Project”). The other existing buildings will remain on the Property. In addition to this site plan application, the Applicant also submitted a delegation request to amend the restrictive note on the face of the plat to allow the increased square footage for the new hospital-based off-campus emergency department. The development of the Project will have a positive economic impact on the City and surrounding area by providing high-quality healthcare services to South Florida residents.

The Memorial Healthcare System is one of the largest public healthcare systems in the nation and highly regarded for its exceptional patient and family-centered care. The existing hospital-based off-campus emergency department has been in operation since the 1980s and provides prompt medical attention to the community. In 2022, this facility provided care to over 27,000 Pembroke Pines residents. No new jobs are anticipated with the Project as the scope of work is to demolish an existing facility and construct a new facility in its place. However, the replacement of the existing facility will generate a positive economic impact through the employment of local contractors and construction labor.



Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ete Zachariades
Matthew H. Scott

Christina Bilenki
David F. Milledge
Jeffrey Schneider
Sara Thompson

**Memorial Healthcare System
Free Standing Emergency Department
801 S. Douglas Rd.
Sustainability Impact Statement**

South Broward Hospital District (“Applicant”) is the owner of a +/- 19.68-acre parcel generally located on the east side of S. Douglas Rd., between Washington St. and SW 5th St. with an address of 801 S. Douglas Rd. in the City of Pembroke Pines (“Property”). The Property is located on Parcel A of the South Broward Hospital District Ancillary Plat. The Property is currently developed with a +/- 13,750 square foot emergency care center, a +/- 45,000 square foot hospital material management & distribution center, a +/- 16,300 square foot data center and a 240 bed nursing home facility.

The Property has a Broward County future land use designation of Community and a City of Pembroke Pines future land use designation of Community Facilities (CF) with a zoning designation of Agricultural (A). The Applicant is proposing to demolish the existing +/- 13,750 square foot emergency care center and construct a new +/- 30,200 square foot state of the art free-standing emergency department (“Project”). The remaining existing buildings will remain on the Property. In addition to the site plan application, the Applicant has also submitted a delegation request to amend the restrictive note on the face of the plat to allow the increased square footage for the emergency department. It is anticipated that the Project will have a positive impact on the City and surrounding area and will include sustainable initiatives above and beyond the City Code requirements, including the following:

- Building Automation System (reduces energy use and records performance)
- Water usage metering
- Lighting/signage controllers (reduces energy use)
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Natural lighting
- Deep overhangs at most floor to ceiling windows
- Vertical fins to shade West-facing lobby curtainwall
- Primarily light/reflective building materials to offset solar heat gain

- Low E, insulated glazing in windows
- Operable window shades
- Motion sensor faucets and flush valves
- Low flow plumbing fixtures (if requested)
- No CFC based refrigerants in any building systems
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems.
- Bicycle racks near building
- 25% concrete paving in lieu of asphalt (reduces Heat Island effect)
- Drip Irrigation (reduces water use)
- Water-efficient, regionally-adapted, non-invasive landscape species
- Interior parking lot landscaping
- LEED AP Professionals are on staff at HKS Architects
- LEED AP Professionals are on staff at Kimley-Horn and Associates
- Variable frequency motor controllers (VFDs) for improved energy efficiency on pumps and fans
- High Efficiency air conditioning equipment



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

INSTRUCTIONS:

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

Staff Use Only

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

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

SECTION 1-PROJECT INFORMATION:

Project Name: Memorial Manor Free Standing Emergency Department

Project Address: 801 Douglas Rd.

Location / Shopping Center: S. side of Douglas Rd. b/t SW 5th St. & SW 89th Ave.

Acreage of Property: 19.6 Building Square Feet: _____

Flexibility Zone: N/A Folio Number(s): 514116190010

Plat Name: South Broward Hospital District Traffic Analysis Zone (TAZ): _____

Legal Description: Parcel A, South Broward Hospital District Ancillary Facility,
according to the plat thereof, as recorded in Plat Book 134, Page 48, Public Records
of Broward County, Florida

Has this project been previously submitted? Yes No

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: South Broward Hospital District

Owner's Address: 3311 Stirling Rd. Fort Lauderdale, FL 33312

Owner's Email Address: mgreenspan@mhs.net

Owner's Phone: 954-265-8674 Owner's Fax: N/A

Agent: Hope Calhoun/Dunay, Miskel & Backman, LLP

Contact Person: Hope Calhoun

Agent's Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432

Agent's Email Address: hcalhoun@dmbblaw.com

Agent's Phone: 561-405-3324 Agent's Fax: 561-409-2341

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

PROPOSED

Zoning: A (Agriculture)

Zoning: A (Agriculture)

Land Use / Density: CF

Land Use / Density: CF

Use: Hospital/Nursing Home

Use: Hospital/Nursing Home

Plat Name: See legal desc. above

Plat Name: To remain the same

Plat Restrictive Note: See attached narrative

Plat Restrictive Note: See attached narrative

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: R-MF

North: IRR (12)

South: R1-Z

South: L-5

East: A

East: CF

West: RM-F

West: IRR (12)

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

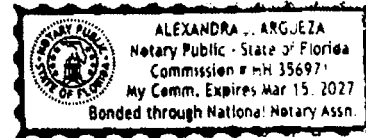
SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

[Signature] 3/3/2023
Signature of Owner Date

Sworn and Subscribed before me this 3rd day
of March, 2023



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

AGENT CERTIFICATION

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

[Signature] 3/3/2023
Signature of Agent Date

Sworn and Subscribed before me this 3rd day
of March, 2023



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

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: South Broward Hospital District

Authorized Representative: Mark Greenspan

Application Number: _____

Application Request: delegation request & Site Plan Application

I, Mark Greenspan (print Applicant/Authorized Representative name), on behalf of South Broward Hospital District (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

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

MRG 3/3/23
Signature of Applicant or Applicant's Date
Authorized Representative

MARK GREENSPAN
Print Name of Applicant/Authorized Representative



DRC REVIEW FORM

FIRE PLANS EXAMINER Daniel Almaguer, Fire Marshal
Dalmaguer@ppines.com
954.499.9557

PROJECT NAME: Memorial Free-Standing ED
REFERENCE #: SP 2023 - 03
DATE REVIEWED: 01/31/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

MEMORANDUM

January 30, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0003) Memorial FSER

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

Landscape Inspection Comments:

1. All landscape comments have been addressed.

It is a responsibility that is important for the project to maintain a healthy and vigorous landscape. It is also required that all trees in the project landscape be maintained by Florida Tree Company, a landscape contractor.

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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 30, 2024
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 25, 2024
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

1. ~~Provide notification per Code Requirements. Section 155.302. **Ongoing**~~
 - a. ~~HOA notice must be provided to the following communities.~~
 - i. ~~Hollybrook: Kyle Hatakeyama 900 Hollybrook Drive Pembroke Pines FL 33025 954 431 0600 ext 248 561 437 9426 cell kyle@hollybrook.com~~
2. ~~Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. **Ongoing**~~
3. ~~Provide South Broward Drainage District approval. **Ongoing**~~
4. ~~Are any modifications proposed to the existing facilities on site? Consider changes to make the existing facilities more architecturally compatible with the proposed development.~~
5. ~~Clarify if the main entrance facing north will be utilized for emergency vehicles. If not, please clarify where the emergency vehicles will make drop offs, add note to the plans indicating. Provide details of how the vehicles will access the site.~~
6. ~~Any other off-site improvements as a result of this application?~~
7. ~~Will this building be LEED or other green building certified?~~
8. ~~Label all specialty car spaces (car pool, doctor parking, etc...) on the plan.~~
9. ~~Are there any EV Charging stations proposed for the site. If so, reference code section 155.614 for regulations.~~
10. ~~Provide bike racks/bike storage on site. Label locations.~~
11. ~~Will there be new jobs beyond construction jobs created as a result of this development? Include this information in a revised Economic Development State~~
12. ~~Identify all the site plan the building areas that are being utilized to calculate the required parking. **Free Standing ER must be parked at a ratio of 3.5 parking spaces per 1,000 square feet of area.**~~
13. ~~The minimum required parking must be provided at the time of CO for the proposed development. **Provide the available and required parking for each phase of the project.**~~
14. ~~Clarify if there is any reserved parking cannot be counted towards the total required. **Reserved parking is indicated on the site plan.**~~
15. ~~Clarify if the existing facilities on site and the proposed development will have any shared operations or interaction.~~

- ~~16. Consider providing pedestrian connection between the facilities. Consider improvements provided in the second attachment. Provide pedestrian connection between the parking lot to the south and the FSER. Consider providing additional parking adjacent to memorial manor either in the form of parallel or angled parking spaces.~~
- ~~17. Provide enhanced pedestrian connection between northern parking lot and FSER.~~
- ~~18. Provide dimensions of loading space. Spaces must be a minimum of 10'x25'~~
- ~~19. Any above ground or underground tanks? (oxygen etc...). If so, please provide locations.~~
- ~~20. Provide details of the dumpster enclosure, caged soiled cart holding, caged biohazard holding, generator and transformer enclosure.~~
- ~~21. Provide wall sign details including location, square footage, illumination type, color and mounting type. Reference free standing buildings in section 155.699~~
- ~~22. Directional sign panels are limited to 1.5 square feet.~~
- ~~23. The monument sign cannot exceed 24 square feet. The signage shall count towards the 120 required.~~
- ~~24. Copy on signage must be either pan formed or routed lettering. **Vinyl lettering is still shown. Vinyl cannot be placed on a flat surface. Vinyl utilized in a different form of construction such as routed lettering is acceptable. Not addressed**~~
- ~~25. Provide color chips and material Board. **Physical material board is required.**~~
- ~~26. Ensure all colors and materials shown on sheet A5.01 are used and labeled on sheet A5.02~~
- ~~27. Provide black and white elevations as well labeling all color and materials utilized. **Include color elevations as well as the black and white elevations.**~~
- ~~28. Provide phasing plan with a timeline for demo and construction. **Timeline not provided. Is the existing free standing ER going to remain operational during phase 2 of construction? If so, clarify what parking field shall be utilized for the ER.**~~
- ~~29. Verify that the plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements. **Ongoing**~~
- ~~30. Need dimensions and clearances of all porte-cocheres / covered areas.~~
- ~~31. 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. **Partially addressed**~~
- ~~32. Any ground mounted mechanical equipment? If so, provide locations.~~
- ~~33. 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.~~
- ~~34. See lighting comments below (Reference code section 155.685-155.692):
 - a. Lighting cannot exceed 0.5 foot candles at the property line.
 - b. Clarify CCT. A maximum of 3,000K is permitted.~~

- ~~e. Clarify if any wall or canopy lighting is being installed. Provide specification sheet for all fixtures.~~
 - ~~d. Add note to the plans that all lighting is full cutoff and angled at 90 degrees. See code section 155.685-155.692~~
 - ~~e. Are any lighting upgrades proposed for the rest of the site? Portions of the site appear to not have updated LED lighting.~~
35. Provide width of all landscape island. Islands must be a minimum of 10' wide.
 36. Amend site plan narrative to correct type regarding the square footage of the proposed development.
 37. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 38. **Ensure modifications to the site plans are consistent across all sheets**
 39. 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.
 40. 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: Memorial Free-Standing ED
REFERENCE #: SP 2023 - 03
DATE REVIEWED: 01/25/2024

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

1. Relocate proposed FDC so as not to impede egress while hose connections are made.

MEMORANDUM

January 25, 2024

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper & Laura Arcila Bonet

Re: SP 2023-0003 (Memorial Manor Free-Standing Emergency Room)

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

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

DRC REVIEW FORM



December 13, 2023

Project: *MEMORIAL MANOR - FREE STANDING EMERGENCY DEPARTMENT*
City Reference Number: *SP2023-0003*

To: Joseph Yaciuk, AICP, Assistant Director
Planning and Economic Development

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

RECOMMENDATION:

The Engineering Division's Comments have been satisfied and 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's site-related improvements. Submittal of one (1) set of appropriate signed and sealed plans, a PDF of the plans set, and the Plans Review Fee will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

MEMORANDUM

Nov 29, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper & Laura Arcila Bonet

Re: SP 2023-0003 (Memorial Manor Free-Standing Emergency Room)

The following are my comments regarding the above Site Plan:

1. Provide confirmation from Broward County that proposed square footage for Building "C" is available on Plat.
9/5/23 – Ongoing.
2. ~~Provide detail showing all roof mounted equipment is screened from view.
9/5/23 – Not provided.~~
3. ~~Per Land Development Code, as property is zoned Agricultural, lighting fixtures cannot exceed 3,000k maximum temperature and confirm all fixtures are 90-degree cutoff fixtures.~~
4. ~~Provide letter from Waste Pro showing approval of proposed garbage collection.~~
5. ~~Clarify square footage breakdown for uses in each building for parking calculations.
9/5/23 – Proposed building needs to be parked at 3.5 per 1,000.~~
6. ~~Provide a Phasing Plan, timelines, staging, fencing, etc. for development of this project.~~
7. ~~Required parking for any operational buildings must be provided, at all times, during construction phases.
9/5/23 – Not addressed.~~
8. ~~Provide elevations, with all details, colors, etc. of dumpster enclosure(s).
Note: Gates must be metal.~~
9. ~~As this proposed project is Zoned Agricultural, allowed signage falls under Section 155.699: Permanent Signs – Free Standing Building which allows a total of 120 sq. ft. of building wall signs and monument sign. If allowed 24 sq. ft. monument sign is proposed, wall signage of 96 sq. ft. would be allowed.
Note: A Master Sign Plan cannot be proposed in this zoning district.~~
10. ~~Directional signs are limited to 1.5 sq. ft. per line of information on panels.~~
11. ~~Site Lighting must meet all regulations in Land Development Code Sections 155.685-155.692.~~
12. ~~Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.~~
13. ~~Confirm all dimensions of buildings, covered areas, walkways, paved areas, etc. are provided.~~
14. ~~If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjones-ruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.~~

MEMORANDUM

November 28, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0003) Memorial FSER

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

Landscape Inspection Comments:

1. The NW corner of the building planting area had four hardwoods and a few palms proposed, current plans do not have any proposed tree plantings. Please move a couple of the proposed plantings from "outside of scope of work" into this area. **Please refer to LDC SEC. 155.661 (I) which requires one tree for every 50 linear feet. Viewing corridors may not alter tree requirements.**
2. Further comments may apply.

This document is the property of the City of Pembroke Pines and is not to be distributed outside of the City of Pembroke Pines. If you have received this document in error, please contact the City of Pembroke Pines Planning and Economic Development Department at (954) 392-2100.

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>		
<p><u>SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species.</u></p> <p>1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height. (b) 20% of required trees meet 12-14' H with 2" diameter at breast height. (c) 60% of required trees required meet 155.664 (M).</p> <p>2. All properties four stories and above minimum: (a) 30% of required trees meet 14-16' H with 3" diameter at breast height. (b) 30% of required trees meet 12-14' H with 2" diameter at breast height. (c) 40% of required trees required meet 155.664 (M).</p>		
<p><u>SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.</u></p> <p>One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet.</p>		
<p><u>SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.</u></p> <p>The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.</p>		
<p><u>SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties.</u></p> <p>1. For non-residential properties the planting requirement shall be calculated on the following basis; (a) One tree every 5,000 square feet of gross area. (b) Ten shrubs every 5,000 square feet of gross area.</p>		
<p><u>SEC. 155.663 (F) Interior parking and paved area landscaping.</u></p> <p>Parking lots shall comply with the following minimum requirements:</p> <ol style="list-style-type: none"> 1. One tree: <ol style="list-style-type: none"> (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: <ol style="list-style-type: none"> (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and 		
<p>City of Pembroke Pines Landscape Code Requirements</p>		
<p><u>SEC 155.631 Meet minimum bufferyard requirements.</u></p>		

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 28, 2023
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

1. Provide notification per Code Requirements. *Section 155.302. Ongoing*
 - a. HOA notice must be provided to the following communities.
 - i. Hollybrook: Kyle Hatakeyama 900 Hollybrook Drive Pembroke Pines FL 33025 954-431-0600 ext 248 561-437-9426 cell kyle@hollybrook.com
2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. **Ongoing**
- ~~3. Provide South Broward Drainage District approval. **Ongoing**~~
- ~~4. Are any modifications proposed to the existing facilities on site? Consider changes to make the existing facilities more architecturally compatible with the proposed development.~~
- ~~5. Clarify if the main entrance facing north will be utilized for emergency vehicles. If not, please clarify where the emergency vehicles will make drop offs, add note to the plans indicating. Provide details of how the vehicles will access the site.~~
- ~~6. Any other off-site improvements as a result of this application?~~
- ~~7. Will this building be LEED or other green building certified?~~
- ~~8. Label all specialty car spaces (car pool, doctor parking, etc...) on the plan.~~
- ~~9. Are there any EV Charging stations proposed for the site. If so, reference code section 155.614 for regulations.~~
- ~~10. Provide bike racks/bike storage on site. Label locations.~~
- ~~11. Will there be new jobs beyond construction jobs created as a result of this development? Include this information in a revised Economic Development State~~
- ~~12. Identify all the site plan the building areas that are being utilized to calculate the required parking. **Free Standing ER must be parked at a ratio of 3.5 parking spaces per 1,000 square feet of area.**~~
- ~~13. The minimum required parking must be provided at the time of CO for the proposed development. **Provide the available and required parking for each phase of the project.**~~
- ~~14. Clarify if there is any reserved parking cannot be counted towards the total required. **Reserved parking is indicated on the site plan.**~~
- ~~15. Clarify if the existing facilities on site and the proposed development will have any shared operations or interaction.~~

16. Consider providing pedestrian connection between the facilities. Consider improvements provided in the second attachment. Provide pedestrian connection between the parking lot to the south and the FSER. Consider providing additional parking adjacent to memorial manor either in the form of parallel or angled parking spaces.
17. ~~Provide enhanced pedestrian connection between northern parking lot and FSER.~~
18. ~~Provide dimensions of loading space. Spaces must be a minimum of 10'x25'~~
19. ~~Any above ground or underground tanks? (oxygen etc...). If so, please provide locations.~~
20. ~~Provide details of the dumpster enclosure, caged soiled cart holding, caged biohazard holding, generator and transformer enclosure.~~
21. ~~Provide wall sign details including location, square footage, illumination type, color and mounting type. Reference free standing buildings in section 155.699~~
22. ~~Directional sign panels are limited to 1.5 square feet.~~
23. ~~The monument sign cannot exceed 24 square feet. The signage shall count towards the 120 required.~~
24. ~~Copy on signage must be either pan formed or routed lettering. Vinyl lettering is still shown. Vinyl cannot be placed on a flat surface. Vinyl utilized in a different form of construction such as routed lettering is acceptable.~~
25. ~~Provide color chips and material Board. Physical material board is required.~~
- Ongoing**
26. ~~Ensure all colors and materials shown on sheet A5.01 are used and labeled on sheet A5.02~~
27. ~~Provide black and white elevations as well labeling all color and materials utilized. **Include color elevations as well as the black and white elevations.**~~
28. ~~Provide phasing plan with a timeline for demo and construction. **Timeline not provided. Is the existing free standing ER going to remain operational during phase 2 of construction? If so, clarify what parking field shall be utilized for the ER.**~~
29. ~~Verify that the plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements. **Ongoing**~~
30. ~~Need dimensions and clearances of all porte-cocheres / covered areas.~~
31. ~~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. **Partially addressed**~~
32. ~~Any ground mounted mechanical equipment? If so, provide locations.~~
33. ~~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.~~
34. ~~See lighting comments below (Reference code section 155.685-155.692):~~
 - a. ~~Lighting cannot exceed 0.5 foot candles at the property line.~~
 - b. ~~Clarify CCT. A maximum of 3,000K is permitted.~~

- ~~e. Clarify if any wall or canopy lighting is being installed. Provide specification sheet for all fixtures.~~
 - ~~d. Add note to the plans that all lighting is full cutoff and angled at 90 degrees. See code section 155.685-155.692~~
 - ~~e. Are any lighting upgrades proposed for the rest of the site? Portions of the site appear to not have updated LED lighting.~~
35. Provide width of all landscape island. Islands must be a minimum of 10' wide.
 36. Amend site plan narrative to correct type regarding the square footage of the proposed development.
 37. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 38. **Ensure modifications to the site plans are consistent across all sheets**
 39. 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.
 40. 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: Memorial Free-Standing ED
REFERENCE #: SP 2023 - 03
DATE REVIEWED: 11/28/2023

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

1. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2016 Ed.)**

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 29, 2023
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

1. Provide notification per Code Requirements. *Section 155.302. Ongoing*
 - a. HOA notice must be provided to the following communities.
 - i. Hollybrook: Kyle Hatakeyama 900 Hollybrook Drive Pembroke Pines FL 33025 954-431-0600 ext 248 561-437-9426 cell kyle@hollybrook.com
2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. **Ongoing**
3. Provide South Broward Drainage District approval. **Ongoing**
4. Are any modifications proposed to the existing facilities on site? Consider changes to make the existing facilities more architecturally compatible with the proposed development.
5. ~~Clarify if the main entrance facing north will be utilized for emergency vehicles. If not, please clarify where the emergency vehicles will make drop offs, add note to the plans indicating. Provide details of how the vehicles will access the site.~~
6. Any other off-site improvements as a result of this application?
7. ~~Will this building be LEED or other green building certified?~~
8. ~~Label all specialty car spaces (car pool, doctor parking ,etc...) on the plan.~~
9. ~~Are there any EV Charging stations proposed for the site. If so, reference code section 155.614 for regulations.~~
10. ~~Provide bike racks/bike storage on site. Label locations.~~
11. ~~Will there be new jobs beyond construction jobs created as a result of this development? Include this information in a revised Economic Development State~~
12. Identify all the site plan the building areas that are being utilized to calculate the required parking. **Free Standing ER must be parked at a ratio of 3.5 parking spaces per 1,000 square feet of area.**
13. The minimum required parking must be provided at the time of CO for the proposed development. **Provide the available and required parking for each phase of the project.**
14. Clarify if there is any reserved parking cannot be counted towards the total required. **Reserved parking is indicated on the site plan.**
15. ~~Clarify if the existing facilities on site and the proposed development will have any shared operations or interaction.~~

16. Consider providing pedestrian connection between the facilities. Consider improvements provided in the second attachment.
17. Provide enhanced pedestrian connection between northern parking lot and FSER.
18. Provide dimensions of loading space. Spaces must be a minimum of 10'x25'
19. Any above ground or underground tanks? (oxygen etc...). If so, please provide locations.
20. Provide details of the dumpster enclosure, caged soiled cart holding, caged biohazard holding, generator and transformer enclosure.
21. Provide wall sign details including location, square footage, illumination type, color and mounting type. Reference free standing buildings in section 155.699
22. Directional sign panels are limited to 1.5 square feet.
23. The monument sign cannot exceed 24 square feet. The signage shall count towards the 120 required.
24. Copy on signage must be either pan formed or routed lettering. **Vinyl lettering is still shown.**
25. Provide color chips and material Board. **Physical material board is required.**
26. Ensure all colors and materials shown on sheet A5.01 are used and labeled on sheet A5.02
27. Provide black and white elevations as well labeling all color and materials utilized. **Include color elevations as well as the black and white elevations.**
28. Provide phasing plan with a timeline for demo and construction. **Timeline not provided. Is the existing free standing ER going to remain operational during phase 2 of construction? If so, clarify what parking field shall be utilized for the ER.**
29. Verify that the plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements. **Ongoing**
30. Need dimensions and clearances of all porte-cocheres / covered areas.
31. 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. **Partially addressed**
32. Any ground mounted mechanical equipment? If so, provide locations.
33. 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.
34. See lighting comments below (Reference code section 155.685-155.692):
 - a. Lighting cannot exceed 0.5 foot candles at the property line.
 - b. Clarify CCT. A maximum of 3,000K is permitted.
 - c. Clarify if any wall or canopy lighting is being installed. Provide specification sheet for all fixtures.
 - d. Add note to the plans that all lighting is full cutoff and angled at 90 degrees. See code section 155.685-155.692
 - e. Are any lighting upgrades proposed for the rest of the site? Portions of the site appear to not have updated LED lighting.

35. Provide width of all landscape island. Islands must be a minimum of 10' wide.
 36. Amend site plan narrative to correct type regarding the square footage of the proposed development.
 37. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 38. 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.
 39. 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

September 5, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0003) Memorial FSER

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. **Please add symbols to plant lists shown on LP pages.**
2. Staff does not recommend Category 1 hardwood plantings (BS/QV) for parking islands, due to their aggressive growth patterns, especially within 10 feet of paved surfaces. ~~Please swap QV, BS, with more appropriate Category tree, such as Category 2 or 3 (hardwood with no surface roots, as root barriers do not stop those).~~ L2.01 SE parking lot, while BS and QV species were swapped, staff will not approve one of the two selected species. Pigeon plum species are accepted, however Clusia rosea plantings in parking islands will not be accepted. Clusia tree may be planted for larger parking islands abutting parking areas, but not parking islands themselves. Hardwoods planted in parking islands should be species from CAT 2 or 3 only, species that do not have aggressive or invasive root systems. Additionally, Clusia trees required ample of hands-on maintenance due to aerial roots, which lack maintenance due to those reasons.
Remaining proposed BS plantings in SE parking lot, with close proximity to sidewalk, should be swapped for Japanese fern trees, Lignum vitae, or Satinleaf species as they are from CAT 2, do not have aggressive/invasive/buttress root systems while still providing ample of shade.
- ~~3. L2.00 is missing BS callout, SE corner.~~
4. TD symbols should be used to show Taxodium distichum on LP pages, however on L2.01 (corner parking area) TD is used for what appears to be groundcover plantings. Please revise.
- ~~5. L2.02 calls 42 Taxodium distichum, only able to locate 32 on LP pages. Please advise.~~
6. A lot of plant material proposed for removal are "in good condition", staff recommends relocating trees that are of FL#1 standard or can be mitigated to become FL#1. **Since material on site was re-evaluated and found to be in poor condition, please update L1.02 to reflect changes for tree conditions.**
7. Tree disposition on L1.02, tree #11224 is slated to remain, unable to locate on LP pages. **Unknown tree #11224, still shown on Tree disposition, L1.02.**
8. Will there be any monument signs on site? **Please show - two layers of landscaping is required to go all the way around the monument sign.** Please see section 155.662 (C(3a)) of LDC.
- ~~9. L2.01 missing callouts for TR (3) and QV (1), please adjust.~~
10. L2.00 proposes for tree #2295 (RR) to remain in its current location. Staff does not recommend Royal palms for interior parking island due to likelihood of injury/damages due to falling fronds. RR could be relocated to a nearby "Detention area".

11. NW corner of the building planting area had four hardwoods and a few palms proposed, current plans do not have any proposed tree plantings. Please move a couple of the proposed plantings from “outside of scope of work” into this area.
12. Please advise why are there trees being planted outside of “limits of work” area.
13. Further comments may apply.

For the purpose of this document, the project will be located in the area of 601 City Center Way, City of Pembroke Pines, Florida 33025. The project will be located in the area of 601 City Center Way, City of Pembroke Pines, Florida 33025.

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.

MEMORANDUM

Sep 05, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper & Laura Arcila Bonet

Re: SP 2023-0003 (Memorial Manor Free-Standing Emergency Room)

The following are my comments regarding the above Site Plan:

1. Provide confirmation from Broward County that proposed square footage for Building "C" is available on Plat.
9/5/23 – Ongoing.
2. Provide detail showing all roof mounted equipment is screened from view.
9/5/23 – Not provided.
3. ~~Per Land Development Code, as property is zoned Agricultural, lighting fixtures cannot exceed 3,000k maximum temperature and confirm all fixtures are 90-degree cutoff fixtures.~~
4. ~~Provide letter from Waste Pro showing approval of proposed garbage collection.~~
5. Clarify square footage breakdown for uses in each building for parking calculations.
9/5/23 – Proposed building needs to be parked at 3.5 per 1,000.
6. ~~Provide a Phasing Plan, timelines, staging, fencing, etc. for development of this project.~~
7. Required parking for any operational buildings must be provided, at all times, during construction phases.
9/5/23 – Not addressed.
8. ~~Provide elevations, with all details, colors, etc. of dumpster enclosure(s).
Note: Gates must be metal.~~
9. ~~As this proposed project is Zoned Agricultural, allowed signage falls under Section 155.699: Permanent Signs – Free Standing Building which allows a total of 120 sq. ft. of building wall signs and monument sign. If allowed 24 sq. ft. monument sign is proposed, wall signage of 96 sq. ft. would be allowed.
Note: A Master Sign Plan cannot be proposed in this zoning district.~~
10. ~~Directional signs are limited to 1.5 sq. ft. per line of information on panels.~~
11. ~~Site Lighting must meet all regulations in Land Development Code Sections 155.685-155.692.~~
12. ~~Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.~~
13. ~~Confirm all dimensions of buildings, covered areas, walkways, paved areas, etc. are provided.~~
14. ~~If desired, contact Sherrell Jones Ruff (954-628-3725 or at sjones-ruff@egasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.~~

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 29, 2023
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

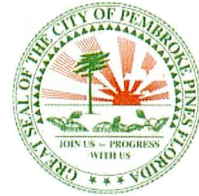
1. Provide notification per Code Requirements. *Section 155.302. Ongoing*
 - a. HOA notice must be provided to the following communities.
 - i. Hollybrook: Kyle Hatakeyama 900 Hollybrook Drive Pembroke Pines FL 33025 954-431-0600 ext 248 561-437-9426 cell kyle@hollybrook.com
2. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. **Ongoing**
3. Provide South Broward Drainage District approval. **Ongoing**
4. Are any modifications proposed to the existing facilities on site? Consider changes to make the existing facilities more architecturally compatible with the proposed development.
5. ~~Clarify if the main entrance facing north will be utilized for emergency vehicles. If not, please clarify where the emergency vehicles will make drop offs, add note to the plans indicating. Provide details of how the vehicles will access the site.~~
6. Any other off-site improvements as a result of this application?
7. ~~Will this building be LEED or other green building certified?~~
8. ~~Label all specialty car spaces (car pool, doctor parking ,etc...) on the plan.~~
9. ~~Are there any EV Charging stations proposed for the site. If so, reference code section 155.614 for regulations.~~
10. ~~Provide bike racks/bike storage on site. Label locations.~~
11. ~~Will there be new jobs beyond construction jobs created as a result of this development? Include this information in a revised Economic Development State~~
12. Identify all the site plan the building areas that are being utilized to calculate the required parking. **Free Standing ER must be parked at a ratio of 3.5 parking spaces per 1,000 square feet of area.**
13. The minimum required parking must be provided at the time of CO for the proposed development. **Provide the available and required parking for each phase of the project.**
14. Clarify if there is any reserved parking cannot be counted towards the total required. **Reserved parking is indicated on the site plan.**
15. ~~Clarify if the existing facilities on site and the proposed development will have any shared operations or interaction.~~

16. Consider providing pedestrian connection between the facilities. Consider improvements provided in the second attachment.
17. Provide enhanced pedestrian connection between northern parking lot and FSER.
18. Provide dimensions of loading space. Spaces must be a minimum of 10'x25'
19. Any above ground or underground tanks? (oxygen etc...). If so, please provide locations.
20. Provide details of the dumpster enclosure, caged soiled cart holding, caged biohazard holding, generator and transformer enclosure.
21. Provide wall sign details including location, square footage, illumination type, color and mounting type. Reference free standing buildings in section 155.699
22. Directional sign panels are limited to 1.5 square feet.
23. The monument sign cannot exceed 24 square feet. The signage shall count towards the 120 required.
24. Copy on signage must be either pan formed or routed lettering. **Vinyl lettering is still shown.**
25. Provide color chips and material Board. **Physical material board is required.**
26. Ensure all colors and materials shown on sheet A5.01 are used and labeled on sheet A5.02
27. Provide black and white elevations as well labeling all color and materials utilized. **Include color elevations as well as the black and white elevations.**
28. Provide phasing plan with a timeline for demo and construction. **Timeline not provided. Is the existing free standing ER going to remain operational during phase 2 of construction? If so, clarify what parking field shall be utilized for the ER.**
29. Verify that the plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements. **Ongoing**
30. Need dimensions and clearances of all porte cocheres / covered areas.
31. 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. **Partially addressed**
32. Any ground mounted mechanical equipment? If so, provide locations.
33. 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.
34. See lighting comments below (Reference code section 155.685-155.692):
 - a. Lighting cannot exceed 0.5 foot candles at the property line.
 - b. Clarify CCT. A maximum of 3,000K is permitted.
 - c. Clarify if any wall or canopy lighting is being installed. Provide specification sheet for all fixtures.
 - d. Add note to the plans that all lighting is full cutoff and angled at 90 degrees. See code section 155.685-155.692
 - e. Are any lighting upgrades proposed for the rest of the site? Portions of the site appear to not have updated LED lighting.

35. Provide width of all landscape island. Islands must be a minimum of 10' wide.
 36. Amend site plan narrative to correct type regarding the square footage of the proposed development.
 37. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
 38. 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.
 39. 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



June 12, 2023

Project: *MEMORIAL MANOR - FREE STANDING EMERGENCY DEPARTMENT*
City Reference Number: *SP2023-0003*

To: Joseph Yaciuk, AICP, Assistant Director
Planning and Economic Development

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

COMMENTS/RECOMMENDATIONS:

1. General Comment – Note per current 2014 FEMA Flood Map, the proposed project is currently located in a within designated ‘Flood Zone AH’ (Elev. 6). Based upon the current ‘Preliminary Flood Zone Map Changes’ being proposed by FEMA, the proposed project would be located within ‘Flood Zone A Series/VE’. (Refer to the attached ‘2014 FEMA Flood Map’ and ‘Preliminary (2021) Flood Zone Map Change’ Exhibits for designated Flood Zone information.)

Per Chapter 152, ‘Flood Plain Administration’, of the City’s Code of Ordinances, a ‘Letter of Map Change’ (LOMC) will be required for the proposed building due to site area being within current ‘Flood Zone AE’ (and possible future ‘Flood Zone VE’ designation).

2. Cover Sheet – Correct the orientation of the ‘North Arrow’ to be to the north based upon the Location Map and correct designation of the existing residential community immediately north to be ‘Windmill Lakes Apartments’ not the Pembroke Lakes Mall’.
3. Demolition Plan, Sheet C2.00 – In accordance with ‘Note #2’ on the plan, the ‘Demolition Phasing Plan’ will be required for Engineering Permit submittal.
4. Demolition Plan, Sheet C2.00 & C2.01 – Correct Depict and denote/label by typical ‘Legend’ item, all existing trees to be removed on the plans for demolition coordination purposes.

5. Demolition Plan, Sheet C2.01 – Denote the limits of removal of the “Exist. 10” PVC Storm Drain Line to the east side of the existing building to be in its entirety back to the existing inlet and note the existing wall opening in the existing inlet to be permanently plugged with concrete.
6. Demolition Plan, Sheet C2.01 – Clearly depict and denote/label the limits and alignment of the existing sewer lateral/service line currently serving the existing building noted to be removed. It is currently unclear of the limits and path/alignment of the existing sewer system improvements to be removed in association with the demolition of the existing building. The point of termination of the removal of the existing sewer system improvements must be reflected on the plan.
7. Demolition Plan, Sheet C2.01 – Clearly depict and denote/label the limits of removal of the existing water service line supply the existing building to be removed, including back to the point of termination of the existing water service/supply line.
8. Demolition Plan, Sheet C2.01 – Clearly depict and denote/label all existing signs around the perimeter of the existing building to be removed. Denote/label the existing signs on the west side and southwest corner of the existing building to be removed.
9. Master Site Plan, Sheet C3.00 – Correct the proposed width of the Ingress Lane for the northern proposed Driveway Connection to Douglas Road to be 15/00’ to correspond with the proposed width of the Ingress Lane as reflected on Site Plan, Sheet C3.01.
10. Site Plan, Sheet C3.01 & C3.02 and Pavement Marking and Signage Plan, Sheet C6.02 & C6.02 – Attached ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ shall be reflected on each plan sheet.
11. Site Plan, Sheet C3.01 – Minimum width of the typical Fire Access Lane/Road as required by the Fire Prevention Bureau ‘Site Plan Guidelines’ is 20’. Provide written confirmation that the proposed 15’ Ingress Lane within the northern driveway connection to Douglas Road, which part of the proposed Fire Access Lane/Road, is acceptable to the Fire Prevention Bureau staff.
12. Site Plan, Sheet C3.01 – Provide additional pavement markings and signage within the first internal intersection at the east end of the northern driveway connection to Douglas Road addressing the vehicular traffic movements from the existing access road from the north, proposed access road from the south and the existing access drive and existing parking access aisles to the east and northeast. The current proposed connections of the existing access drive and parking access aisles from the east and northeast results in an excessive number of vehicular traffic movements at the intersection or in very close proximity to the intersection and creates somewhat confusing and unsafe traffic circulation/movements at this intersection.

Reconfiguration of the existing access drive and existing parking area to the east/northeast of the intersection to allow for one (1) access drive/parking aisle connection from the east aligned with the Egress Lane of the driveway is preferred from a traffic engineering standpoint and is highly recommended as part of the current proposed site parking lot modifications.

13. Site Plan, Sheet C3.02 and Pavement Marking and Signage Plan, Sheet C6.02 – Proposed Pedestrian Crossing of the proposed north/south and east/west Access Drives (just north and east of the proposed building ‘Drop-Off’ area) and within the proposed eastern Parking Lot at the north and south of the north/south Access Drive along the east side of the proposed building are considered ‘Mid-Block’ Pedestrian Crossings and as such the applicable ‘Special Emphasis’ Crosswalk pavement marking and ‘Pedestrian Crossing Warning Signage’ must be provided for each of the proposed Pedestrian Crossings. ‘Pedestrian Crossing Advance Warning Signage’ must also be provided for both the eastbound and westbound approach to the proposed Pedestrian Crossing along the east/west Access Drive along the north side of the proposed building (just to the east of the proposed building ‘Drop-Off’ area).
14. Site Plan, Sheet C3.02 and Pavement Marking and Signage Plan, Sheet C6.02 – Note that all Pedestrian Curb Ramps 5’ outside and beyond the proposed building envelope shall be in accordance with FDOT Standard Plans Index 522-002 and shall be accurately depicted on the plan and designated by ‘CR’ type.
15. Site Plan, Sheet C3.01 & C3.02 – Clearly denote/label which sections of proposed Concrete Sidewalk will be raised 0.5’ above pavement grade with thickened edge and flush with pavement grade and have thickened edge, etc.
16. Site Plan, Sheet C3.01 & C3.02 – Depict and denote/label all existing and proposed Easements, including required SBDD drainage related easement and City required Water and Sewer Easements on the plans as applicable.
17. Site Plan, Sheet C3.02 – Depict the entire limits of the existing east/west Access Drive along the south side of the proposed building to be milled and resurfaced due to address the age of the existing asphalt and anticipated “damage” to the existing asphalt due to construction traffic and activities.
18. Overall Paving, Grading and Drainage Plan, Sheet C4.00 – Denote/label the size/diameter of the proposed Storm Drainage Pipe between the following proposed Drainage Structures:
 - ST-12 & ST-15
 - ST-15 & ST-16
 - ST-13 & ST-14

In addition, denote/label the proposed Lake Outfall by type.

19. Paving, Grading and Drainage Plan, Sheet C4.01 – Depict Utility Crossing Designation ‘P’ on the plan between the crossing of the Proposed 24” HDPE and the Existing 15” RCP Storm.
20. Paving, Grading and Drainage Plan, Sheet C4.02 – Per attached City Standard R-17, ‘Requirements For Pavement Relative to Waterways’, provide Guardrail with appropriate End Treatments along all proposed and existing Access Drives as required relative horizontal separation to the Top of Bank of the Existing Lake and any proposed/existing curbing along the edge of pavement of the existing and/or proposed Access Drives.

Note that the limits of the required Guardrail will need to be extended north along the east side of the Existing Lake to address the proximity of the existing

north/south Access Drive to the Top of Bank of the Existing Lake.

21. Paving, Grading and Drainage Plan, Sheet C4.01 & C4.02 – Provide proposed elevations along the “flowline” of the proposed inverted crown pavement section for all proposed “high” and “low” points for confirmation of required minimum longitudinal slopes per Section 154.35 of the City Code of Ordinances.
22. Paving, Grading and Drainage Plan, Sheet C4.91 & C4.02 – Denote/label all proposed connections to the existing pavement per City Standard R-39 (typical labels).
23. Utility Plan, Sheet C5.00 & C5.02 – As a significant portion of the proposed 8” Sewer Main between proposed Manhole SS-01 and SS-02 does not have the City required minimum 3’ of cover for use of PVC sewer main, provide 8” DIP Sewer Main from proposed Manhole SS-01 east to a point a minimum of 10’ east of the crossing with the proposed 24” HDPE Lake Outfall (Utility Crossing ‘C’).

Note that the required DIP Sewer Main must be lined with Protecto 401 Ceramic Epoxy lining and must be backfilled with select coarse sand from the ‘spring line’ of the pipe to a point a minimum of 6” above the top of pipe or to the bottom of the limerock base whichever is the greater and a minimum of 18” on each side of the sewer main.

In addition, the proposed 6” Sewer Lateral from the main to a point a minimum of 7.5’ beyond the sewer main must also be DIP with the Ceramic Epoxy lining. It is recommended that the Ceramic Epoxy Lined DIP be installed to a point where the minimum 3’ of cover for PVC is obtained based upon the proposed grading.

24. Utility Plan, Sheet C5.01 & C5.02 and Utility Crossings, Sheet C5.03 – For the proposed Vertical Realignment of the existing 8” PVC Water Main and proposed Utility Crossings having the existing and/or proposed water main crossing below a proposed HDPE Storm Pipe, note that the City Utility Department standard is for the existing/proposed water main to always cross over all other existing and/or proposed site utilities (including storm drainage).

Provide justification for presentation to the Utility Director for his consideration for possible approval to allow for the proposed Vertical Realignment of the existing 8” PVC Water Main current conflicting with the design invert elevation of the noted sections of proposed Exfiltration Trench within the proposed parking lot area north of the proposed building ‘Drop-Off’ area or revise the design of the proposed storm drainage system for the parking lot area to allow the existing water main to remain as is without any vertical realignment.

With regards to the Utility Crossings between the proposed 8” DIP Water Main and proposed Storm Drainage and Building Fire and Water Services, the proposed water main is required to cross over all other proposed site utilities except for the crossing of the proposed water main with the proposed sewer main (Utility Crossing ‘B’). Revise all Utility Crossings (except Utility Crossing ‘B’) on Sheet C5.03 accordingly.

25. Utility Plan, Sheet C5.02 and Utility Crossings, Sheet C5.03 – Depict and denote/label the required Fittings, etc for the proposed crossing of the proposed 8” DIP Water Main under the proposed 8” Sewer Main (Utility Crossing ‘B’). Revised Utility Crossing ‘B’ to reflect “Proposed 8” DIP Sewer To Cross Over Proposed 8”

- DIP Water Main” with a minimum vertical separation of 18”.
26. Utility Plan, Sheet C5.02 – Provide lengths of pipe between all water main/service line fittings for the proposed 8” Dip Water Main and proposed Water and Fire Service Lines. Denote/label all proposed water main and water/fire service line fittings.
 27. Utility Plan, Sheet C5.02 – Clarify the location of the proposed 4” Water Meter and Backflow Preventer Assembly as the plan currently reflects two (2) proposed 4” Water Meter and Backflow Preventer Assemblies. An assembly is reflected on the west side of the Access Drive in the green area east of the proposed Emergency Generation/Equipment Yard area and another assembly is reflected in the terminal landscape island on the east side of the Access Drive with the proposed Double Detector Check Valve Assembly. Based upon the final location, revise the design of the water supply main to reflect the necessary fittings, etc.
 28. Utility Plan, Sheet C5.02 – Denote/label the ‘Point of Fire Service’ as the Gate Valve at the proposed 8”x4” Tee. Note that the Building Fire Service Line is required to have its own “supply main” and cannot be supplied by the same 4” Water Main as currently reflected for the water/fire service layout having both the 4” Water Meter and Backflow Preventer Assembly and Double Detector Check Valve Assembly located within the terminal landscape island on the east side of the Access Drive.
 29. Utility Plan, Sheet C5.02 – Depict and denote/label the required Fire Department Connection (FDC) on the plan.
 30. Utility Plan, Sheet C5.02 and Utility Crossings, C5.03 – Depict and denote/label the utility crossing between the existing 8” DIP Water Main and the proposed 30” HDPE running between proposed Storm Drainage Structures ST-15 & ST-16 on the Utility Plan sheet as Utility Crossing “U”. Add the appropriate crossing data for Utility Crossing “T” to the Utility Crossings sheet.
 31. Utility Plan, Sheet C5.02 and Utility Crossings, Sheet C5.03 – Revise Utility Crossing designation “J” just north of the proposed building ‘Drop-Off’ area to be Utility Crossing “T” on the Utility Plan sheet, as there is already a Utility Crossing “J” on the east side of the proposed building associated with the proposed 4” Building Fire Service Line. Add the appropriate crossing data for Utility Crossing “T” to the Utility Crossings sheet.
 32. Pavement Markings and Signage Plan, Sheet C6.01 and Site Plan, Sheet C3.02 – delete the proposed Pedestrian Crosswalk pavement marking across the proposed northern driveway connection to Douglas Road.
 33. Pavement Markings and Signage Plan, Sheet C6.01 & C6.02 – All proposed vehicular and pedestrian traffic related pavement markings and signage must comply with Broward County Traffic Engineering Division (BCTED) and MUTCD standards as adopted by the City Code of Ordinances. Accordingly, revisit the proposed pavement markings as depicted on the plan and denote in the ‘Legend’ to comply with typical BCTED standards as reflected on the BCTED ‘Pavement Markings and Signs Details’ sheet. Applicable RPMs must be depicted on the plan when for the proposed pavement markings and noted for each applicable pavement marking in the ‘Legend’ for each applicable pavement marking item.

34. Paving, Grading and Drainage Details, Sheet C4.10 – Replace the City Standard R-26 with the latest updated City Standard/Detail. Add City Standard R-44, ‘Typical Trench Backfill’ to the details sheet. The replacement and additional City Standard can be downloaded from the City’s website by way of the following “Link:

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

35. Utility Details, Sheet C5.10 – Replace City Standards W-2 and W-6 with the latest City Standards. The latest City Standard W-2 has been attached for replacement use, while the latest City Standard W-6 can be downloaded from the City’s website per the following ‘Link”:

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

36. Utility Details, Sheet C5.11 – Replace City Standards W-9, G-3 and S-1 with the latest City Standards that can be downloaded from the City’s website per the following ‘Link”:

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

37. Utility Details, Sheet C5.11 – Replace City Standards S-2, S-3, S-7, and S-10 with the latest City Standards. The latest City Standard S-7 has been attached for replacement use, while the latest City Standards S-2, S-3 and S-10 can be downloaded from the City’s website per the following ‘Link”:

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

NOTE: All resubmittals must include ‘Responses’ to all ‘Comments’ in letter format. Additional comments and/or plans mark-ups may be issued based upon receipt of updated/revised plans and ‘Responses’ to these comments.

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

MEMORANDUM

May 29, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2023-0003 (Memorial Manor Free-Standing Emergency Room)

The following are my comments regarding the above Site Plan:

1. Provide confirmation from Broward County that proposed square footage for Building "C" is available on Plat.
2. Provide detail showing all roof mounted equipment is screened from view.
3. Per Land Development Code, as property is zoned Agricultural, lighting fixtures cannot exceed 3,000k maximum temperature and confirm all fixtures are 90 degree cutoff fixtures.
4. Provide letter from Waste Pro showing approval of proposed garbage collection.
5. Clarify square footage breakdown for uses in each building for parking calculations.
6. Provide a Phasing Plan, time lines, staging, fencing, etc. for development of this project.
7. Required parking for any operational buildings must be provided, at all times, during construction phases.
8. Provide elevations, with all details, colors, etc. of dumpster enclosure(s).
Note: Gates must be metal.
9. As this proposed project is Zoned Agricultural, allowed signage falls under Section 155.699: Permanent Signs - Free Standing Building which allows a total of 120 sq. ft. of building wall signs and monument sign. If allowed 24 sq. ft. monument sign is proposed, wall signage of 96 sq. ft. would be allowed.
Note: A Master Sign Plan cannot be proposed in this zoning district.
10. Directional signs are limited to 1.5 sq. ft. per line of information on panels.
11. Site Lighting must meet all regulations in Land Development Code Sections 155.685-155.692.
12. Provide dimensions showing all endcap landscape islands are a minimum 10' from inside of curb to inside of curb.
13. Confirm all dimensions of buildings, covered areas, walkways, paved areas, etc. are provided.
14. If desired, contact Sherrell Jones-Ruff (954-628-3725 or at sjones-ruff@cgasolutions) in the Building Department to set up Pre-Application meeting to review submittal and review of Building Permits.

Please contact me with any questions.

MEMORANDUM

May 25, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2023-0003) Memorial FSER

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. **Please add symbols to plant lists shown on LP pages.**
2. Staff does not recommend Category 1 hardwood plantings (BS/QV) for parking islands, due to their aggressive growth patterns, especially within 10 feet of paved surfaces. Please swap QV, BS, with more appropriate Category tree, such as Category 2 or 3 (hardwood with no surface roots, as root barriers do not stop those).
3. L2.00 is missing BS callout, SE corner.
4. TD symbols should be used to show Taxodium distichum on LP pages, however on L2.01 (corner parking area) TD is used for what appears to be groundcover plantings. Please revise.
5. L2.02 calls 42 Taxodium distichum, only able to locate 32 on LP pages. Please advise.
6. A lot of plant material proposed for removal are "in good condition", staff recommends relocating trees that are of FL#1 standard or can be mitigated to become FL#1.
7. Tree disposition on L1.02, tree #11224 is slated to remain, unable to locate on LP pages.
8. Will there be any monument signs on site? If so, two layers of landscaping is required to go all the way around the monument sign. Please see section 155.662 (C(3a)) of LDC.
9. L2.01 missing callouts for TR (3) and QV (1), please adjust.
10. L2.00 proposes for tree #2295 (RR) to remain in its current location. Staff does not recommend Royal palms for interior parking island due to likelihood of injury/damages due to falling fronds. RR could be relocated to a nearby "Detention area".
11. Further comments may apply.

For information only, any comments regarding this report should be directed to the Planning and Economic Development Department, City of Pembroke Pines, 601 City Center Way, Pembroke Pines, FL 33025. Phone: 954.392.2100. Email: pehall@ppines.com

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

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



DRC REVIEW FORM

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

PROJECT NAME: Memorial Free-Standing ED
REFERENCE #: SP 2023 - 03
DATE REVIEWED: 05/23/2023

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

Note: Please provide Building Construction Type

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

1. Place Note on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6th Edition, effective December 31, 2020 with Broward County Amendments, which includes NFPA 101, 2018 edition, NFPA 1, 2018 edition, & State Statutes, 2019 edition (Adopted referenced publications found herein.)

2. Place note on plan and depict location of Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com.*
NFPA 1-18.2.2.1

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

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

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

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

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

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

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

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

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

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

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

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

6. Place notes on plan and demonstrate radii on each turn: Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.
COPP Engineering department verification is required

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

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

7. Place note on plan: The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
NFPA-1:18.2.4.1.1

Note: Permanent, weatherproof signage will be required for fire truck access routes. Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**

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

b. Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times. **NFPA 1-18.2.4.1.2**

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

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

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

b. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2016 Ed.)**

Pembroke Pines Fire Truck Specifications

PLANNING DIVISION STAFF COMMENTS

Memorandum:

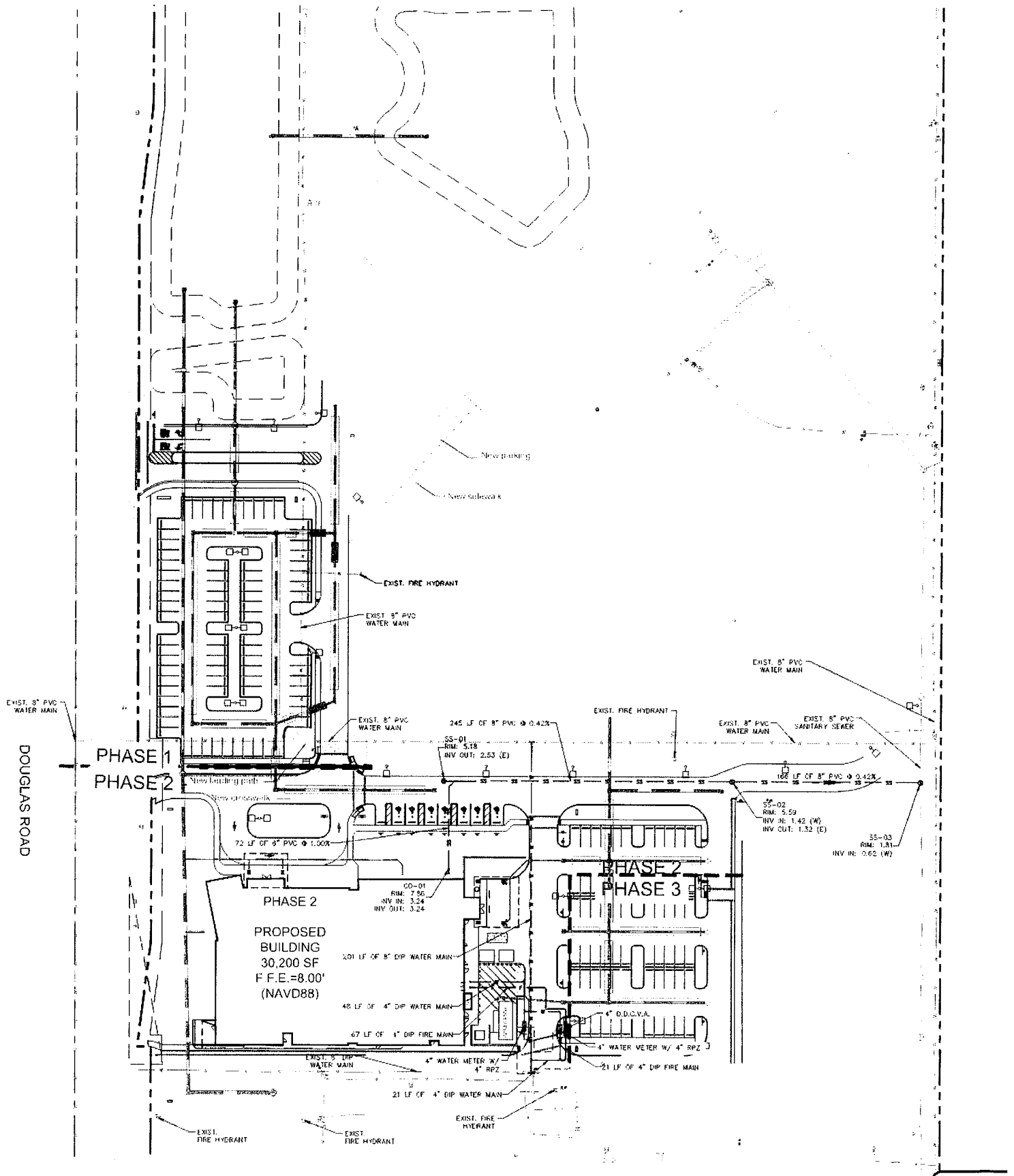
Date: May 16, 2023
To: SP 2023-0003 file
From: Cole Williams, Senior Planner
Re: Memorial Manor FSER

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

1. Provide notification per Code Requirements. *Section 155.302.*
 - a. HOA notice must be provided to the following communities.
 - i. Hollybrook: Kyle Hatakeyama 900 Hollybrook Drive Pembroke Pines FL 33025 954-431-0600 ext 248 561-437-9426 cell kyle@hollybrook.com
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. Provide South Broward Drainage District approval.
4. Are any modifications proposed to the existing facilities on site? Consider changes to make the existing facilities more architecturally compatible with the proposed development.
5. Clarify if the main entrance facing north will be utilized for emergency vehicles. If not, please clarify where the emergency vehicles will make drop offs, add note to the plans indicating. Provide details of how the vehicles will access the site.
6. Any other off-site improvements as a result of this application?
7. Will this building be LEED or other green building certified?
8. Label all specialty car spaces (car pool, doctor parking ,etc...) on the plan.
9. Are there any EV Charging stations proposed for the site. If so, reference code section 155.614 for regulations.
10. Provide bike racks/bike storage on site. Label locations.
11. Will there be new jobs beyond construction jobs created as a result of this development? Include this information in a revised Economic Development State
12. Identify all the site plan the building areas that are being utilized to calculate the required parking.
13. The minimum required parking must be provided at the time of CO for the proposed development.
14. Clarify if there is any reserved parking cannot be counted towards the total required.
15. Clarify if the existing facilities on site and the proposed development will have any shared operations or interaction.
16. Consider providing pedestrian connection between the facilities. Consider improvements provided in the second attachment.
17. Provide enhanced pedestrian connection between northern parking lot and FSER.

18. Provide dimensions of loading space. Spaces must be a minimum of 10'x25'
19. Any above ground or underground tanks? (oxygen etc...). If so, please provide locations.
20. Provide details of the dumpster enclosure, caged soiled cart holding, caged biohazard holding, generator and transformer enclosure.
21. Provide wall sign details including location, square footage, illumination type, color and mounting type. Reference free standing buildings in section 155.699
22. Directional sign panels are limited to 1.5 square feet.
23. The monument sign cannot exceed 24 square feet. The signage shall count towards the 120 required.
24. Copy on signage must be either pan formed or routed lettering.
25. Provide color chips and material Board.
26. Ensure all colors and materials shown on sheet A5.01 are used and labeled on sheet A5.02
27. Provide black and white elevations as well labeling all color and materials utilized.
28. Provide phasing plan with a timeline for demo and construction.
29. Verify that the plan is acceptable to the Fire Prevention Bureau. Verify radii meets minimum fire requirements.
30. Need dimensions and clearances of all porte-cocheres / covered areas.
31. 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.
32. Any ground mounted mechanical equipment? If so, provide locations.
33. 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.
34. See lighting comments below (Reference code section 155.685-155.692):
 - a. Lighting cannot exceed 0.5 foot candles at the property line.
 - b. Clarify CCT. A maximum of 3,000K is permitted.
 - c. Clarify if any wall or canopy lighting is being installed. Provide specification sheet for all fixtures.
 - d. Add note to the plans that all lighting is full cutoff and angled at 90 degrees. See code section 155.685-155.692
 - e. Are any lighting upgrades proposed for the rest of the site? Portions of the site appear to not have updated LED lighting.
35. Provide width of all landscape island. Islands must be a minimum of 10' wide.
36. Amend site plan narrative to correct type regarding the square footage of the proposed development.
37. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
38. 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.

39. 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.**
-



SUBJECT SITE AERIAL PHOTO

Memorial Manor FSR (SP2023-0003)

