





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

Summary

Agenda Date:	April 10, 2024	Application ID:	MSC2025-0005
Project:	PF Chang's	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Owner:	Pembroke Lakes Mall LTD %Brookfield Properties Retail	Agent:	Ian Jackson
Location:	11401 Pines Boulevard	Commission District:	2
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC2025-0006, SN2016-04, SN2013-21, SP2002-51		
Applicant Request:	Architectural, site, landscape and lighting modifications to accommodate a new tenant.		
Staff Recommendation:	Approval		
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		

Project Description / Background

Ian Jackson, agent for PF Chang's is requesting approval for architectural, site, landscape and lighting modifications for the PF Chang's tenant at the Pembroke Lakes Mall. PF Chang's is located at 11401 Pines Boulevard Unit 100.

In 2002, the exterior of the tenant bay of the form California Pizza Kitchen was approved through site plan application SP2002-51.

In 2013 the signage for the tenant was modified through SN2013-21. The Pembroke Lakes Mall Master Sign Plan was approved through sign application SN2016-04. Modifications to the sign regulations were made in 2020 for entertainment tenants. At the March 20, 2025, Planning and Zoning Board meeting, MSC2025-0006 was approved amending the Pembroke Lakes Mall Master Sign Plan to accommodate the proposed PF Chang's tenant.

BUILDINGS / STRUCTURES:

The applicant proposes the following colors and materials for the tenant bay which are consistent with P.F Chang's branding:

- Main Body: SW 6258 (Tricorn Black)
- Building Accent: SW 6868 (Real Red)
- Building Parapet: Brushed Brass
- Building Base: Absolute Black G771

Additionally, the applicant is proposing the following site modifications adjacent to the tenant bay

- Installation of new decorative stamped concrete.
- Modify landscape area and relocate two light poles to accommodate a new walkway for to go orders.
- Expand the outdoor dining area to 1,260. The outdoor dining area shall feature 21 tables and be enclosed by a black aluminum fence. The area shall be illuminated with string lights mounted to the 10' black poles.
- Installation of one 14'-1 1/4" tall horse statue, consistent with the Pembroke Lakes Mall Master Sign Plan.

SIGNAGE:

The signage for the site is regulated through master sign plan for the mall and will be reviewed and approved through the building permit process. Any signage shown is for illustrative purposes only.

PARKING:

Based on current and proposed uses for the mall, 3,982 parking spaces are required. Currently, 5,723 parking spaces existing on site providing a surplus of 1,741 parking spaces.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 4 trees, 6 palms, 3 shrubs, and 80 groundcovers.
 - Primary species of trees include: Lagerstroemia incida - Crape myrtle.
 - Primary species of palms include: Livistona decipiens - Ribbon palm and Roystonea regia - Royal palm.
 - Primary species of shrubs include: Myrica cerifera - Wax myrtle.
 - Primary species of groundcovers include: Trachelospermum asiaticum - Asiatic jasmine, Zamia integrifolia - Coontie, Cordyline fruticosa - Ti plant, and Viburnum obovatum - Walter's viburnum.
- Trees remaining on site include: Quercus virginiana – Live oak, Ligustrum japonicum - Japanese privet, Livistona decipiens - Ribbon palm, and Roystonea regia - Royal palm.

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

Enclosed: Miscellaneous Plan Application
Memo from Engineering Division (4/2/2025)
Memo from Landscape Division (4/1/2025)
Memo from Zoning Division (3/20/2025)
Memo from Planning Division (3/20/2025)
Memo from Engineering Division (3/11/2025)
Memo from Zoning Division (3/10/2025)
Memo from Fire Prevention (3/10/2025)
Memo from Landscape Division (3/5/2025)
Memo from Planning Division (3/5/2025)
Miscellaneous Plan
Subject Site Aerial Photo



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

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

INSTRUCTIONS:

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

Staff Use Only

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

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

SECTION 1-PROJECT INFORMATION:Project Name: PF Changs at Pembroke Lakes MallProject Address: 11401 PINES BLVD , PEMBROKE PINES, FL,Location / Shopping Center: PEMBROKE LAKES MALLAcreage of Property: 91.77 Building Square Feet: 565145Flexibility Zone: N/A Folio Number(s): 514013130018Plat Name: Pembroke Lakes Regional Center Traffic Analysis Zone (TAZ): N/A**Legal Description:**PEMBROKE LAKES REGIONAL CENTER 127-50 B TR A,B,C,D & E LESS FOLIO NO'S1013-13-0011 THRU 0071 AKA:MAIN MALL,LAKE,E/W & COMMON AREASHas 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
12/26/23	SP2023-0011	Site Plan Amendment	Submittal	SP2023-0011	Re-submittal required- Planning, Zoning, Landscaping, Engineering Approved- Fire
2/27/24	SP2023-0011	Site Plan Amendment	Re-Submittal	SP2023-0011	Re-submittal required- Planning, Zoning, Landscaping Approved- Engineering
7/2/24	SP2023-0011	Site Plan Amendment	Re-Submittal	SP2023-0011	Re-submittal required- Planning and Zoning. Not Applicable- Landscaping

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: PEMBROKE LAKES MALL LTD % BROOKFIELD PROPERTIES RETAIL

Owner's Address: PO BOX 101042 CHICAGO IL 60610

Owner's Email Address: Timothy.Wersell@BPRetail.com

Owner's Phone: 312.960.2829 Owner's Fax:

Agent: Zebra Projects Inc.

Contact Person: Ian Jackson

Agent's Address: 14614 N Kierland Blvd. STE N300, Scottsdale, AZ 85254

Agent's Email Address: Ian.Jackson@ZBR.Global

Agent's Phone: 480.912.1169 Agent's Fax:

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: B-3

Use: Restaurant

Plat Name: Pembroke Lakes Regional Center

Plat Restrictive Note:

THIS PLAT SHALL BE RESTRICTED TO 602 GARDEN APARTMENTS, 200 ROOM HOTEL, 1,755,000 SQ. FT. COMMERCIAL, AND 575,000 SQ.FT OFFICE. ALL USES TO BE CONSISTENT WITH THE CERTIFIED LAND USE PLAN

PROPOSED

Zoning: B-3

Land Use / Density: B-3

Use: Restaurant

Plat Name: Pembroke Lakes Regional Center

Plat Restrictive Note:

THIS PLAT SHALL BE RESTRICTED TO 602 GARDEN APARTMENTS, 200 ROOM HOTEL, 1,755,000 SQ. FT. COMMERCIAL, AND 575,000 SQ.FT OFFICE. ALL USES TO BE CONSISTENT WITH THE CERTIFIED LAND USE PLAN

ADJACENT ZONING

North: PO

South: B-3

East: PO & B-3

West: B-3 & HD

ADJACENT LAND USE PLAN

North: N/A

South: N/A

East: N/A

West: N/A

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY N/A

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY N/A

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

The existing site is an vacant space and previous restaurant at a main entry point for Pembroke Lakes Mall. We are proposing to redevelop the exterior branding of the building in accordance with the branding of the newly proposed tenant, and making minor landscaping modifications for the main entry of our suite. The scope of this submittal does not include any interior modifications and is strictly for the planning submittal for the exterior modifications proposed for this project. This project does not suggest any modifications to the overall site plan of the mall beyond the main landscaping directly outside of our suite, and will not effect parking, fire lane traffic, or overall site circulation by vehicle. The proposed use is acceptable for the current zoning of this property.

At the time of our initial submittal for this project, the space was occupied by a California Pizza Kitchen full service restaurant. Our new proposed tenant will continue full service dining with occupying as a PF Changs restaurant. This new restaurant should increase the economic impact of the mall as a the whole with a new anchor tenant. The scope of work for this project enlarges that patio for the space, further increasing sales and dining capacities for the mall.

This project utilizes sustainable practices by utilizing high efficiency HVAC units, and energy efficient lighting throughout the restaurant. With minor exterior upgrades, the sustainable outreach for this project is limited, but the tenant improvement will make large strides from the existing equipment and provide a much more efficient solution for the mall as a whole and its sustainable ambitions.

Please coordinate with the Planning and Zoning set for the proposed changes for this project. As noted, this submittal is exclusively for the exterior improvements, which include relocation of existing light posts, the addition of a sidewalk for a secondary entrance, and the enlargement of the existing patio. The exterior finishes for this project will be updated to accommodate the branding of the newly proposed tenant, and all lighting for the tenant will be updated accordingly. This project proposed a new horse statue and two new building signs, each previously approved by the mall and pending Master Sign Plan amendment from their team this Spring. Please see attached letter from the mall regarding this submittal process and the pending sign plan amendment

SECTION 7- PROJECT AUTHORIZATION

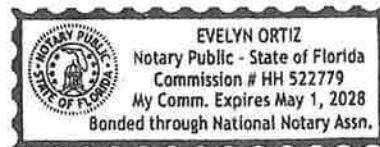
OWNER CERTIFICATION

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.

Wally Shaw 11/25/24
Signature of Owner Date

Sworn and Subscribed before me this 25th day
of November, 2024

0.00 [Signature] May 1, 2028
Fee Paid Signature of Notary Public My Commission Expires

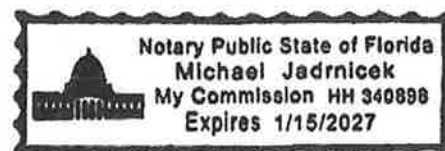


AGENT CERTIFICATION

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] 11/12/2024
Signature of Agent Date

Sworn and Subscribed before me this 12th day
of November, 2024



[Signature] 1.15.27
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Pembroke Lakes Mall LTD / Brookfield Properties

Authorized Representative: Waldy Abreu

Application Number: _____

Application Request: _____

I, Waldy Abreu (print Applicant/Authorized Representative name), on behalf of PEMBROKE LAKES MALL (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.

Waldy Abreu 11/25/24
Signature of Applicant or Applicant's Date
Authorized Representative

Waldy Abreu
Print Name of Applicant/Authorized Representative

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



DRC REVIEW FORM

April 2, 2025

Project: *PF CHANG'S AT THE PEMBROKE LAKES MALL*
City Reference Number: *MSC2025-0005*

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.

This review is for PF Chang's only and does not apply to the rest of the Pembroke Lakes Mall.

MEMORANDUM

April 1, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2025-0005) PF Chang's at Pembroke Lakes Mall 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. All comments addressed.

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

Please contact me with any questions.

YELENA HALL

Landscape Planner / Inspector
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines

954.392.2100 (Office) • yhall@ppines.com

Please consider the environment before printing this email.

MEMORANDUM

March 20, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2025-0005 (P.F. Chang's @ Pembroke Lakes Mall)

Zoning has no comments regarding the above Miscellaneous Plan.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 20, 2025
To: SP 2025-0005 file
From: Cole Williams, Senior Planner
Re: SP 2023-0011/MSC2025-0005 PF Changs

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.

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



DRC REVIEW FORM

March 11, 2025

Project: *P.F. CHANGS'S AT PEMBROKE LAKES MALL*
City Reference Number: *MSC2025-0005*

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

FROM: Eli Rayo, E.I. - Engineering Division
Public Services Department erayo@ppines.com (954)-518-9074

COMMENTS:

1. A Civil Engineering Set of plans signed and sealed by a Professional Engineer registered in the State of Florida must be provided for the Engineering Construction Permit. An Engineering Construction Permit is required prior to construction.
2. Include a topographical survey plan that illustrates existing elevations of the landscaping area and the proposed scope of work areas. This should also include the existing utilities and drainage system in the area.
3. Include grading and drainage plan showing proposed elevations for the proposed Patio and Access Path. Additionally, showing how the scope of work will affect the drainage system in the area.
4. The existing storm cleanout cannot be noted to remain per Legend Item #21 on the proposed Patio Plan (PA100), this must be replaced to address changes in the grade and finished surface material (new concrete slab). In addition, the current condition of the existing cleanout does not meet current city standards. A new cleanout with Concrete Collar and Cover per City Standard S-10 shall be installed flush with the finished surface of the proposed concrete slab and/or concrete access walkway/path. Include City Standard in the 'Engineering Plans' set resubmittal.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN
LETTER FORMAT ACCOMPANIED WITH THE PLANS**

5. City As-Builts indicate the existence of water service lines and fire water line under the landscaping area where the proposed Concrete Walkway/Path is to be constructed. Please reflect these water and fire services lines on the applicable drawings and address any potential conflicts with proposed construction improvements over the top or immediately adjacent to these existing service lines on the 'Engineering Plans' set resubmittal.
6. Include the material and detail for the proposed concrete/pavement slabs to ensure that the proposed material meets City Standards (City detail R-28 for concrete sidewalk construction).
7. The existing Fire Lane adjacent to the proposed patio does not meet City Standards. Fire Lane is to be called out to be replaced per City Standard R-43. Include City Standard R-43 in the 'Engineering Plans' set resubmittal.
8. The proposed curb must be specified by type or to match existing curb type per City Standard R-26.
9. Include the Electrical Plan along with the utility as-built information to confirm that there will be no conflict with any other existing utilities. This is to be sure that the exterior pole light that is being called out to be relocated does not potentially conflict with any other utility.
10. Note that all existing curbs/ramps, signage, crosswalks, or existing exterior pavement/concrete that does not meet ADA standards will have to be replaced to meet ADA requirements. We suggest field verifying all accessible routes before construction to avoid any delays during inspection.

NOTE: PLEASE CONTACT OUR OFFICE TO DISCUSS THE ENGINEERING CONSTRUCTION PERMIT PROCESS, THIS WILL BE REQUIRED PRIOR TO CONSTRUCTION. THE ENGINEERING PORTION OF THIS PROJECT HAS NOT BEEN ADDRESSED THROUGH OUT THE DRC PROCESS. SEE CONTACT INFORMATION BELOW.

**Engineering Division
City of Pembroke Pines
Main Office: (954) 518-9040
Direct Line: (954) 518-9074 (Eli Rayo)**

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN
LETTER FORMAT ACCOMPANIED WITH THE PLANS**

MEMORANDUM

March 10, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2025-0005 (P.F. Chang's @ Pembroke Lakes Mall)

The following are my comments regarding the above Site Plan:

- ~~1. Provide parking calculations for Pembroke Lakes Mall with new required parking for P.F. Chang's (Note: Outdoor Dining area is 1,260 sq. ft. = 25.2 required parking spaces). 3/5/24 - Provide parking data showing that it meets the requirements. 7/8/24 - Not provided.~~
~~12/17/24 - Update parking data according to current Code parking requirements (15 spaces per 1000 square feet of outdoor dining customer service area).~~
- ~~2. Provide all details of any railings, gates, etc. enclosing outdoor dining and new walkway.~~
- ~~3. Provide all details/cut sheets of all furniture, umbrellas, etc. that will be placed within the outdoor dining area.~~
- ~~4. The maximum illumination under the canopy is 24 f.c.~~
~~3/5/24 - Photometric plan showing it meets requirements not provided. 7/8/24 - Not provided.~~
~~12/17/24 - Not provided.~~
- ~~5. With remodeling of the restaurant? will there be any additional roof mounted equipment? If so, provide details to show that equipment is screened.~~
6. Will there be any new lighting added to the outdoor dining area? If so, provide all details of fixtures showing they are 90-degree full cutoff fixtures and heat reading does not exceed 4,000k, and provide new Photometric Plan showing footcandles do not exceed 12. 3/5/24 - Not provided. 7/8/24 - Not provided.
12/17/24- Not provided.
3/5/2025: Plan provided exceeds the 12 foot candle maximum.
- ~~7. Provide "clean" elevations of tenant space showing all details without landscaping in front.~~
- ~~8. Provide elevation showing bar area closed so material/colors can be seen.~~
9. Provide sign package showing all dimensions and square footage of all outside signs. 3/5/24 - Not provided. 7/8/24 - Not provided.
12/17/24- Not provided.
03/11/24- Not provided.

- ~~10. Per Pembroke Lakes Mall Master Sign Plan only one tenant sign allowed.~~
~~3/5/24 Amendment to the Master Sign Plan needs to be done before approval.~~
~~7/8/24 Not provided.~~
~~12/17/24 Not provided.~~
11. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, explain 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.
12. Contact Sherrell Jones-Ruff in Building to set up a pre-app meeting regarding permit process if desired. Her contact information is:
sjones-ruff@cgasolutions.com or (954) 628-3725.



DRC REVIEW FORM

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

PROJECT NAME: PF Changs
REFERENCE #: MSC 2025 - 05
DATE REVIEWED: 03/10/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

This review is for PF Chang's only and does not apply to the rest of the Pembroke Lakes Mall.

MEMORANDUM

March 5, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2025-0005) PF Chang's at Pembroke Lakes Mall

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. Trees #12-15 are slated for removal on the TD, however the drawings do not reflect removals for above-mentioned trees, as per the Plant Palette Table. Please revise sheet L1.00.
2. All plant areas not noted to have shrubs or groundcovers on the landscape plans, will be expected to have SOD.
 - a. Given that no sod callout was added to the Livistona areas, and groundcover plantings were added to the plan, the expectation for this area will be to be filled with groundcovers, edge to edge. Any bare areas will require additional plantings. Alternatively add sod callout, where sod will be expected.
3. As per LDC SEC. 155.677 (C) 4. - Category IV palms: minimum of 10' in height and a mature canopy spread of 10'.
 - a. Plant schedule on L1.00 references Livistona decipiens to be installed at 8 feet tall, while sheets L2.00 and L2.01 both reference 10 feet at planting. Please update the spec on the Plant schedule on sheet L1.00.
4. MC/3 callout is pointing to the wrong plant material on sheet L2.00, please revise.
5. Please clarify the clear trunk required for Lagerstroemia indica, within all Plant schedules provided. As per Grades and Standards, a minimum of 40-50% of clear trunk is required.
6. Further comments may apply upon the submission of revised plans.

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

Please contact me with any questions.

YELENA HALL

Landscape Planner / Inspector
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
954.392.2100 (Office) • yhall@ppines.com
Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 5, 2025
To: SP 2025-0005 file
From: Cole Williams, Senior Planner
Re: SP 2023-0011/MSC2025-0005 PF Changs

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

1. ~~Provide completed unified development application which can be found here: <https://www.ppines.com/DocumentCenter/View/632/-Unified-Development-Application-Pembroke-Pines?bidId=>~~ **The application needs to have the owner and agent signature as well as notarized. Not provided.**
2. ~~Provide public notification per Code Requirements.~~ **Ongoing**
3. ~~Provide confirmation from Broward County that the proposed changes are consistent with the underlying plat.~~ **Confirmation from the county via email or letter must be provided. Not provided. Ongoing 12/11/2024, this is not need if you are no longer proposing the canopy.**
4. ~~Interior mall building tenant façade / signs are not considered by the Planning and Zoning Board, please remove from this set.~~
5. ~~Need an itemized scope of work. Include all new construction, including but not limited to, façade changes, site changes, new walkways new lighting, new signs, exterior architectural changes, new fences, tables, chairs etc....~~
6. ~~Provide details of the proposed outdoor dining railing and furniture.~~
7. ~~Show screening of rooftop equipment per City Code if new equipment is being proposed. Any ground mounted equipment? If so, provide locations.~~
8. ~~Provide all details of signage. Only 1 exterior sign is permitted and the signage cannot exceed 80 square feet.~~ **Master sign plans has not been updated, this cannot be deferred. Not provided. As of 12/11/2024, no submittal for master sign plan update. Signage shown is still not compliant with the MSP Standards.**
9. ~~Provide details of the pickup space signage. Signage cannot exceed 1.5 square feet.~~ **Details of the signage are required for this project. Not provided. Parking spaces still indicated as pickup spaces on sheet SP100. 12/11/2024**
 - a. **3/5/2025 not provided**
10. ~~The freestanding horse is not permitted.~~ **Master sign plans has not been updated, this cannot be deferred. Not provided. As of 12/11/2024, no submittal for master sign plan update. Horse shown is still not compliant with the MSP Standards.**
11. ~~Provide color elevations of the exterior building with labels of the colors / materials proposed. Colors should be labeled with color name, manufacturer, and color number. Any other materials introduced on the faced must also be indicated.~~

12. Provide details and specification sheets for all proposed lighting. Including the under canopy lighting. **Not provided**
 - a. ~~Add note plans that all lighting is full cut off and angled at 90 degrees.~~
 - b. Lighting cannot exceed 24 foot candles under canopy and 12 foot candles not under canopy. **Not provided. You must give a photometric plan showing this. Photometric plan provide; however, readings exceed code requirements. 12/11/2024, Photometric plans not provide as part of this review. The relocated light poles must be included as part of the calculation.**
 - i. **3/5/2025: Plan provide exceeds the 12 foot candle maximum.**
13. ~~Provide a landscape plan.~~
14. ~~Provide letter detailing the economic impact the new restaurant will have on the city. **Provide this as a separate document and discuss job creation / investment into the mall. Not provided. Not provided again 12/11/2024**~~
15. ~~Provide letter detailing the sustainable practices that will be used on this project. **Provide this as a separate document. Not provided. Not provided again 12/11/2024**~~
16. ~~**The canopy is no longer shown within the plans. Please clarify if that has been removed from the scope. 12/11/2024**~~
17. ~~**Parking for outdoor dining is now 15 spaces per 1,000 square feet. Please update accordingly.**~~
18. ~~**Resubmittal fee of \$499 is due prior to next review.**~~
19. **3/5/2025 provide color elevations are part of the architectural plans.**
20. 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.
21. Please contact me prior to resubmittal 954-392-2100.

SUBJECT SITE AERIAL PHOTO

P.F Chang's at the Pembroke Lakes Mall (MSC2025-0005)

