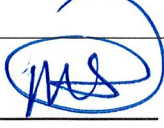





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	December 9, 2021	Application ID:	SP 2021-17
Project:	Southwest Hammocks	Project Number:	PRJ 2021-19
Project Planner	Joseph Yaciuk, Planning Administrator		
Owner:	TIITF HEALTH SERVICES SO FLA STATE HOSPITAL	Agent:	David J. Coviello Esq.
Location:	North of Pembroke Road, west of Southwest 81 Avenue		
Existing Zoning:	CF (Community Facility)		
Existing Land Use:	Community Facility		
Reference Applications:	SUB 2003-03		
Applicant Request:	The construction of a 100 unit affordable supportive housing facility on the Howard Foreman Health Park campus, with associated signage, parking, lighting, and landscaping.		
Staff Recommendation:	Approval, subject to the following: <ul style="list-style-type: none"> • Satisfaction of Environmental Services comments regarding property access. • Recordation of June 2, 2021 City Commission plat note amendment. 		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

David J. Coviello, agent, requests site plan consideration for the construction of a 100 unit affordable, supportive housing facility with associated signage, parking, lighting, and landscaping. The proposed facility will be located on a 6.43 acre parcel of the Howard Foreman Health Park campus generally located north of Pembroke Road and west of Southwest 81 Avenue.

In March 2021, the City entered into a sub-sub lease with Southwest Hammocks LLLP to develop a Special Residential Facility 3 (Affordable housing) project on the Howard C. Forman Campus.

The City Commission at its June 2, 2021 meeting approved a plat note amendment (delegation request) to the Pembroke Pines Health Park Plat with associated flex unit allocation via resolution 3746 which would allow the proposed development to be built as proposed. The plat note amendment at time of draft had yet to be recorded.

BUILDINGS / STRUCTURES:

The applicant proposes a 3-story, 45 foot tall (highest point) 120,372 square foot special residential facility. The building will contain building with 100 units (135 sleeping rooms) consisting of the following layout:

- 35 – two bedroom units
- 50 – one bedroom units
- 15 – studio units

The following colors are proposed for the exterior of this new facility:

- Main Body Colors:
 - SW 6890 Osage Orange
 - BM 1469 Eagle Rock
 - BM 957 Papaya
 - HC-164 Pultran Gray
 - BM OC-17+PM-19 White Dove
- Entrance Canopy / Entrance Gate: White
- Picket Fence: White
- Window Frame: Natural Aluminum

ACCESS:

Access to this building will be through a full access driveway to Pembroke Road. Environmental Services reviewed the proposed access and has placed the following condition on the site plan as listed in its December 2, 2021 memo:

“Proposed Southbound Left-Turn out of project drive onto Eastbound Pembroke Road is contingent upon receipt of a favorable recommendation for the proposed directional turning movement by both the City’s Traffic Engineering Consultant and the Florida Department of Transportation’s (FDOT) Roadway Design Consultant for the Broward County Metropolitan

Planning Organization's (BCMPO) funded widening of Pembroke Road from University Drive west to Douglas Road."

New sidewalks will be installed which will provide pedestrian connectivity throughout the site.

PARKING:

The applicant proposes 88 parking spaces onsite where 85 spaces are required. Parking required is based on the following facility use:

- 135 beds
- 5,000 square feet of associated services (calculated as medical office use)

The parking areas for this perimeter building will be illuminated by a series of 3000k LED fixtures (natural aluminum) mounted atop poles of various heights (20', 12', 10'). Additional recessed lighting will be placed under the building which will illuminate the building surface parking lot. The lighting as proposed for this site conforms to residential lighting standards per Section 116 of the City Code of Ordinances.

SIGNAGE:

The applicant proposes the following signage on site:

- A 50 square foot sign depicting the name, "CARRFOUR" in stainless steel letters on the west side of the building.
- A 24 square foot externally illuminated monument sign displaying the text, "SOUTHWEST HAMMOCKS" in black mounted letters as well as the text, "CARRFOUR" in stainless steel lettering.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 204 trees (including mitigation trees), 123 palms, 1,775 shrubs and 3,608 groundcovers. Primary species of trees include, Brazilian Beautyleaf, Wild Tamarind, Live oak and Bald Cypress. Primary species of palms include Solitaire palm and Cabbage palm. Primary species of shrubs include Dwarf saw palmetto, Schefflera and Bravo Croton.

OTHER SITE FEATURES:

The site features an outdoor plaza at the main entry to the building (west elevation) as well as a residential courtyard between units. The outdoor plaza will be paved and contain tables and chairs adjacent to the dining area. The residential courtyard will include a combination of hardscape as well as artificial turf and clusters of trees. Both areas provide outdoor gathering space for the residents and visitors of the facility.

A dry retention area is proposed to the east of the building. The dry retention area will feature a walking path as well as a butterfly garden.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The Southwest Hammocks project has been registered with the Home Innovation Research Laboratory and the contemplated plan has been evaluated under the criteria of the National Green Building Standard (NGBS) 2015 program. It is anticipated that the project will achieve NGBS gold level certification.

An Economic Impact Statement is also included which describes the investment in the property and the affordability aspect of the project, and expected permanent employment. The applicant estimates an investment of +-\$20 million into the project. Five permanent management and services positions will be employed as well as associated construction and related service industry jobs will be servicing this business.

Staff Recommendation: Approval, subject to the following:

- **Satisfaction of Environmental Services comments regarding property access.**
- **Recordation of June 2, 2021 City Commission plat note amendment.**

Enclosed:

Site Plan Application
Scope of Work Letter (12/2/21)
Sustainability Statement with preliminary NGBS Score Analysis
Economic Impact Statement
Memo from Environmental Services (12/2/21)
Memo from Fire Prevention Bureau (12/2/21)
Memo from Planning Division (12/2/21)
Memo from Zoning Administrator (11/30/21)
Memo from Landscape Planner (11/29/21)
Memo from Fire Prevention Bureau (11/16/21)
Memo from Environmental Services (11/16/21)
Email from SBDD (11/15/21)
Memo from Planning Division (11/15/21)
Memo from Landscape Planner (11/10/21)
Memo from Planning Division (11/9/21)
Memo from Environmental Services (10/22/21)
Memo from Fire Prevention Bureau (10/19/21)
Memo from Planning Division (10/14/21)
Memo from Landscape Planner (10/12/21)
Site Plan



DAVID J. COVIELLO
PARTNER
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 415-9437
FAX (305) 415-9837
EMAIL dcoviello@shutts.com

December 2, 2021

VIA EMAIL

Michael Stamm, Jr.
The City of Pembroke Pines
Charles F. Dodge City Center
Planning and Economic Development Dept.
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

**RE: Southwest Hammocks at Howard Foreman Health Park
Carrfour Supportive Housing, Inc.
Application for Site Plan Approval**

Dear Mr. Stamm:

As you know, this firm represents Carrfour Supportive Housing, Inc. and its affiliate Southwest Hammocks, LLLP (collectively, "Carrfour") in connection with the proposed Special Residential Facility – Category 3 ("SRF-3") comprised of 100 affordable, supportive housing¹ units to be located on the campus of the Howard Foreman Health Park (the "Project") located at 1627 Poinciana Drive, Pembroke Pines, Florida (the "Property").² We are hereby submitting the enclosed Unified Development Application for site plan review and approval. Note that the City Commission has already approved Resolution No. 2021-R-18 (3746) in connection with the Project, which included a delegation request to amend the existing note on the Pembroke Pines Health Park plat recorded in Plat Book 174, Page 179 (the "Plat"), as well as an allocation of 68 flex units³ for the Project.

City/Carrfour Partnership:

Carrfour is proud to partner with the City to make the Project a reality. Years in the making, the Project is a collaboration of Carrfour, National Alliance on Mental Illness ("NAMI"), Broward

¹ Supportive housing offers residents evidence-based comprehensive services delivered on-site to promote residential stability, self-sufficiency, independence and wellness.

² Pursuant to that certain sub-sublease agreement with the City of Pembroke Pines, Southwest Hammocks, LLLP is the proposed sub-sublessee of a portion of the Property more particularly reflected on the survey enclosed herein.

³ Although the Project is comprised of 100 units, the number of flex units required for the Project are less because SRF-3 units are calculated as 1 dwelling unit per 2 sleeping/bedrooms as more fully described below.

Behavioral Health Coalition (“BBHC”), and South Florida Wellness Network (collectively, the “Coalition”). In addition to developing the Project, Carrfour will serve as the lead service coordinator under the Coalition.

Since 1993 Carrfour has been a proven leader in the development and management of affordable housing throughout Florida, and has successfully completed over 20 developments and operates in over 4 counties. It currently oversees an inventory of more than 1,700 units of housing in communities throughout Miami-Dade, Broward, and Palm Beach counties. Consistent with other Carrfour projects, the financing for the Project will include low income housing tax credits from Florida Housing Finance Corporation, which Carrfour has secured after a very competitive process. Carrfour has also assembled a first-rate team of professionals that will help deliver this exciting development to the City. The design team will be led by renowned architectural and urban planning firm, Zyscovich Architects. With the Coalition’s experience and Zyscovich’s talent, we are confident that the Project will be a successful addition to the Howard Foreman Health campus and to the City.

The Project/Site Plan:

The Project will be a prototype, recovery-oriented supportive housing community. Carefully selected services delivered by the Coalition on-site will provide residents living with mental illness with access to comprehensive services that promote residential stability, self-sufficiency, independence and wellness. Situated on the Howard Forman Health campus, residents will also benefit from services available on the campus, including mental health services, substance abuse programs, and veteran services.

The Property is located within the Community Facility (CF) zoning district under the City’s Land Development Code (“LDC”), and within the Community Facility (CF) land use category under the City’s Future Land Use Plan (“City Land Use Plan”). As indicated in the Permitted Use Table (Section 155.501) of the LDC and Section VIII(12) of the City Land Use Plan, SRF-3 units are permitted within the CF land use category. As evidenced by the zoning data table included with the site plan prepared by Zyscovich, the Project meets or exceeds all applicable development criteria in the LDC.

The SRF-3 units are also complemented with a wide array of amenities and services, including a community room, art room, gym, yoga area, library/computer room, and other resident support and management uses. These areas will be available for residents of the Project. Additionally, Carrfour is pleased to announce its partnership with Footprint to Success Clubhouse, Inc. (“Footprint”), who will occupy approximately 5,000 square feet of the ground level of the Project for additional services to the greater community, particularly those with mental illness. Footprint offers programs that assist those with mental illness in developing the skills and confidence necessary to lead productive lives in the community, including computer literacy, financial literacy, employability skills, cognitive enhancement skills, data entry, and culinary skills. This particular “clubhouse” space will teach those skills, particularly culinary skills in a

state-of-the-art facility.

Finally, it is important to note that the Project is consistent with the many goals, policies and objectives of the City Land Use Plan and the Broward County Land Use Plan (“County Land Use Plan”) that encourage affordable housing. For example, Objective VIII of the City Land Use Plan includes multiple policies to incentivize and encourage affordable housing. The Project provides a significant positive step forward in satisfying the growing need for affordable housing in the City and County.

Plat Note Amendment/Flex Units:

As mentioned above, the City Commission has already approved a delegation request for an amendment to the Plat to provide for additional SRF-3 units on the Property. That amendment is currently undergoing review by Broward County. Specifically, the application seeks to amend the existing note on the Plat as follows (the underlined text is for emphasis only):

From:

This plat is restricted to 12,000 square feet of Art Studios, 276,500 square feet of Community Facility Use and a Special Residential Facility Category 3, consisting of 728 high rise sleeping rooms (364 dwelling unit equivalents) and 72 garden apartment sleeping rooms consisting of 32 two bedroom units and 8 one bedroom units (36 dwelling unit equivalents).

To:

This plat is restricted to 12,000 square feet of Art Studios, 276,500 square feet of Community Facility Use and a Special Residential Facility Category 3, consisting of 728 high rise sleeping rooms (364 dwelling unit equivalents) and 207 garden apartment sleeping rooms consisting of 67 two bedroom units, 58 one bedroom units, and 15 studio units (104 dwelling unit equivalents).

Additionally, Carrfour received approval from the City Commission for the allocation of sixty-eight (68) flex units for the Project based upon the following mix of unit types:

Unit type:	Number of Units:	Flex Units:
Two-bedroom units	35	35
One-bedroom units	50	25
Studio units	15	8
TOTAL	100	<u>68</u>

As noted above, the calculation of flex units needed to accommodate the Project is in accordance with the City Land Use Plan and the County Land Use Plan, which provide that SRF-3

Michael Stamm, Jr.
December 2, 2021
Page 4

development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

We look forward to presenting this Project to the City and the community. If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Shutts & Bowen LLP



David J. Coviello

Enclosures

cc: Carrfour Supportive Housing, Inc.



November 22, 2021

City of Pembroke Pines
601 Center Way
Pembroke Pines, FL 33025

RE: Southwest Hammocks – National Green Building Standard

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1398 SW 1ST STREET

12TH FLOOR

MIAMI, FLORIDA 33135

TEL: 305.371.8300

FAX: 305.371.1376

EMAIL: INFO@CARRFOUR.ORG

WEBSITE: WWW.CARRFOUR.ORG

Dear City of Pembroke Pines,

This letter, regarding the project mentioned above, is intended to demonstrate compliance with the City of Pembroke Pines and Broward County sustainability requirements.

After reviewing the drawings and holding discussions between our design team, contractors, and ourselves, it is in the opinion of our green building consultant that the project is eligible for the National Green Building Standard (NGBS) and is in good standing to achieve a Gold level certification under the program.

The NGBS certification program is developed by Home Innovation, and this green building program is thorough, and it is intended to be used by designers, builders and developers to improve the efficiency of buildings while reducing environmental impacts associated with real estate development projects, while promoting healthier indoor and outdoor environments.

The Southwest Hammocks project has been registered with the Home Innovation Research Laboratory to use the NGBS 2015 program and the team has a strategy in place to achieve the Gold level certification. Please feel free to contact Jason Biondi directly with any questions, comments, or concerns as he working with the project team, to ensure NGBS certification.

Please let us know if you have any questions or concerns.

Kind Regards,

Arturo J. Tablada
Housing Developer
Carrfour Supportive Housing



Dear: Jason Biondi,
Congratulations!

You have successfully registered the project below for certification to the ICC 700 National Green Building Standard.

Your Project ID:
312JHM

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Builders can find more information about the NGBS Green certification process at: www.HomeInnovation.com/BRG

PLEASE NOTE: You cannot notify Home Innovation Research Labs of a rough inspection for this project until the Project Information Form (referenced below) is submitted. Once the form is submitted, please allow one business day for the project information to get into our system before attempting to schedule a rough inspection.

Verifier Name: Jason Biondi
Verifier Organization: Energy Cost Solutions Group, LLC
Standard Selected: 2015 NGBS
Scoring Path Selected: 2015 MF
Anticipated Certification Level: New Construction Gold
Project Name: SW Hammocks
Project Unit Count: 100
Project Building Count: 1
Project Address/Lot: TBD
Project City: Pembroke Pines
Project State: Florida
Project Zip code: TBD
Project County: Miami-Dade
Contact First Name: Paola
Contact Last Name: Roman
Contact Email: proman@carrfour.org
Responsible Application Packet: Developer
Party Named On Certificate: Developer
Community Name On Certificate: Yes

PROJECT INFORMATION FORM: Please complete or have someone from the Project Team complete the Project Information Form that will be emailed to you shortly. This information is necessary to earn the NGBS Green certification and will be used to market your project on www.NGBS.com. Verifiers cannot notify Home Innovation of the rough inspection date without this information complete.

MARKETING: Builders with Home Innovation agreements in place should receive an NGBS Green Insider Update with a link to our program style guide and logos/marks that can be used through the certification process – if the builder for this project has not received that message, please have them email info@HomeInnovation.com. Additional marketing materials can be found online at www.HomeInnovation.com/marketgreencertified.

We look forward to working with you as an NGBS Green Partner. If you have any questions about the certification process, please contact us.

If you did not submit this project for registration please let us know.

National Green Building Standard Scoring Analysis.



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Summary of Results of the Design Phase

☒ No Mandatory Items missing on the "Overview (Design)" page

Project Name: SW Hammocks
Location: Pembroke Pines, Miami, Florida

	Points Required				Points Claimed
		Silver	Gold		
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	150
Chapter 6: Resource Efficiency	43	59	89	119	95
Chapter 7: Energy Efficiency	30	45	60	70	96
Chapter 8: Water Efficiency	25	39	67	92	82
Chapter 9: Indoor Environmental Quality	25	42	69	97	69
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	11
Additional Points required	50	75	100	100	
Additional points required due to SF over 4000 (601.1)	0	0	0	0	
Total points required	231	334	489	611	503
Additional Points Claimed	322	244	114	(8)	
Overall Level Achieved for Design	Gold				

Mandatory Practices	No Errors



November 18, 2021

City of Pembroke Pines
601 Center Way
Pembroke Pines, FL 33025

RE: Southwest Hammocks – Economic Impact

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MIAMI, FLORIDA 33135

TEL: 305.371.8300

FAX: 305.371.1376

EMAIL: INFO@CARRFOUR.ORG

WEBSITE: WWW.CARRFOUR.ORG

Dear City of Pembroke Pines,

Southwest Hammocks is a multi million dollar investment to the City of Pembroke Pines and will provide work for hundreds in multiple construction disciplines. It is anticipated that the community will create five permanent property management & services positions after construction completion, during operations. This new housing community will provide much needed relief to many Pembroke Pines residents struggling financially with the high cost of living & may be seeking support from City and other local service providers.

Sincerely,

Arturo J. Tablada
Housing Developer
Carrfour Supportive Housing

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



DRC REVIEW FORM

December 2, 2021

Project: *SOUTHWEST HAMMOCKS AT PINES HEALTH PARK*
City Reference Number: *SP 2021-17 & PRJ 2021-19*

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

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

RECOMMENDATION:

The Environmental Services/Engineering Division hereby recommends the project's proposed improvements for 'Consideration' by the Planning and Zoning Board subject to the following condition:

1. Proposed Southbound Left-Turn out of project drive onto Eastbound Pembroke Road is contingent upon receipt of a favorable recommendation for the proposed directional turning movement by both the City's Traffic Engineering Consultant and the Florida Department of Transportation's (FDOT) Roadway Design Consultant for the Broward County Metropolitan Planning Organization's (BCMPO) funded widening of Pembroke Road from University Drive west to Douglas Road.

NOTE that an Engineering Permit will be required for construction of the site related improvements of the proposed project. Submittal of appropriate signed and sealed plans/details, Plans Review Fee and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the project for initiation of the plans review for the required Engineering Permit.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Division Chief / Fire Marshal
Dalmaguer@ppines.com, (954) 499-9557

PROJECT NAME: Southwest Hammocks

REFERENCE #: SP 2021 - 17

DATE REVIEWED: 12/02/2021

**THIS PROJECT CONFORMS TO
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 2, 2021
To: SP 2021-17 file
From: Joseph Yaciuk, Planning Administrator
Re: Southwest Hammocks

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

Staff Recommendation: Approval, subject to the following:

Satisfaction of Environmental Services comments regarding property access.
Recordation of June 2, 2021 City Commission plat note amendment.

MEMORANDUM

November 30, 2021

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-11 (PRJ 2021-13: Pembroke Pines Plaza)

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

MEMORANDUM

November 29, 2021

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2021-17) Southwest Hammocks

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

Landscape Inspection Comments:

1. All comments have been 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.

Please consider the environment before printing this email.

Sayleen Arocha
Landscape Planner/ Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • sarocha@ppines.com
Please consider the environment before printing this email.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Division Chief/Fire Marshal
dalmaguer@ppines.com
954.499.9557

PROJECT NAME: Southwest Hammocks

REFERENCE #: SP 2021 - 17

DATE REVIEWED: 11/16/2021

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

1. This Fire Access Plan does not conform to the Fire Department Requirements. The Fire Apparatus accessibility to the building is not acceptable.
 - a. Fire department access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof.
 - b. As 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
 - c. 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. NFPA18.2.3.2.1
 - d. 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.
 - e. Fire hydrants and connection to other approved water supplies shall be accessible to the fire department.
 - f. Proposed Fire Hydrants cannot be used as fire department vehicles cannot access them. Where new hydrants are required to meet spacing, hydrants shall be placed at the entrances to access roads and entrances to the complex. Measurements must be taken and depicted as the fire truck travels.
 - g. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. This must be depicted on your plan.
 - h. Fire Department Connection was not depicted. Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections.
 - i. Must depict and label the point of service and include on water Civil plans, the tie in where the water is being used exclusively for the sprinkler/standpipe system.

- END OF REVIEW -

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



DRC REVIEW FORM

November 16, 2021

Project: *SOUTHWEST HAMMOCKS AT PINES HEALTH PARK*
City Reference Number: *SP 2021-17 & PRJ 2021-19*

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

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

RECOMMENDATION:

The Environmental Services/Engineering Division hereby recommends the project's proposed improvements for 'Consideration' by the Planning and Zoning Board subject to the following condition:

1. Proposed Eastbound Left Turn onto Pembroke Road is contingent upon receipt of a favorable recommendation for the proposed directional turning movement by both the City's Traffic Engineering Consultant and the Florida Department of Transportation's (FDOT) Roadway Design Consultant for the Broward County Metropolitan Planning Organization's (BCMPO) funded widening of Pembroke Road from University Drive west to Douglas Road. Final recommendation by the aforementioned consultants relative to the proposed Eastbound Left Turn onto Pembroke Road must be based upon the final selected 'Roadway Widening Section', as agreed to/approved by all stakeholders involved in the roadway widening project.

NOTE that an Engineering Permit will be required for construction of the site related improvements of the proposed project. Submittal of appropriate signed and sealed plans/details, Plans Review Fee and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the project for initiation of the plans review for the required Engineering Permit.

Yaciuk, Joseph

From: Kevin Hart <kevin@sbdd.org>
Sent: Monday, November 15, 2021 2:52 PM
To: Yaciuk, Joseph
Cc: Michael A. Pego; Grant S. Besing, PE; Celyn Dezmain, PE; michael@sbdd.org
Subject: RE: Southwest Hammock, SP 2021-17 DRC

Warning! This message was sent from outside your organization and we are unable to verify the sender.

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

Joe,
Please be advised that the applicant has addressed SBDD's DRC comments on the site plan for this project. A Paving & Drainage Permit will be required from SBDD, and all District criteria will need to be met.
Thanks.

Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

From: Kevin Hart [<mailto:kevin@sbdd.org>]
Sent: Thursday, October 28, 2021 1:40 PM
To: 'Yaciuk, Joseph' <jyaciuk@ppines.com>
Cc: 'Michael A. Pego' <MPego@shutts.com>; 'Grant S. Besing, PE' <gbsb@winnfrad.com>; 'Celyn Dezmain, PE' <cjd@winnfrad.com>; 'michael@sbdd.org' <michael@sbdd.org>
Subject: Southwest Hammock, SP 2021-17 DRC

Joe,
Please find attached SBDD's DRC comments on the site plan for this project.
Feel free to contact me with any questions.
Thanks.

Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

MEMORANDUM

November 15, 2021

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-11 (PRJ 2021-13: Pembroke Pines Plaza)

The following are my remaining comments regarding the above Site Plan:

- ~~1. Correct "Building Data" chart regarding height of building as Elevator/Stairwell enclosures above roof line count and are at 45'.~~
- ~~2. Provide detail(s) showing that all roof mounted equipment will be screened from view for a 6' person at the property lines.~~
- ~~3. Provide all color names, color numbers, materials, finishes, etc. on all elevations of building.~~
- ~~4. Show location of dumpster and provide elevations showing all details, gates (must be metal material), materials, etc.~~
5. Provide letter from Waste Pro approving location and garbage plan.
11/15/2021 – Still needed.
- ~~6. Provide cut sheets/details of any outdoor furniture, trash cans, etc.~~
7. May need to provide Fire access around building and correct dead end situation with driveway along north side of site. Where does sidewalk go at end of dead end drive aisle along north side of site?
11/15/2021 – Need confirmation from Fire that provided access is acceptable.
- ~~8. Clarify/correct middle lane arrows at entrance off of Pembroke Road. Shows straight however there is no road/driveway across Pembroke Road. Should this be left turn"~~
- ~~9. How will access through gates be provided? Card reader, call box? Provide operation plan and provide elevations/cut sheets of any equipment being installed.~~
- ~~10. Provide ADA access/walkway to Pembroke Road sidewalk from building.~~
- ~~11. Replace any existing fence that is being used to enclose site to match all new fencing, gates, etc. being installed.~~
12. Provide temperature of all light fixtures. Cannot exceed 4,000K.
11/16/2021 – Clarify on light fixture cut sheets, in Site Plan package, which fixtures are being used. Fixtures S4 and S5-2 have options for up to 6,000K in the specs, but nothing is highlighted/chosen showing the 4,000K unit will be used.
Note: Lighting package from Lighting Dynamic does indicate fixtures, but all sheets in submitted package showing fixtures should show this information.

~~13. Will there be any wall mounted lighting? If so, provide all details and these must be 90 degree cut off wall wash style only.~~

~~14. Will there be any signage on building, monument, directional, etc.? If so, provide sign plan showing all details and locations of signs.~~

11/16/2021 – Need to provide a sign package showing elevations of all proposed signs with dimensions, square footages, materials, colors, location on site plan, etc.

~~15. Confirm all elevations, perspectives, etc. are consistent with details, hardscape, outdoor plaza, etc.~~

~~16. Address Plan must be submitted. Contact me at (954) 392-2110 for process.~~

11/16/2021 – Still needed.

~~17. After review of future re-submittal(s) addressing above comments, additional comments may be made.~~

11/16/2021 – Remains until all comments satisfied.

~~18. Contact Sherrell Jones-Ruff, in Building Department at (954) 628-3725 or sjones-ruff@cgasolutions.com to coordinate pre-app meeting for submittal process of Building Permits.~~

Please contact me with any questions.

Note: current submitted plans differ in landscape design than first submittal of plans. First submittal comments are addressed. Second submittal of comments are as shown below.

MEMORANDUM

November 10, 2021

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2021-17) Southwest Hammocks

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

Landscape Inspection Comments:

1. Per section 155.664(P)(4)

All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system. Consider installing a root barrier system for larger tree species such as, Red Maple (*acer rubrum*), Gumbo Limbo (*busera simaruba*), Laurel-leaved oak (*quercus laurifolia*), Live oak high rise (*quercus virginiana*), Paradise tree (*simarouba glauca*) and Royal Poinciana (*delonix regia*), these trees tend to produce extensive root systems at maturity and can potentially cause damage to paved surfaces and infrastructure in the future.

2. On sheet, LP-4, remove existing plants from proposed plant schedule and remove Red Bougainvillea (*bougainvillea x 'barbara karst'*) since it will no longer be applied to proposed landscape plans.

3. On sheet LP-4, please revise quantities for the following on the planting list, Japanese blueberry tree (*elaecarpus decipiens*), Simpson stopper (*myrianthes fragrans*), Orange Gieger tree (*cordia sebestena*) and Green Island Ficus (*ficus microcarpa 'greenisland'*)

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.

Please consider the environment before printing this email.

Sayleen Arocha

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • sarocha@ppines.com

Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 9, 2021
To: SP 2021-17 file
From: Joseph Yaciuk, Planning Administrator
Re: Southwest Hammocks

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.~~
2. Verify with Broward County that the proposal is consistent with latest recorded plat note on property. In progress.
3. ~~Provide letter from Broward County Aviation Department (BCAD) approving proposed development in an airport (runway) protection zone.~~
4. Coordinate with Broward County environmental and/or Florida Fish and Wildlife Commission rules when relocating owl nests. Provide the city evidence of coordination. Still Need
5. Provide a sustainability statement as required by section 155.6120—155.6123. While a statement appears to have been provided discussing sustainable building materials, the statement seems to reiterate Federal and State requirements. Any additional green features above and beyond the federal and State requirements indicated in the backup? Electric Vehicle Charging Stations? (Reference: Letter from Carrfour 10/14/2021) Provide on separate letterhead. Call staff to discuss contents.
6. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc....) Provide on separate letterhead. Call staff to discuss contents.
7. ~~Provide locations of bike racks/bike storage on site.~~
8. ~~Are amenities / offices on the site limited to residents only? Please verify that uses are consistent with the community facilities land use.~~
9. ~~Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), total building coverage area and percentage, building height including number of stories and highest point measurement of building.~~
10. ~~Will this property be gated? If so provide all details of gates and gate system as well as stacking provided.~~
11. ~~Provide north, south, east, west elevations of building.~~
12. Provide details of any off-site roadway improvements. It appears as though a left hand turn exiting the site onto Pembroke Road is proposed. Please confirm whether anything but a right out of the site is being considered and verify if that

movement is acceptable to the Engineering Department. Subject to engineering review.

- ~~13. Provide detail of all common areas on site. Include close up plans depicting each area as well as details and locations of vertical elements (Tables and chairs~~
14. Provide finish floor elevation of building and verify it is acceptable with Environmental Services. Awaiting Engineer sign off.
- ~~15. Will there be any rooftop equipment? If so provide screening details.~~
- ~~16. Any downspouts, roof ladders, or like for these buildings? Please provide on elevations.~~
17. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...) Signs should have a separate detail page in the plans. Ground signs require a 10' setback from roadways / drive aisles / property lines. Sections - 155.695-155.6108 Still need details of all signs including dimensions, sign type, illumination, sign colors, sign area, sign locations.
18. 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. Sections - 155.695-155.6108 Temp sign detail should be shown on plan including location.
- ~~19. Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.~~
20. Provide all color chips / material samples to be used on site. Need actual material and paint chips – not reproductions of the colors / materials on the plan.
21. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features. Still Need.
22. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed. Provide fixture / pole colors.
23. Provide photometric plans for review. 3,000K CCT is the maximum color temperature allowance for LED bulbs in residential use. Please provide all pole heights. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Section 155.685-155.692 Verify on plans that CCT will not exceed 3000K.
24. Provide Fire Protection plan. Verify turning radii are acceptable to the fire prevention bureau. Subject to fire review.
25. Proposed traffic circulation contains a dead end condition on the northern drive aisle which may not be acceptable for emergency equipment. Subject to fire review.
- ~~26. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.~~
- ~~27. Provide locations of all fencing on plans. Verify locations of rows of fencing with length of each segment.~~
28. 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 way. Still need letter.

- ~~29. Provide close-ups of common areas with vertical features. (Outdoor Plaza, resident courtyard, vegetable garden, etc). Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...)~~
- ~~30. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mail deliverer will most likely request a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letter should be provided by USPS.~~
- ~~31. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.~~
- ~~32. Verify landscape islands are a minimum of 10 feet wide of green area.~~
- ~~33. 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.~~
- ~~34. 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.**~~

Recommendations:

N/A

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

DRC REVIEW FORM



October 22, 2021

Project: *SOUTHWEST HAMMOCKS AT PINES HEALTH PARK*
City Reference Number: *SP 2021-17/PRJ 2021-19*

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

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

COMMENTS/RECOMMENDATIONS:

1. General Comment – Based upon the 2021 Preliminary FEMA Flood Zone Maps for the proposed project location, the proposed project is anticipated to be located in a designated Flood Zone X and AE (with a Base Flood Elevation of 6.7 NAVD). **NOTE** per Chapter 152, 'Flood Plain Administration', of the City's Code of Ordinances, all development or construction activity shall comply with the applicable 'Flood Plain Administration' requirements. Based upon Chapter 152, the following will apply to the proposed project:
 - Per Section 152.011 – "Where elevations are ground elevations and are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and as applicable, the requirements of the Florida Building Code".

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

2. General Comments – Per the Survey, there are three (3) Burrowing Owl Nest within the proposed project limits that must addressed for development of the site.

Depict and denote/label on the Site Plan and Engineering Plans sheets the locations of the existing Burrowing Owl Nests for plan review and construction coordination purposes. Provide the appropriate additional clarification ‘

Have a Professional Environmentalist confirm whether or not each of the nests are active/occupied by Burrowing Owls. Note that activity nest will require relocation of the Burrowing Owls for development of the proposed project. Otherwise, provide a letter from a Professional Environmentalist indicating that the nest site has been inspected/observed and that the nest is no longer an active nesting burrow and no Burrowing Owl relocation will be necessary for development of the proposed project. Note on the applicable Site Plan and Engineering Plan sheets whether or not the existing Burrowing Owl Nests are active or not.

Note that the applicable permit from the Florida Fish and Wildlife Commission (FFWC) allowing for relocation of the Burrowing Owl for each nest deemed active and/or applicable documentation from the FFWC confirming the abandoned nest can be collapsed/filled-in as part of the construction activities for development of the proposed project will be required prior to issuance of the Building and Engineering Permits for the proposed project.

3. General Comment – Provide ‘Pre versus Post Development Surface Water Management Calculations’ confirming no net loss in the site storage for the 10 Year-3 Day, 25 Year-3 Day and 100 Year-3 Day Storm events based upon the current South Broward Drainage District (SBDD) criteria and to address the latest FEMA Flood Zone criteria/requirements for this area of the City. In addition, note that per the design criteria for the SBDD ‘S-1 Basin’, 15% of the site should technically be “Water Surface/Lake Area’. Provide the applicable S-1 Basing Water Surface/Lake Area or equivalent storage as may be allowed/permitted by Kevin hart of the SBDD for this specific proposed development/project within the Pines Health Park.
4. Site Plan/Parking Standards Sheet – Per city standards, the required ‘3’ clear overhang’ at the front of parking spaces is measured from the front of the front/face of the Wheel Stop to the front of the 19’ long parking space. Correct the current parking details to reflect the ‘3’ clear overhang’ from the front/face of the Wheel Stop.
5. Site Plan Section A and Site Plan Section B – Correct the current Plan Scale designation to be Scale 1”=20’, not Scale 1”=40’ which does not match the actual scale of the plan.
General Comment – Provide a separate Pavement Markings and Signage Plan matching the same Scale of 1”=20’ of the Site Plan Section A and Site Plan Section B Plan. Depict all proposed/required vehicular and pedestrian traffic related pavement markings and signs, including the following typical items:
6. General Comment – Provide a separate Pavement Markings and Signage Plan for Engineering DRC review matching the Scale of 1”=20’ of the Site Plan Section A and Site Plan Section B Plan. Depict all proposed/required vehicular and pedestrian traffic related pavement markings and signs per Broward County Traffic Engineering Division

(BCTED), Manual of Uniform Traffic Control Devices (MUTCD) and City standards, including the following typical items:

- R1-1 'Stop' Signs (30"x30") with 24" White Stop Bar and 25' of 6" Double Yellow Centerline marking with Yellow/Yellow RPMs @20' O.C. for all proposed/required Stop conditions
 - 6" Double Yellow Centerline markings with Yellow/Yellow RPMs @ 40' O.C within the driveway
 - 8" White Lane Separator markings with White/Red RPMs @ 20' O.C. between the proposed exit lanes within the driveway and gated entry area
 - 6" Double Yellow with 18" Yellow Diagonals @ 10' O.C. with Yellow/Yellow RPMs for the proposed painted median/island area at the north end of the driveway
 - Accessible Parking Space Access Aisle markings with three (3) equally spaced diagonals per City Standard R-32 and two (2) markings/stripes for each Standard Parking Space, including those adjacent to a curbed landscape island. Accessible Parking Sign assembly for each of the proposed Accessible Parking Spaces per City Standard R-32.
 - 10' wide 'Special Emphasis' Crosswalk markings consisting of 12" White Edge Lines with 24" White Longitudinals @ 5' Maximum O.C. for all proposed 'Mid-Block' Pedestrian Crossing (non-Stop condition) within the parking lot area.
 - Accessible Warning Crossing Signage consisting of a W11-9 Sign (30"x30") w/W16-7P Plaque (24"x12") for each vehicular approach to the 'Mid-Block' Pedestrian Crossings in the parking lot area.
 - 'Fire Lane' areas per the City Fire Prevention Bureau requirements as denoted on City Standard R-43, 'Fire Lane Marking and Signage' Detail. Note that 'Fire Lane Marking (DDCV), Fire Department Connection (FDC) and Fire Hydrants per City Fire Prevention Bureau requirements.
 - Sidewalk Curb Ramps 5' outside of the existing building and beyond within the project limits and along the 'Accessible Route' to the public right-of-way must conform to FDOT 'Plans Standards' Index #522-002 and be accurately depicted on the plans and denoted/labeled with the appropriate "CR" type per the Index.
7. Site Plan Section A and Site Plan Section B – Depict and generally denote/label all vehicular and pedestrian traffic related pavement markings and signage as reflected on the Pavement Markings and Signage Plan to be included in the DRC plans set
8. Site Plan Section A and Site Plan Section B – Reflect the following typical items/information on the plan sheets, as may be applicable to a given plan sheet:
- Typical widths of the proposed Standard and Accessible Parking Spaces
 - Typical widths of all proposed Concrete Sidewalks
 - Denote all proposed Concrete Sidewalk areas proposed to be flush with the adjacent pavement
 - All proposed Curb types
 - All face of curb radii
 - Proposed/required Sidewalk Curb Ramps – Sidewalk Curb Ramps 5' outside of the existing building and beyond within the project limits and along the 'Accessible

Route' to the public right-of-way must conform to FDOT 'Plans Standards' Index #522-002 and be accurately depicted on the plans and denoted/labeled with the appropriate "CR" type per the Index.

- Accessible Parking Space Access Aisle markings with three (3) equally spaced diagonals per City Standard R-32 and two (2) markings/stripes for each Standard Parking Space, including those adjacent to a curbed landscape island. Accessible Parking Sign assembly for each of the proposed Accessible Parking Spaces per City Standard R-32.
 - Widths of all proposed internal parking lot landscape islands, including terminal/end islands
 - Required two (2) parking stripes for each proposed parking space, including all space abutting a proposed landscape island
 - Depict all 'Parking Count' designations/numbers within the actual parking areas, not with a proposed walkway/landscape area
 - 'Designated Accessible Route' to the nearest public sidewalk within Pembroke Road. Note that the 'Designated Accessible Route' to the public right-of-way should be the shortest routed possible per ADA criteria/standards. All Sidewalk Curb Ramps must be clearly depicted and denoted/labeled per 'CR' type.
 - Dimensions/widths for all entry/exit lanes and landscape median within the proposed entrance area inside of the proposed Gates
 - Width and all radii for the proposed Concrete Walkway/Path around the perimeter of the proposed 'Vegetable Garden' area
 - 'Fire Lane' areas per the City Fire Prevention Bureau requirements as denoted on City Standard R-43, 'Fire Lane Marking and Signage' Detail. Note that 'Fire Lane Marking (DDCV), Fire Department Connection (FDC) and Fire Hydrants per City Fire Prevention Bureau requirements.
 - Depict the location and note the size of any proposed Monument Signs for determination of acceptable 'Sight Visibility' if proposed near the driveway connection to the Pembroke Road
9. Site Plan Section A – Extend the proposed Curbed Median/Landscape Island within the inside of gated entrance area further east and provide a Painted Median Extension/Bullnose at its terminus based upon 50' centerline control radius for northbound exiting vehicles leaving the proposed parking lot. Painted Median/Bullnose per BCTED 'Painted Median Details'.
10. Site Plan Section A – Revise the alignment of the sidewalk crossing the proposed driveway connection at Pembroke Road to allow the 'Stop' condition to be further to the south or at approximately 30' from the edge of the nearest travel lane for Pembroke Road. Note that per FDOT requirements, depict and denote/label the proposed Pedestrian Crosswalk markings for the crossing of the driveway connection as two (2) 12" White stripes at 6' apart centered on the crossing.
11. Site Plan Section A – Based upon the current intent of the driveway markings, depict and denote/label the proposed Painted Median and 'Lane Separator' markings to provide a minimum 160 feet a 'Lane Storage' for vehicle queuing. Note that the final 'Lane Storage'

within the driveway for vehicle queuing purposes will be determined by the city's traffic consultant based upon a review of the Traffic Study presented for DRC review.

12. Site Plan Section A – Provide additional information related to the intended use of the proposed thirteen (13) Parking Spaces outside of the gated entry/fenced-in project limits. Provide a sidewalk from the parking spaces along with a designated Pedestrian Crossing of the driveway to the current proposed sidewalk along the east side of the driveway for access purposes for these isolated parking spaces use.
13. Site Plan Section A – Clearly depict and denote/label the current noted “Compact Soil” area as ‘Emergency Vehicle/Fire Access Road’ and either provide a Note or add the following to the aforementioned label:

“Emergency Vehicle/Fire Access Road shall be capable of supporting a minimum loading of 32 tons with an all-weather wearing surface as approved by the City Fire Prevention Bureau based upon City Fire Standards”.

14. General Comment – Refer to the attached ‘Plan Mark-Ups’ for additional information related to the above referenced ‘Comments’.
15. General Comment – Provide ‘Preliminary Paving, Grading and Drainage Plans’ for Engineering DRC review matching the same Scale of 1”=20’ of the Site Plan Section A and Site Plan Section B Plan. Depict additional proposed detailed grading for the proposed driveway, gated entry area, parking lot, Loading Area (including access drive) and Emergency Vehicles/Fire Access Road, including for all sidewalks/walkways, site green/landscape areas and Recreation/Retention areas.
16. General Comment – Provide ‘Preliminary Water and Sewer Plans’ as required to serve the proposed development/project demands/needs. Note that the existing city water mains in the near vicinity of the proposed site are extremely old Asbestos Coated Water Mains/Pipes of insufficient size to provide the required Fire Flow/Supply to meet the fire demands for the proposed project. In addition, the existing ACP water main is not permitted to be used for per City Utilities Standards for new projects and must be removed or abandoned in-place as approved by City Utilities. It should be noted that no ACP water main exists within the limits of the proposed project, but does exist within the adjacent Pines Health Park within the vicinity of the proposed project.

Accordingly, water main infrastructure improvements will be required to serve both the fire demands and domestic water needs of the proposed project. Refer to the attached ‘Schematic Water and Sewer Improvements Sketch’ depicting the proposed alignment of the required minimum 8” looped water main to serve the proposed project. The sketch also depicts the existing gravity sewer main that runs north/south and terminates with the limits of the proposed project. This existing gravity sewer main system will require modification and extension to properly serve the proposed project.

Note the Engineering Division will direct City Utilities to televise the existing gravity sewer main for the north/south section of the existing gravity sewer system south of South Palm Drive to insure that its current condition is in acceptable for the anticipated flow to

be generated by the proposed project and that the downstream lift station has adequate capacity to handle the additional flows from the proposed project.

17. General Comment – Provide Paving, Grading and Drainage Details and Section as applicable to the proposed project site engineering improvements, as required for continued Engineering DRC review. Several City Standards may be applicable to the scope of the proposed paving, grading and drainage improvements and can be downloaded from the City's web page at '<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>'.
18. General Comment – Provide Water and Sewer Details utilizing the City Water and Sewer Standards as applicable to the scope of the proposed water and sewer system improvement required for the proposed project. City Water and Sewer Standards can be downloaded from the City's web page at '<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>'.
19. General Comment – A copy of the attached latest Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' Sheet, 'Ground Sign Assembly Details' Sheet and 'Stop Sign and Street Identification Assembly Typical Details' Sheet are required to be included in the Engineering Plans for Engineering DRC sign-off of the proposed project.
20. General Comment – Provide a copy of the Survey that is to scale for review and project record purposes, as the print of the survey submitted does not scale 1"=40'.
21. General Comment – In addition to the above mentioned plans and details sheets, Stormwater Pollution Prevention Plans and Details/Notes along with Sewer Profiles will be required for Engineering Permit submittal.

The Stormwater Pollution Prevention Plans must address the "Plan Requirement Items" per FDEP plan guidelines/standards and for coverage under the 'FDEP Generic Permit' (NOI) for which the City has been tasked with enforcing and documenting for future NPDES Stormwater audits by the FDEP under the Broward County MS4 Permit Program. (Refer to the 'FDEP Construction Stormwater Pollution Prevention Plan Template' for general guidelines for use in preparing typical compliant plans which will be required for Engineering Permit approval.

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

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans, Plans Review Fees and Transmittal /Cover Letter 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 Engineering Construction Permit.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Division Chief/Fire Marshal
dalmaguer@ppines.com
954.499.9557

PROJECT NAME: Southwest Hammocks

REFERENCE #: SP 2021 - 17

DATE REVIEWED: 10/19/2021

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 on Zoning Data Sheet

Note: There were no Fire Access Sheets Submitted for this Site Plan Review

Note: Please Place All Notes Below on a Separate Fire Access (FA) Sheet and Depict Information which has been requested.

1. 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

2. Place Note on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 7th Edition, effective December 31, 2020 with Broward County Amendments, which includes NFPA 101, 2018 edition, NFPA 1, 2018 edition, & State Statutes, 2017 edition (Adopted referenced publications found herein).

3. 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

4. Must Submit a **"separate" Auto-turn plan sheet** for fire truck access and depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

5. Required Access. 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)

c. Fire Access to entire site shall be depicted on requested Separate Fire Access (FA) Sheet.

d. 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**

6. Demonstrate and depict the measurement for "Proposed Access to Building". Access to Building. 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. **NFPA18.2.3.2.1**

7. 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**

8. Must Depict the required "measured" road widths throughout.

a. **Dimensions.** 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**

b. **Note:** The minimum 20ft width required by 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.** 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)**

d. **Vertical clearance.** Fire department access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in.** **NFPA1-18.2.3.4.1.2** (Permanent, weatherproof signage) where applicable. (Applicable areas are truck access routes.)

e. 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**

f. There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable. (Applicable areas are truck access routes.)

9. On a Separate Page (FA-2), demonstrate fire apparatus ability maneuvering throughout the fire access road using the fire apparatus specifications provided on second attachment;

Turning Radius. 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.* **COPP CO 154.35 (3)**

10. Dead Ends. Dead end streets shall be prohibited, except where appropriate as stubs to permit future street extension into adjoining un-subdivided tracts, or when designed as cul-de-sacs. **COPP CO 154.32 (K)**

a. Dead-end fire department access roads in excess of **150 ft** in length shall be provided with approved provisions for the fire apparatus to turn around. **NFPA 1 -18.2.3.4.4**

b. Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each of the fire lane. **NFPA 1-18.2.3.4.6.3**

11. Marking of Fire Apparatus Access Road. Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and prohibit the obstruction thereof or both. **NFPA1-18.2.3.5.1**

Note: Fire Lane Marking; 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**

a. 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.

b. Fire Lane Sign(s) shall be 18" by 24", 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 1-18.2.3.5.3**

12. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA 1-16.4.3.1.1**

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 1-16.4.3.1.3 and NFPA 241-8.7.2.3**

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.16.4.3.1.3**

13. Water Supplies. 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 Fire Flow Requirements for Buildings. **NFPA 1-18.3.1**

a. Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4**. Fire flow calculations must be provided on separate sheets, sign and sealed by a Professional Engineer.

b. Note: A Fire Flow Test is required and must be witnessed by a Pembroke Pines Fire Inspector, please call (954) 499-9560 to coordinate a test.

14. Fire Hydrant Spacing and Installation. 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**

a. Fire hydrants and connection to other approved water supplies shall be accessible to the fire department. (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. A 15 ft. clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. **NFPA 1-18.5.3**

c. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.5**

d. Marking of Hydrants. Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.7**

e. 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)**

NOTE: Where new hydrants are required to meet spacing, hydrants shall be placed at the entrances to access roads and entrances to the complex. Measurements must be taken and depicted as the fire truck travels. **Engineering department verification required.**

f. 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) – Fire Hydrant Detail to be provided on submittal.**

g. 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)**

h. ~~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 (C) (G)**

i. 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**

15. Location of Fire Department Connections. Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections. **NFPA 14-6.4.5.1.1**

a. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA 14-6.4.5.1**

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

b. Each fire department connection to sprinkler systems shall be designed by a permanent sign constructed of weather resistant metal or rigid plastic materials with red and white letters , having raised or engraved letters at least 1 in. in height on plate of fitted reading service sign that shall be attached to the exterior of the building adjacent to the connection or on the connection, secured with substantial and corrosion resistant fasteners– for example, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE as applicable. **NFPA 14-6.4.5.2.1**

c. The fire department connection should be located not less than 18” or more than 4’ above grade. *Pembroke Pines Fire Department requires FDC to be installed at 3’ above grade.* **NFPA 14-6.4.6**

16. Point of Service. Show and label point of service on water Civil plans, and the tie in, where the water is being used exclusively for the sprinkler/standpipe system.

Note: A Florida Certified Sprinkler Contractor shall pull permits and begin work from the point of service. **FAC 69A-46.040 (2)**

17. Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for flow tests at system demand. 8.17.4.6.1

The full flow test of the backflow prevention valve can be performed with a test header or other connection downstream of the valve. A bypass around the check valve in the fire department connector line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot not be accomplished, closed loop flow can be acceptable if a flowmeter or site glass is incorporated into the system to ensure flow. A.8.17.4.6.1

18. Light Weight Construction Identification Placard. Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

a. All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

b. Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D)**

19. Two-Way Radio Communication Enhancement Systems. NFPA-1:11.10

In all **new** and ~~existing~~ buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.

NFPA-1:11.10.1

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with **NFPA-1:11.10.1** and **NFPA-72:24.5.2.2.1** through **NFPA-72:24.5.2.2.3**.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with **NFPA-72:14.4.12.1.2** through **NFPA-72:14.4.12.1.4** and **NFPA-24.5.2.3**.

NOTE: A test grid (Heat Map) plan shall be produced to ensure testing throughout the building.

NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.

- END OF REVIEW -

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 14, 2021
To: SP 2021-17 file
From: Joseph Yaciuk, Planning Administrator
Re: Southwest Hammocks

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.*
2. Verify with Broward County that the proposal is consistent with latest recorded plat note on property.
3. Provide letter from Broward County Aviation Department (BCAD) approving proposed development in an airport (runway) protection zone.
4. Coordinate with Broward County environmental and/or Florida Fish and Wildlife Commission rules when relocating owl nests. Provide the city
5. Provide a sustainability statement as required by section 155.6120—155.6123. While a statement appears to have been provided discussing sustainable building materials, the statement seems to reiterate Federal and State requirements. Any additional green features above and beyond the federal and State requirements indicated in the backup? Electric Vehicle Charging Stations? (Reference: Letter from Carrfour 10/14/2021)
6. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc....)
7. Provide locations of bike racks/bike storage on site.
8. Are amenities / offices on the site limited to residents only? Please verify that uses are consistent with the community facilities land use.
9. Verify that the following site data is provided. Data should include but not limited to: Gross and net acreage, Number of units, unit type and quantity by bedroom number and unit size, Gross and net densities, Pervious/impervious areas and percentages, Open space areas and percentage (including lake areas counted toward open space with applicable percentages), total building coverage area and percentage, building height including number of stories and highest point measurement of building.
10. Will this property be gated? If so provide all details of gates and gate system as well as stacking provided.
11. Provide north, south, east, west elevations of building.
12. Provide details of any off-site roadway improvements. It appears as though a left hand turn exiting the site onto Pembroke Road is proposed. Please confirm whether anything but a right out of the site is being considered and verify if that movement is acceptable to the Engineering Department.
13. Provide detail of all common areas on site. Include close up plans depicting each area as well as details and locations of vertical elements (Tables and chairs

14. Provide finish floor elevation of building and verify it is acceptable with Environmental Services.
15. Will there be any rooftop equipment? If so provide screening details.
16. Any downspouts, roof ladders, or like for these buildings? Please provide on elevations.
17. Provide all details / locations of signs (colors of copy and monument, materials, dimensions / area of copy, type of sign (i.e. Channel letters, reverse channel letters, Pin Mounted non illuminated letters, type of illumination, details of medallions / architectural embellishments, etc...)) Signs should have a separate detail page in the plans. Ground signs require a 10' setback from roadways / drive aisles / property lines. Sections - 155.695-155.6108
18. 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. Sections - 155.695-155.6108
19. Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.
20. Provide all color chips / material samples to be used on site.
21. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
22. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
23. Provide photometric plans for review. 3,000K CCT is the maximum color temperature allowance for LED bulbs in residential use. Please provide all pole heights. Are all light poles going to be concrete? Provide color of fixtures. Lights need to be included for common areas if proposed. Section 155.685-155.692
24. Provide Fire Protection plan. Verify turning radii are acceptable to the fire prevention bureau.
25. Proposed traffic circulation contains a dead end condition on the northern drive aisle which may not be acceptable for emergency equipment.
26. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.
27. Provide locations of all fencing on plans. Verify locations of rows of fencing with length of each segment.
28. 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 way.
29. Provide close-ups of common areas with vertical features. (Outdoor Plaza, resident courtyard, vegetable garden, etc). Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...)
30. Provide details on mail pickup areas. Will there be mail kiosks? If kiosks, please show. Mail deliverer will most likely request a mail truck space near mail area. Please show a space (which will not count toward parking provided). Mail delivery location acceptance letter should be provided by USPS.

31. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.
32. Verify landscape islands are a minimum of 10 feet wide of green area.
33. 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.
34. 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.**

Recommendations:

N/A

MEMORANDUM

October 12, 2021

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2021-17) Southwest Hammocks

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

Landscape Inspection Comments:

1. As per landscape ordinance, 155.657 (A-9) Location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves (*adjust proposed landscape for maintenance access and appropriate offset distance.*)
2. As per landscape ordinance, Per 155.657(A-8), plant list is missing a mature canopy spread and total mature canopy spread proposed on site.
3. On sheet TS-1, please turn off proposed landscape design.

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.

Please consider the environment before printing this email.

Sayleen Arocha

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • sarocha@ppines.com

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SUBJECT SITE AERIAL PHOTO

Southwest Hammocks (SP 2021-17, PRJ 2021-19)

