



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

Summary

Agenda Date:	April 10, 2025	Application ID:	SP2024-0008
Project:	R L Carriers Parking Lot	Project Number:	PRJ2024-0011
Project Planner	Cole Williams, Senior Planner		
Owner:	R L R Investments LLC Greenwood Motor Lines INC	Agent:	Stan Richards
Location:	Generally located north of Johnson Street and east of northwest 209 Avenue.	Commission District	3
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Industrial
Reference Applications:	N/A		
Applicant Request:	Construct a parking lot for semi-trailer truck parking and storage.		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Stan Richards, agent, is requesting approval to construct a parking and storage lot for semi-trailer truck parking with associated lighting and landscape on the existing vacant +/- 2.5 acre lot generally located north of Johnson Street and east of northwest 209 Avenue.

The parking lot proposed is to provide additional parking and storage space for semi-trailer trucks for R L Carriers who operate a shipping facility on the adjacent parcel to west. The lot is for R L Carriers use only and is not open to the public.

Land Development Code Section 155.301(A) requires that site plans within planned zoning districts shall require review and action by the City Commission.

PARKING:

The applicant is proposing a parking and storage lot containing 47, 14'x55' semi-trailer truck spaces. There is no minimum parking or size standards for the proposed use within the Land Development Code.

The proposed parking lot shall be enclosed by a 6' tall chainlink fence.

ACCESS / CIRCULATION:

Access to the site shall be provided at the northwest corner through a chainlink sliding gate.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 60 trees, 4 palms, 606 shrubs, and 1070 groundcovers.
 - Primary species of trees include: Taxodium distichum - Bald cypress, Conocarpus erectus - Green buttonwood, Acer rubrum - Red maple, Quercus virginiana - Southern live oak, and Bursera simaruba - Gumbo limbo.
 - Primary species of palms include: Sabal palmetto - Sabal palm.
 - Primary species of shrubs include: Chrysobalanus icaco 'Red Tip' - Red-tip cocoplum, Clusia guttifera - Clusia.
 - Primary species of groundcovers include: Liriope muscari - Lilyturf, Trachelospermum asiaticum - Asiatic jasmine, Phyla nodiflora - Frogfruit, and Zamia pumila - Coontie.
- Trees remaining on site include: Taxodium distichum - Bald cypress, Ficus benjamina - Weeping fig, and Ficus microcarpa - Indian laurel.

OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 6, 30' tall concrete poles.

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends the application be transmitted to the City Commission with a favorable recommendation.

Enclosed:

Site Plan Application
Memo from Landscape Planner (4/1/2025)
Memo from Landscape Planner (3/18/2025)
Memo from Fire Prevention Bureau (2/11/2025)
Memo from Landscape Planner (2/10/2025)
Memo from Engineering Division (2/6/2025)
Memo from Traffic Engineer (12/26/2024)
Memo from Landscape Division (11/25/2024)
Memo from Planning Division (11/19/2024)
Memo from Fire Prevention Bureau (11/18/2024)
Memo from Engineering Division (8/19/2024)
Memo from Zoning Division (7/22/2024)
Memo from Planning Division (7/18/2024)
Memo from Landscape Division (7/18/2024)
Memo from Fire Prevention Bureau (7/17/2024)
Site Plan
Subject Site Aerial Photo



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

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

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

Pre Application Meeting Date: 03/26/2024

Plans for DRC Online Planner: Joseph Yociuk

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: R+L CARRIERS LOT PARKING LOT PEMBROKE PINES

Project Address: NW 209TH AVENUE PEMBROKE PINES, FLORIDA 33029

Location / Shopping Center: Located on NW 209th Avenue just north of Johnson Street

Acreage of Property: 2.5 ac Building Square Feet: N/A

Flexibility Zone: _____ Folio Number(s): 513911030073

Plat Name: CHAPEL TRAIL II Traffic Analysis Zone (TAZ): 816

Legal Description: CHAPEL TRAIL II 112-16 B POR PAR G DESC AS COMM SE COR TR 59 BEING ON NLY & WLY

BNDRY OF SAID PLAT,S 947.80 TO P/C,SLY & SELY AN ARC DIST 382.41 TO P/R/C SELY AN ARC LENGTH 328.68 TO POB

E 404.22,S 295.82,W 346.41,NLY & NWLY AN ARC DIST 302.40 TO POB

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
N/A					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: R L R INVESTMENTS LLC GREENWOOD MOTOR LINES INC

Owner's Address: 600 GILLIAM RD WILMINGTON OH 45177

Owner's Email Address: SRICHARDS@RLCARRIERS.COM

Owner's Phone: 800-543-5589 Owner's Fax: N/A

Agent: _____

Contact Person: STAN RICHARDS

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: N/A

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: PUD

Zoning: PUD

Land Use / Density: INDUSTRIAL

Land Use / Density: INDUSTRIAL

Use: VACANT

Use: PARKING LOT

Plat Name: CHAPEL TRAIL II

Plat Name: CHAPEL TRAIL II

Plat Restrictive Note: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: PUD

North: PUD

South: PUD

South: PUD

East: PUD

East: PUD

West: PUD

West: PUD

-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: _____

Required: _____

Request: _____

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: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

DEVELOP THE 2.5 ACRE PROPERTY INTO A SEMI-TRAILER TRUCK PARKING LOT WITHIN THE EXISTING PARCEL.

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.

Donald R. DeLusa 6-20-24
Signature of Owner Donald R. DeLusa Date
Vice President and General Counsel

Sworn and Subscribed before me this 20 day in my physical presence
of June, 2024

Janna Ward 7-9-26
Fee Paid Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

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

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: R L R INVESTMENTS LLC

Authorized Representative Donald R. DeLuca

Application Number: _____

Application Request: _____

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

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

 6-20-24
Signature of Applicant or Applicant's Authorized Representative Date

Donald R. DeLuca
Vice President and General Counsel

Print Name of Applicant/Authorized Representative

MEMORANDUM

April 1, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0008) R+L CARRIERS PARKING LOT v5

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 comments addressed.

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

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

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

MEMORANDUM

March 18, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0008) R+L CARRIERS PARKING LOT v4

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

Landscape Inspection Comments:

1. As per L100, trees #3, 5, 7, 11, 12, 34, etc. although noted to be slated for removal within the TD tabulation, on the drawings, said trees are shown to remain. **Please update L100.**
2. As per LDC SEC. 155.657 (A) 8. **A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets.**
 - a. **Please add the proposed specs onto the Plant Schedule on Sheet L200.**
3. Category 1 of canopy trees are required for installation with a root barrier for any tree proposed within close vicinity/less than 10 feet of hardscapes (sidewalk, parking field, roadway). Gumbo limbo and Bald cypress species are un-affected by root barriers due to buttress/above-ground roots. Swap of species is recommended for a non-aggressive Category 2's. Alternatively, should the root barriers be proposed at planting, other CAT 1's may be used.
4. A site visit was performed to examine and confirm the existing condition of trees slated to remain on site. Tree #8, although noted to be 60% condition rating as per the arborist report, was noted to show rot where previous pruning cuts were made. Please note, should this tree decline in health or die at the Landscape plan review/formal final inspection time, landscape plans will be require to note the changes (additional removal and replacement).
5. Additional comments may apply.

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

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

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
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DRC REVIEW FORM

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

PROJECT NAME: R + L Carriers Parking Lot
REFERENCE #: SP 2024 - 08
DATE REVIEWED: 2/11/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

MEMORANDUM

February 10, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0008) R+L CARRIERS PARKING LOT v3

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

Landscape Inspection Comments:

1. As per LDC SEC. 155.670 (I) – **Property owner shall remove all species as defined as category one invasive material in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the CITY OF PEMBROKE PINES LAND DEVELOPMENT CODE ARTICLE 6 255 south region, except where, in the opinion of the City licensed landscape arborist or professional landscape inspector such a Category I species will not be harmful in that particular area or to the immediate surrounding environment.**
2. Trees with condition rating 50% or less are considered in poor, very poor, or dead condition. **All trees in poor condition are required to be removed.**
3. Trees number 44 and 45, on L100 are marked off for removal, however as per TD, both trees are slated to remain.
4. The arborist report provided assessment for a total of 73 trees and palms on site, however the TD only references 55 trees and palms. Please explain.
5. As per LDC SEC. 155.657 (A) 8. **A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets.**
6. Tree mitigation summary – currently number of trees accounted for removal is 27, however staff accounted for 29 trees proposed for the removal. **Please update this quantity once the TD is updated as per the above-referenced comments.**
7. The following Code calculations are not necessary, due to the nature of the development. LDC SEC. 155.663 (F) 1. (A) & (B). **Please update the total number of trees required for the site. This should also reduce, if not eliminate, the canopy deficit provided.**
8. Canopy deficit is calculated when viable trees, in good condition, are not relocated, but removed from site. Given that the site mainly consists of invasive species, the removal of said species does not contribute towards the canopy deficit.
9. A site visit will be performed by the next resubmittal, to confirm the locations, conditions, and the species of trees, as per the date provided.
10. Additional comments may apply.

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

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

YELENA HALL

LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
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Pembroke Pines, FL 33025
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**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**



DRC REVIEW FORM

February 6, 2025

Project: *R&L CARRIERS - TRUCK PARKING LOT*
City Reference Number: *SP2024-0008*

To: Cole Williams, AICP
Senior Planner, Planning and Economic Development Department
From: John L. England, P.E., Assistant City Engineer
Engineering Division/Public Services Department
(954) 518-9046

RECOMMENDATION:

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

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

To: John L. England, P.E., Assistant City Engineer, City of Pembroke Pines
From: Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.
Ashok Sampath, E.I., Traffic Engineer, Marlin Engineering, Inc.
Cc: Karl Kennedy, P.E., City Engineer, City of Pembroke Pines
Date: December 26, 2024
Subject: R&L Carriers Site Plan Review - Round #2

MARLIN Engineering, Inc. has conducted a peer review of the R&L Carriers Site Plan by Kimley Horn, dated June 25, 2024, following submittal were made on November 7, 2024, for the proposed project located at NW 209th Avenue, in the City of Pembroke Pines in Broward County, Florida. The following comments were made for the second round of review on the partial set of civil site plans as included in the latest submittal package:

- 1) The project will generate 10 AM Peak Hour Trips and 14 PM Peak Hour Trips. The trips may seem low; however, more than 2-3 Trips in an Hour is significant for a recreational area. A Traffic Statement will be required for the proposed project.

Applicant's Response: A discussion will be required regarding this comment as the proposed project should not generate any additional trips, since the parking lot would serve to park the vehicles present in the R+L Facility across the street.

City's Response: A discussion with the applicant confirmed that the proposed project is not a standalone development; it is a trailer-only parking lot extension to the current R+L Facility. Comment closed.

- 2) As the driveway is located on a curved Two-Way roadway/street, the turning radii of the applicable design vehicles shall be provided on the Site Plan.

Applicant's Response: Please refer to sheet C600 in the updated plans for Autoturn analysis and design vehicle information. Additionally, the turning radii have been displayed in the site plan (C300) as requested.

City's Response: The turning radii is sufficient, comment closed.

- 3) A "Clear Sight Distance" (triangle) at the driveway per FDOT standards/requirements shall be provided as part of the review of the proposed project for Site Plan approval.

Applicant's Response: See sheet C700 for Clear Sight Distance at the driveway.

City's Response: Please provide the design speed established to draw the sight triangles. Also, please note that the sight triangle is measured from **the center** of the entrance lane of the crossroad (driveway) to **the center** of the near approach lane (right or left) of the road (NW 209 Ave.). In addition, make sure no obstruction is located within the limits of clear sight (The red hatched triangle drawn in C700).

MEMORANDUM

November 25, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0009) AT&T Wall and Fence v2

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

Landscape Inspection Comments:

1. Existing materials on site, and on L300, noted to be in "poor" condition must be removed and replaced (#1036).
2. Tree disposition on sheet L300, to show "to be relocated" for trees which are proposed for relocation (#951).
3. Please add a note to the plans referencing any disturbed sod areas affected by construction, to be replaced prior to the final inspection.
4. The Live oak, 951, is rated at 50% condition rating and is currently proposed for relocation. Given the overall rating of the tree, staff recommend the removal of the Live oak and replacement to be a better suited tree species, to be installed a minimum of 10 feet away from hardscapes. Alternatively, root barrier installation is recommended.
5. Please add to the structural note added to the plans, that a certified arborist is required to be on site at the time of the structural pruning, to ensure that proper practices and objectives are followed.
6. Additional comments may apply.

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

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

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
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PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 19, 2024
To: SP 2024-0008 file
From: Cole Williams, Senior Planner
Re: R L Carriers Parking Lot

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.



DRC REVIEW FORM

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

PROJECT NAME: R + L Carriers Parking Lot
REFERENCE #: SP 2024 - 08
DATE REVIEWED: 11/18/2024

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

1. Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system. **NFPA-1:18.2.2.2**

Commercial and Residential Entry and Interior Gates. All gates requiring Fire Department Access serving access to any residential or commercial building shall be electrical gates and shall be operated by an electrical key operated Knox switch mounted at 48" AFF with Fire Department decal with dust cover AND a RADIO FREQUENCY.

F-109.9.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete as approved by the AHJ. Owners and responsible parties of automatic entry gates are required to install a universal gate access system known as **Click2Enter (C2E)**

<https://www.click2enter.net/>

For more information on installation processes or questions, please visit our website or contact the Pembroke Pines Fire Prevention Bureau at (954) 499-9560 |

<https://www.ppines.com/1632/Click-2-Enter>

NOTE: Manual, swinging non-electrical gates for areas not accessing buildings requires approval of location by the AHJ and required to provide KNOX padlock(s).

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

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

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

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

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

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

7. Place note on plan: The required width of a fire apparatus access road shall not be obstructed in any manner, including by the parking of vehicles. **NFPA-1:18.2.5.1.1**

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

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

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

9. Place note on plans: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of

building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4. **NFPA-1:18.3.1**

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

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

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

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

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

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

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

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

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

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

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

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

COPP CO 93.25 (B)

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

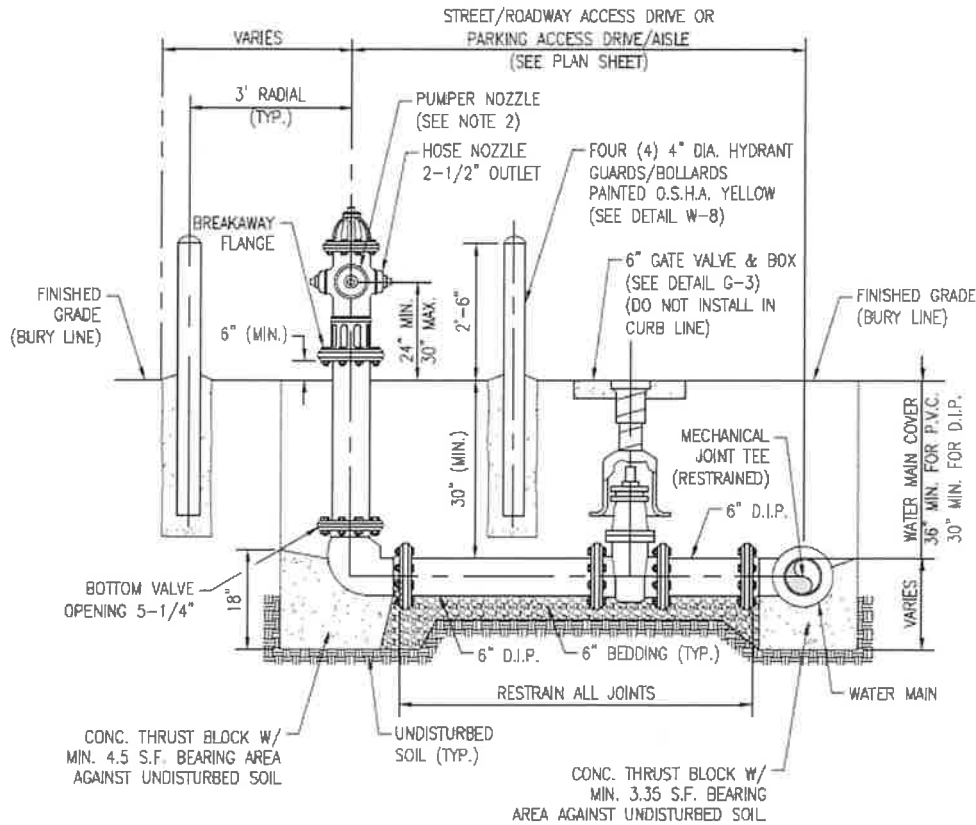
h. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.

COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

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

FIRE HYDRANT DETAIL



NOTES :

1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 ¼" BOTTOM VALVE WITH A 4 ½" PUMPER NOZZLE AND TWO (2) 2 ½" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
 2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET & 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS DRIVE / ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE.
 4. HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR "TURNING RADIUS".
 5. A SEVEN AND A HALF (7 ½) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.
 6. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.
-
4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
 5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

Pembroke Pines Fire Truck Specifications

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



August 19, 2024

PROJECT: *R&L CARRIERS*
CITY REFERENCE NUMBER: *SP2024-0008*

TO: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department

FROM: John L. England, P.E.
Engineering Division, Public Services Department
(954) 518-9046

COMMENTS:

GENERAL ENGINEERING COMMENTS

1. Provide 'Surface Water Management Calculations' complying with the South Florida Water Management District, South Broward Drainage District and Florida Department of Transportation criteria/requirements and confirming no impacts to the adjacent properties/roadways.
2. Refer to the attached 'Plans Mark-Ups 8-19-24' for Engineering DRC Comments and/or Plans Mark-Ups for incorporation in the plans set for continued Engineering DRC review.
3. Provide the following 'Broward County Traffic Engineering Division (BCTED) Details Sheets' as part of the plans set for continued Engineering DRC review:
 - Pavement Markings and Signs Details
 - Ground Sign Assembly Details
 - Stop Signs and Street Identification Assembly Typical Details
4. Reflect the attached latest 'City Accessibility and Pavement Markings and Signage Requirements Notes' on the Site Plan.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

5. Denote/label the edge of pavement radii of the existing driveway. In addition, provide a 'Truck Maneuverability Plan' depicting and denoting/labeling the appropriate 'Auto-Turn Truck Paths' confirming proper ingress and egress by way of the existing driveway without leaving the limits of NW 209th Avenue. Truck entering and leaving the proposed parking lot are not permitted to drive upon the existing swale areas within NW 209th Avenue.

GENERAL TRAFFIC ENGINEERING COMMENTS

6. The project will generate 10 AM Peak Hour Trips and 14 PM Peak Hour Trips. The trips may seem low; however, more than 2-3 Trips in an Hour is significant for a recreational area. A Traffic Statement will be required for the proposed project.
7. As the driveway is located on a curved Two-Way roadway/street, the turning radii of the applicable design vehicles shall be provided on the Site Plan.
8. A "Clear Sight Distance" (triangle) at the driveway per FDOT standards/requirements shall be provided as part of the review of the proposed project for Site Plan approval.

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

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

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

MEMORANDUM

July 22, 2024

To: Cole Williams, AICP
Senior Planner

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SP 2024-0008 (R L Carriers Parking Lot)

Zoning has no comments regarding the above Site Plan.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 18, 2024
To: SP 2024-0008 file
From: Cole Williams, Senior Planner
Re: R L Carriers Parking Lot

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

1. Provide public notice affidavit
<https://www.ppines.com/DocumentCenter/View/5020/Public-Notification-Guide?bidId=> . There are no HOAs within 500'
2. Provide operational plans for the lot (Hours of operations, anticipated number of vehicles, etc.)
3. Clarify the height and color of the fence.
4. Light poles cannot exceed 30' in height
5. 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.
6. Please contact me prior to resubmittal 954-392-2100.

MEMORANDUM

July 18, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2024-0008) R+L CARRIERS PARKING LOT

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

Landscape Inspection Comments:

1. Attached within this document please find the Cities Code Calculation table. Please fill in all the information that applies to the project in question. As per plans it appears that the old Code may be referenced, and some sections are not filled in – please add the current calculation table provided onto the plans and fill in all sections which apply.
2. Clearly show linear feet for each perimeter side for scope of work to confirm number of trees required.
3. Will there be any monument signs for the proposed parcel, if so, clearly show it on landscape plans. As per LDC SEC. 155.662 (C) 3. (a) – two layers of plant material are required, going around the sign to obscure the base. SOD may not be used for this requirement.
4. As per LDC SEC. 155.657 (A) 4. - Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed.
5. Should there be trees on site which are in good condition, relocation is recommended as these mature trees will provide Code credits.
6. Clearly show location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves.
7. Clearly show location of existing and proposed easements, right-of-ways, drainage structures, overhead utility wires, vertical features, underground utilities, controllers, above ground electrical elements, and transformers.
8. An indication of water source, valves, pumps, backflow preventers, controllers, main line, lateral lines, sleeves, head types, specifications, and spacing.
9. Clearly show existing and proposed water bodies, water retention areas, and berms indicating required slopes. Note on the plans, if there are none.
10. How will this site be used? As a parking lot or a storage lot?
11. Location of existing and proposed hardscape features such as driveways and sidewalks, additional embellishment of walls, fences, gates, and signs including type and height.
12. A site visit will be performed at a later date to confirm the locations, conditions, and the species of trees.
13. Additional comments may apply.

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

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

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

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

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

Parking lots shall comply with the following minimum requirements:

1. One tree:

- (a) Every five parking spaces; and
- (b) Every 100 square feet of interior landscaping;

2. Ten square feet of interior landscaping every parking space up to 50 spaces;

3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;

4. One square foot of landscaping:

- (a) Every 100 square feet of paved areas up to 50,000 square feet; and
- (b) Every 200 square feet of paved area over 50,000 square feet; and

City of Pembroke Pines Landscape Code Requirements

SEC 155.631 Meet minimum bufferyard requirements.



DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

AT&T Gate

REFERENCE #:

SP 2024 - 09

DATE REVIEWED:

07/17/2024

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

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

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

NFPA 1-18.2.2.1

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

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

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

COPP CO 93.11 (B)

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

COPP Engineering department verification is required

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

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

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

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

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

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

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

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

Note: Roads during Construction.

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

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

NFPA-1:18.2.3.5.6.2

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

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

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

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

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

COPP CO 93.12

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

See Fire Lane Detail.

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

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

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

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

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

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

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

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

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

COPP CO 93.25 (B)

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

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

COPP CO 93.25 (E)

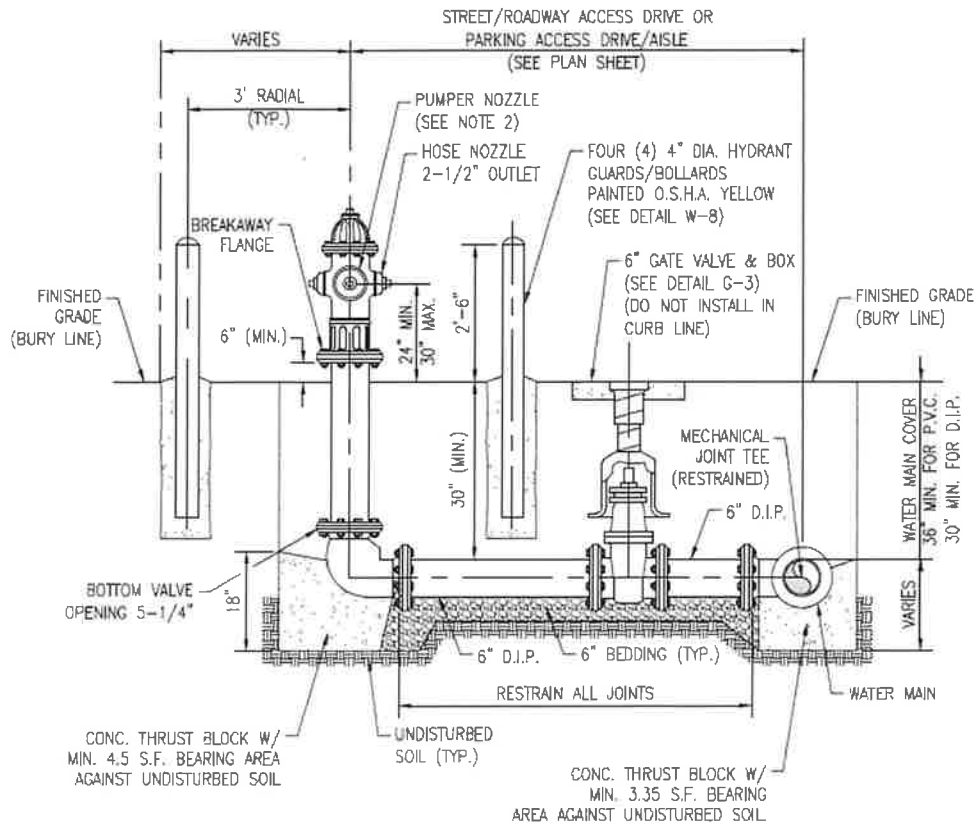
NOTE: Fire Hydrant Detail to be provided on submittal.

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

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

NOTE: Detail Provided Below

FIRE HYDRANT DETAIL

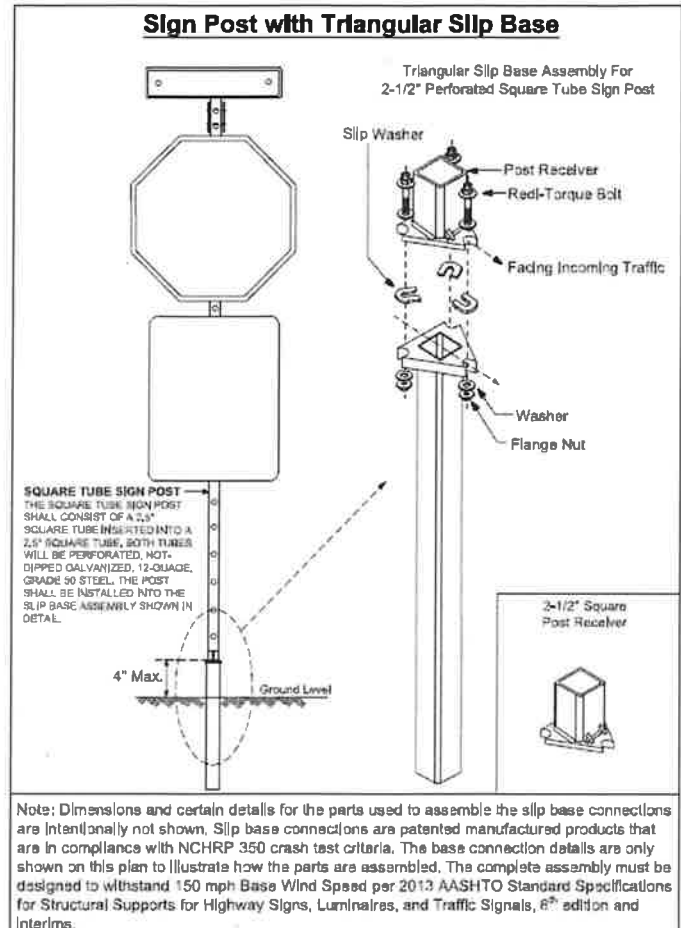
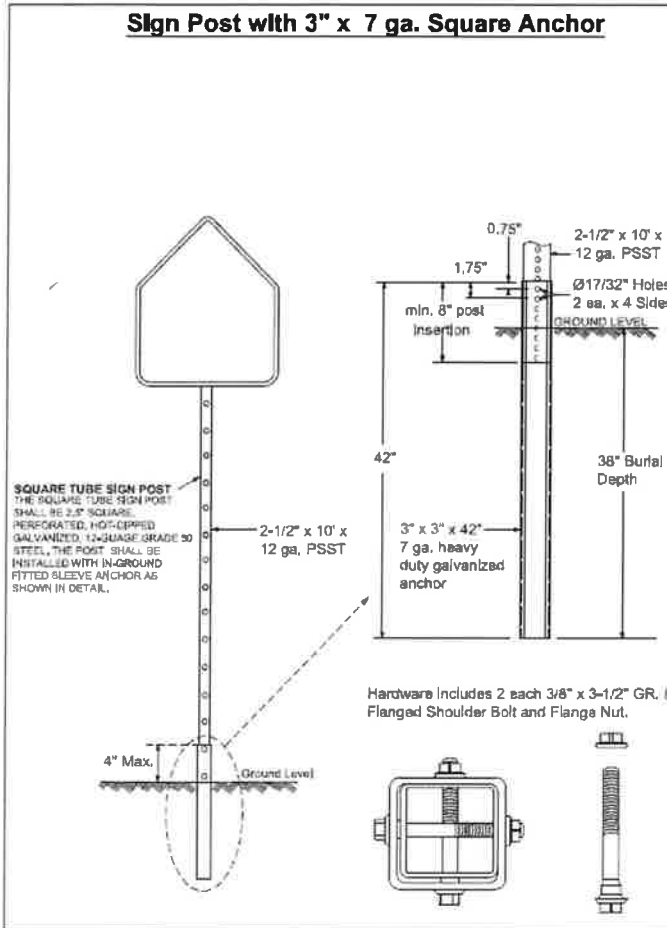


NOTES :

1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 1/4" BOTTOM VALVE WITH A 4 1/2" PUMPER NOZZLE AND TWO (2) 2 1/2" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
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4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

Ground Sign Assembly Details



SUBJECT SITE AERIAL PHOTO

R L Carriers Parking and Storage Lot (SP2024-0008, PRJ2024-0011)

