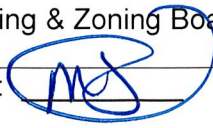





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 11, 2022	Application ID:	SP 2021-15
Project:	Edison Pembroke Residential	Project Number:	PRJ 2021-05
Project Planner:	Joseph Yaciuk, Assistant Director		
Owner:	Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC	Agent:	Dennis Mele Esq.
Location:	North of Pembroke Road, between I-75 and Southwest 145 Avenue	Acreage:	+ - 7.6 Acres (Residential Parcel) + -25 Acres (Total MXD)
Existing Zoning:	Mixed Use Development (MXD)		
Existing Land Use:	Office Park / Irregular Residential 46.1	Proposed Land Use:	Office Park / Irregular Residential 46.1
Reference Applications:	ZC 2021-01, ZC 2022-03, ZC 2022-04, SP 2021-15, PH 2021-02, ZC 2017-03, AM 2005-04, SUB 2008-01, SUB 2007-01, ZC 2007-01, ZC 2008-01		
Applicant Request:	Site plan consideration for a 350 unit apartment building with associated surface and structured parking, traffic circulation, landscape, and lighting.		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation subject to the following: <ol style="list-style-type: none"> 1. City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district. 2. Recordation of a shared parking / access agreement between the residential and office uses within the MXD. 3. City Commission approval and recordation of the Duke Pembroke B plat note change prior to issuance of a building permit. 4. Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits. 		
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Dennis Mele, agent for owners Pembroke Parcel 2 Owners LLC and Pembroke 145 Office LLC. (Collectively - TPA Group), requests site plan consideration to build a 350 unit apartment building with associated surface and structured parking, traffic circulation, landscape, and lighting on a vacant parcel generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue.

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

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

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

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

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

The approval of the zoning change applications above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements prior to issuance of a building permit.

The City Commission will be considering a plat note change to the Duke Pembroke B plat on August 17, 2022 to assign the 350 residential units to this plat. Should the City Commission approve the plat note change as requested then the applicant will have obtained all necessary planning related entitlements for consideration of this site plan. Therefore, City Commission approval of the Duke Pembroke B plat and recordation of the delegation request will be conditioned upon approval.

BUILDINGS / STRUCTURES:

The applicant proposes a seven story 72 feet high, 350 unit apartment building with accessory attached parking structure (7 levels – 58 feet high to roof parking level). The proposed apartment will consist of the following unit mix:

- 158 one bedroom units
 - 2 unit types
 - Unit Area: 750-751 SF
- 179 two bedroom units
 - 5 unit types
 - Unit Area: 1,120 – 1,153 SF
- 13 three bedroom units
 - 1 unit type
 - Unit Area: 1,389 SF

The proposed apartment building units will be oriented to the east side of the lot with the attached parking garage to the west. This orientation utilizes the garage as a buffer to the residents and the activity along Interstate 75.

The applicant proposes the following color selections for the building and parking garage:

- Main Stucco – SW 7006 – Extra White
- Accent Colors-
 - SW 7649- Silverplate
 - SW 7674 – Peppercorn
 - SW 7069 – Iron Ore
 - SW 7003 – Touque White
 - SW 6252 – Ice Cube
- Stone Veneer – Beige
- Picket Railing (Balconies) - Silver

Open areas of the garage will be screened by wire mesh which provides necessary air ventilation for the use.

City Commission review of this project is required for this site per City Code for the following reasons:

- Building exceeds 50 feet and height
- Site plan consideration within a planned district (MXD)

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. Main access to the building will be through the east elevation. The applicant provides for a drop off lane at the main entrance of the apartment building for the convenience of residents and guests.

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

PARKING:

The applicant will provide 2,082 parking spaces in total upon completion of phase 1 of the Edison MXD where 1,690 parking spaces are required for the office and residential buildings for the entire Edison MXD. The parking will be distributed based on the following:

Residential site:

- 859 parking spaces in the structured parking garage.
 - 6 spaces within the parking garage will contain EV units.
 - Additional 6 spaces within the parking garage will contain conduit for future EV use.

The general public will be permitted to park on the ground floor of the structured parking garage. A gate arm will be provided on the second floor of the parking garage for security purposes. Access to floor 2 and above of the parking garage will be limited to apartment tenants and Edison office employees.

- 349 surface parking spaces on residential / southern office parking field

Office site:

- 874 surface spaces for the office park parcels to the north

Of the total number of spaces provided in the Edison MXD property the following spaces will be reserved for specific use:

- 50 ADA spaces
- 29 surface spaces (office parcels) will be reserved for car pool.
- 46 spaces (office parcels) will be reserved for fuel efficient vehicles

As a portion of the required parking for the office use is being provided on the residential site, the applicant has agreed to enter into a shared parking / access agreement between the residential and office properties within the Edison MXD. This agreement will be required to be recorded prior to issuance of a building permit for the residential project.

SIGNAGE:

The applicant will be required to submit a master sign plan for both the residential and office parcels to the Planning and Zoning Board at a later date. No signs are being considered at this time.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 232 trees, 232 palms, 5160 shrubs and 8621 groundcovers. Primary species of trees include, Gumbo Limbo, Green Buttonwood, crape myrtle and Live oak. Primary species of palms include Sabal palm, Solitaire palm, and Alexander palm. Primary species of shrubs and groundcover include Pink Muhly grass, Philodendron, Horizontal Cocoplum, Blueberry Flax lily, Green Island Ficus and Boston fern.

OTHER SITE FEATURES:

Edison residential site will be illuminated by a series of black full cut off LED fixtures mounted atop 20-25 foot concrete poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. The parking structure roof has been designed with full cut off fixtures mounted on 20 foot poles. The light poles on the roof are located internal to the roof parking field in order to minimize their visual impact on adjacent properties.

The proposed apartment site will contain several common areas for the enjoyment of its residents. Among those areas include:

- A landscaped courtyard with seating located on the western interior of the apartment building.
- A pool and deck area with recreational grassed areas, trellis seating and BBQ facilities near the main entrance to the development.
- A dog park on the southwest corner of the site.

In addition the developer will provide a mulch fitness path on the west side of the property running north/south adjacent to I-75 and then continuing in an easterly direction along the south property line. This will be a continuation to the approved path system to the north.

Garbage will be stored in a designated trash room at the southwest corner of the residential building, just south of the parking garage. WASTEPRO has reviewed the trash pickup location and has no objections to service.

ECONOMIC IMPACT / SUSTAINABILITY:

The applicant provides an Economic Analysis as part of this project. The developer expects the total cost of the project to be \$113,000,000 which includes land, design, soft costs and construction. Estimated taxes generated will be over \$1.8 million annually. The applicant also expects the construction of this apartment to generate 438 jobs.

The applicant also provides a sustainability statement as required by City Code. The applicant intends to attain a minimum bronze rating for the residential building through the National Green Building Standards. In addition, the applicant provides a list of sustainable materials / techniques in the backup. Items of note include the following:

1. Electric Vehicle 'EV' charging stations
2. Tree Preservation and relocation of larger trees on site.

3. SEER 15 AC equipment or better
4. Reflective White roof to reduce heat island
5. High LRV color pallet to reduce heat gain
6. ENERGY STAR appliances
7. High Efficiency Lighting
8. Low-flow toilets, shower fixtures and faucets
9. Use of drought tolerant plant material
10. Water Sense or similar irrigation controller
11. Use of Low VOC products inside the building air barrier
12. MERV 8 filters to improve indoor air quality
13. Multi-use path or trail
14. Transit stop adjacent to the property and future shuttle stop
15. Recycling C&D Waste Hauler

Staff Recommendation: Transmit the proposed site plan to City Commission with a favorable recommendation subject to the following:

1. **City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district.**
2. **Recordation of a shared parking / access agreement between the residential and office uses within the MXD.**
3. **City Commission approval and recordation of the Duke Pembroke B plat note change prior to issuance of a building permit.**
4. **Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits.**

Enclosed:

- Unified Development Application
- Sustainability Statement
- Economic Analysis TPA Residential
- Memo from WASTEPRO (1/26/22)
- Memo from Planning Division (8/3/22)
- Memo from Zoning Administrator (7/20/22)
- Memo from Engineering Division (7/18/22)
- Memo from Fire Prevention Bureau (7/13/22)
- Email from SBDD (5/13/22)
- Memo from Engineering Division (4/18/22)
- Memo from Zoning Administrator (3/30/22)
- Memo from Fire Prevention Bureau (3/28/22)
- Memo from Fire Prevention Bureau (1/24/22)
- Memo from Zoning Administrator (1/4/22)
- Memo from Planning (1/3/22)
- Memo from Engineering Division (11/3/21)
- Memo from Planning (10/11/21)
- Memo from Landscape Planner (10/7/21)
- Memo from Fire Prevention Bureau (10/6/21)
- Site Plan
- Subject Site Aerial Photo



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

City of Pembroke Pines
Received

SEP 27 2021

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☒ Delegation Request (Duke Pembroke B Plat)
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☒ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☒ Zoning Change (Map or PUD)* (PD-SL)
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

Planning & Economic Development

INSTRUCTIONS:

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

Staff Use Only

Project Planner: Joe Project #: PRJ 20 21 - 17 Application #: 58 2021-15

Date Submitted: 09/27/21 Posted Signs Required: () Fees: \$ 2,047.61

SECTION 1-PROJECT INFORMATION:**Project Name:** Edison Pembroke - Rezoning (PD-SL) , Site Plan, and Plat Note Amendment (Duke Pembroke B Plat)**Project Address:** To Be Determined SW 145 Avenue**Location / Shopping Center:** North of Pembroke Road, between SW 145 Avenue and I-75**Acreage of Property:** Approx. 7.07 ac
(7.6 Gross Acres) **Building Square Feet:** To Be Determined**Flexibility Zone:** 119 **Folio Number(s):** 5140 22 07 0010**Plat Name:** Duke Pembroke B 179-100 **Traffic Analysis Zone (TAZ):** 835**Legal Description:**

Please see attached sketch/legal description of multifamily parcel.

Has this project been previously submitted?

Yes

No

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
2/7/18	Rezoning	Modifying PCD	Approved	Ord. 1893	
5/17/17	Plat Note Amendment	Note Amendment to Duke Pembroke B Plat	Approved	Proposed Resolution 2017-R-20	
6/9/21	Land Use Plan Amendment	Office Park to Irregular Residential (46.1)	Under Review		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Parcel 2 Owner LLC

Owner's Address: 1776 Peachtree Street NW Ste 100, Atlanta, GA 30309-2306

Owner's Email Address: twakefield@tpa-grp.com

Owner's Phone: (770) 436-6016 Owner's Fax: N/A

Agent: Greenspoon Marder LLP

Contact Person: Dennis Mele, Esq. cc: Cynthia.Pasch

Agent's Address: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Agent's Email Address: Dennis.Mele@gmlaw.com cc: Cynthia.Pasch@gmlaw.com

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

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: PCD

Land Use / Density: Office Park

Use: Vacant

Plat Name: Duke Pembroke B 179-100

Plat Restrictive Note: _____

Please see attached.

PROPOSED

Zoning: PD-SL

Land Use / Density: Irregular (46.1) Residential

Use: 350 Multifamily Residential Units

Plat Name: Duke Pembroke B 179-100

Plat Restrictive Note: _____

Please see attached.

ADJACENT ZONING

North: PCD

South: B-2

East: R-4

West: PUD

ADJACENT LAND USE PLAN

North: Office Park

South: Commercial

East: Commercial

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

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

The applicant is proposed a rezoning of the proposed multifamily parcel from PCD to a Planned Small Lot Development (PD-SL), a plat note amendment to the Duke Pembroke B Plat, and a site plan for residential development consisting of 350 multifamily units. These applications are consistent with a land use plan amendment to change the City's land use designation of the property from Office Park to Irregular (46.1) Residential that is currently under review.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

Signature of Owner

Date

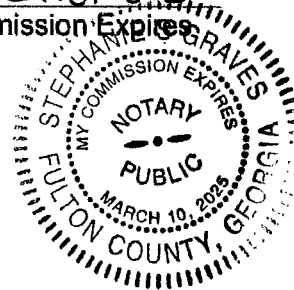
Sworn and Subscribed before me this 21 day

of September, 2021

Fee Paid

Signature of Notary Public

March 10, 2025
My Commission Expires



AGENT CERTIFICATION

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

Signature of Agent

Date

Sworn and Subscribed before me this 21 day

of September, 2021

Fee Paid

Signature of Notary Public

My Commission Expires



Kim Nicole Santiago
Comm. # GG939792
Expires: Feb. 23, 2024
Bonded Thru Aaron Notary



TPA Edison Apartment Project Economic Impact Analysis

Developer Overview

TPA Group is a private real estate investment, acquisition, and development firm that invests nationwide in a variety of asset classes, including land, industrial, office, and multifamily. With a history of over 250 projects to date, the TPA team is adept at navigating the complex nature of development management to successfully deliver enduring assets. TPA's in-house development team partners with designers, engineers, contractors, and consultants based in the community who have the local knowledge and expertise to ensure a seamless project execution.

Development Cost

Total development cost including land, design, other soft costs, and construction costs is estimated to be \$113,000,000.

Project Employment and Wages

According to the National Association of Home Builders, building an average rental apartment creates 1.25 jobs and generates wages and salaries of \$80,334.¹ TPA's 350-unit Edison Apartment Project can therefore be anticipated to:

1. Provide 438 jobs.
2. Generate \$28,116,900 in wages and salaries.

Economic Impact of Taxes, Permit Fees, and Impact Fees

Pembroke Pines Millage Rate: 19.1827

Estimated Annual Taxes & Assessments: \$1,809,898²

Permit and Impact Fees:

City Certificate of Occupancy Fees: \$1,386.242

City Building Permit Fee: \$1,305,924

County School Impact Fees: \$274,400

County Recreational Impact Fees: \$109,020

¹ Emrath, Paul. *National Impact of Home Building and Remodeling: Updated Estimates*. Special Study for HousingEconomics.com, 2020, <https://www.nahbclassic.org/generic.aspx?genericContentID=272642&channelID=311>.

² Estimate is based upon Altis Pembroke Gardens 2020 taxes and assessments, extrapolated for the projected 350 units at TPA Edison Apartments.

EDISON

By
TPA Group

SUSTAINABILITY STATEMENT

JUNE 2022

Green building practices and Sustainable Design Features

The Edison-Pembroke Residential building will incorporate elements in the below listed “green building” practices as well as sustainability design features and materials that would satisfy NGBS and FGBC rating criteria:

1. Lockable Bike racks/storage
2. Electric Vehicle ‘EV’ charging stations
3. Structured parking to reduce heat islands
4. Tree Preservation of 216” dbh and relocation of 84” dbh
5. SEER 15 AC equipment or better
6. Reflective White roof to reduce heat island
7. High LRV color pallet to reduce heat gain
8. ENERGY STAR appliances
9. High Efficiency Lighting
10. Low-flow toilets, shower fixtures and faucets
11. Use of drought tolerant plant material
12. WaterSense or similar irrigation controller
13. Recycling will be provided if the service is offered by the trash provider
14. Use of Low VOC products inside the building air barrier
15. MERV 8 filters to improve indoor air quality
16. Multi-use path or trail
17. Green Building Certification
18. Transit stop adjacent to the property and future shuttle stop
19. Recycling C&D Waste Hauler

Our team will work in conjunction with Trifecta Construction Solutions, a green building and sustainable development consulting firm. Dr. Jennifer Languell and her team have reviewed the preliminary plans and scored the project using the National Green Building Standard. The project will achieve a minimum of Bronze certification.



January 26, 2022

RE: Edison Pembroke Pines Apartments Trash Will-Serve Letter

To the plan reviewer/ Evan Shaw with TPA Residential:

WastePro USA has reviewed the information for the above-mentioned location and approves the solid waste dumpster enclosure and path. The dumpsters on the collection days need to be accessible at curb for our driver to wheel out at a minimum and service. If you have any questions, please do not hesitate to call us to discuss.

Thank you,

A handwritten signature in black ink, appearing to be "DP", is written over a horizontal line.

David Perez
WastePro USA, Sales Manager
954-668-6100
954-967-4200

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 3, 2022
To: SP 2021-15 file
From: Joseph Yaciuk, Assistant Director
Re: Edison Pembroke (residences)

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

Staff Recommendation: Transmit the proposed site plan to City Commission with a favorable recommendation subject to the following:

- City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district.
- Recordation of a shared parking / access agreement between the residential and office uses within the MXD.
- City Commission approval and recordation of the Duke August 17, 2022 Pembroke B plat note change prior to issuance of a building permit.
- Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits.
- Removal of proposed arm gates at the entry of the parking garage to allow for unrestricted public parking access.

MEMORANDUM

July 20, 2022

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-15 (PRJ 2021-17: Edison Pembroke Residential)

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

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



DRC REVIEW FORM

July 18, 2022

PROJECT: *THE EDISON PHASE 2 RESIDENTIAL*
CITY REFERENCE NUMBER: *SP 2021-15 & PRJ 2021-05*

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

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

RECOMMENDATION:

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

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



DRC REVIEW FORM

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

PROJECT NAME: Edison Phase 2
REFERENCE #: SP 2021 - 15
DATE REVIEWED: 07/13/2022

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

----- Forwarded Message -----

Subject:Edison Residences - Site Plan

Date:Fri, 13 May 2022 15:02:04 -0400

From:Kevin Hart <kevin@sbdd.org>

To:jyaciuk@ppines.com

CC:Nathan M Lewis <nml@botekthurlow-eng.com>

Joe,

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

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

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

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

DRC REVIEW FORM



April 18, 2022

Project: *EDISON PEMBROKE RESIDENTIAL - SITE PLAN*
City Reference Number: *SP 2021-15/PRJ 2021-05*

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. Water and Sewer Plan, Sheet WS-1 – Note that the City Utilities Division does not permit sewer lateral/service connections directly into Sewer Manholes. It will be necessary to modify the current proposed connection of the 10" PVC Sewer Lateral/Service into Sewer Manhole No. 1 to connect into the proposed 8" PVC Gravity Sewer Main by way of Wye connection downstream of the proposed manhole. It should be noted that sewer lateral/service pipe size connection by way of the Wye cannot be larger the size of the proposed PVC Sewer Main into which the sewer service will connect or the maximum Wye can only be an 8"x8" Wye for this particular connection.

From a City Engineering and Utilities Divisions standpoint/position, it would be acceptable to run the proposed 10" Building Sewer Service Line into a "Private Manhole" and then run a 8" PVC Sewer Service Line into a proposed 8" Sewer Lateral having an 8"x8" Wye connection into the proposed 8" PVC Sewer main.

(Refer to the attached 'Sewer Lateral Connection Sketch' for your review.)

2. Water and Sewer Plan, Sheet WS-1, WS-2 & WS-3 – Note that all proposed water main appurtenances, such as proposed bends, lengths of proposed water main piping between water main appurtenances, etc are required to denoted/labeled on the plan per City Utilities Division standards. In addition, make sure that the required 15” Utility Easement is depicted and labeled over all sections of the proposed water main including the minor section associated with a proposed Fire Hydrant addition (such as the proposed Fire Hydrant at the ‘Drop-Off/Pick-Up Drive’ at the entrance to the proposed building).

(Refer to ‘Water and Sewer Plans Mark-Up’ for additional information related to this comment and other noted plans items.)

3. Water and Sewer Plan, Sheet WS-2 – The proposed Fire Hydrant at the rear/west side of the Existing Amenity Building cannot be within 7.5’ of the existing FP&L Utility Easement or the proposed Fire Hydrant must be located outside the limits of the existing FP&L easement. In addition, provide ‘Crossing Data’ between the crossings of the proposed 8” Fire Service Line and proposed 4” Water Service Line and the proposed 8”PVC Water Main at the southwest corner of the proposed Second Office Building.

(Refer to ‘Water and Sewer Plans Mark-Up’ for additional information related to this comment and other noted plans items.)

4. Water and Sewer Plan, Sheet WS-3 – Provide a ‘Filling and Flushing Connection’ for both the proposed 8” Fire Service Line connection and proposed 4” Water Service Line connection to the existing 8” Water Main on the south side of the proposed Tower/Parking Garage proposed to serve the proposed Residential Tower. Note that the additional Gate Valves must be depicted and labeled on the plan.

(Refer to ‘Water and Sewer Plans Mark-Up’ for additional information related to this comment and other noted plans items.)

5. Water and Sewer Details, Sheet WS-4 – Replace the current ‘4” Water Meter and Backflow Assembly Detail’ with the City Standard W-9, ‘Large (3” or Greater) Water Meter and Backflow Preventer Assembly’. In addition, replace the current ‘RPZ Backflow Preventer Detail (3/4” – 2”) Detail’ with City Standard W-4, ‘Typical Single and Double Service Connection’.

Note that the City’s latest standard details can be downloaded from the City’s website by way of the following “Link”: <https://www.ppines.com/1434/Engineering-Design-Standards-Manual>.

6. Water and Sewer Details, Sheet WS-5 – Delete the current ‘Inside Drop Connection Manhole Type ‘C’ Detail’ from the details sheet, as this detail is not a City Standard that is permitted to be utilized for the project unless approved by the Director of Utilities for

the 'Drop' condition at the proposed sewer main connection at the Exist. Sewer Manhole (TPA-3).

7. Pavement Markings & Signage Plan, Sheet PMS-1 & PMS-2 – Add the 'City Accessibility and Pavement Markings and Signage Requirements Notes' to Sheet PMS-1. Note that there are proposed "water appurtenance" items that are partially depicted on the Pavement Markings and Signage Plans by mistake and the appropriate "layers" need to be "turned-off" on these plans so that the "water appurtenances" are not partially reflected on these plans.

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.

MEMORANDUM

March 30, 2022

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-15 (PRJ 2021-17: Edison Pembroke Residential)

The following are my comments regarding the above Site Plan:

- ~~1. Clarify Phases for overall development as new MXD Guidelines Have a Phase 1 (proposed apartments) and Phase 2 (future parking garage, hotel and office/bank building north of existing Edison Office Bldg., but this Site Plan shows Phase 1 as Edison Office and Phase 2 as proposed apartments.~~
2. Parking Table shows "Required Parking" exceeding "Provided Parking". Confirm all parking calculations.
Provide details of percentages of types of uses used for calculating required parking. Note: This is same response used for Edison Pembroke MXD Guidelines parking study/chart. Discussed with project rep Cindy Pasch 3/29/2022.
- ~~3. "Development Summary" shows 118 units @ 749 sq. ft. where Land Development Code and proposed MXD Guidelines require minimum 750 sq. ft. units.~~
- ~~4. Provide letter from WastePro approving garbage service.~~
5. Provide Master Sign Plan for all signage for all phases of proposed MXD.
All existing signage within the area being re-zoned MXD needs to be included in the Master Sign Plan.
6. Show light poles, fire hydrants, traffic signs, directional signs, etc. on all plans to show there are no conflicts.
Items do not appear to be included on SP pages, however, these items also need to be included/shown on Landscape Sheets.
7. Clearly indicate within parking garage which spaces are accessible for office building, which are restricted for residents of apartment building and how this is controlled.
Response provided that parking garage spaces are available to all users, with no reserved spaces. This is acceptable, however, in Master Sign Plan show all proposed way finding/directional sign that will be used to direct/inform visitors and employees in the office building and provide documentation that this arrangement is in perpetuity if/when properties are sold and owned by different entities.
- ~~8. Clearly show on all applicable plans and provide elevations, with all details, of any gates/arms being proposed.~~
- ~~9. Provide a detail/example of how headlights will be screened/blocked from view around exterior of parking garage.~~
- ~~10. Provide details showing any roof mounted equipment is screened from view for a 6' person at the property lines.~~

11. Provide typical detail(s) of how any ground mounted equipment will be screened.
Response that detail provided on Sheet L-205, however, no Sheet L-205 is included in package.
- ~~12. Provide all details for lighting fixtures in parking garage.~~
13. Proposed parking lot lights do not meet City code for residential standards.
Include proposed light standard/detail in MXD Guidelines.
14. Provide cut sheets/details of furniture, equipment, etc. around pool and common areas.
In addition to details shown plans, need cut sheets of all chairs, tables, playground equipment, bike racks, pool furniture, etc.
- ~~15. Should you want a pre-app meeting for submittal process of Building Permits that may be needed. Contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or sjones-ruff@cgasolutions.com~~
16. After review of resubmittal additional comments may be made.
Remains until all comments are satisfied.

Please contact me with any questions.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina, Assistant Fire Marshal
(954) 499-9566 bnettina@ppines.com

PROJECT NAME: Edison Phase 2

REFERENCE #: SP 2021 - 15

DATE REVIEWED: 3/28/2022

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

Approval contingent on additional FDC placed on west side of residential building and pavement markings discussed with Civil engineer Nathan Lewis. To be shown on final submittal set.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina, Assistant Fire Marshal
(954) 499-9566 bnettina@ppines.com

PROJECT NAME: Edison Phase 2

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 1/24/2022

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

Note: This **DRC will not be approved until COPP Engineering** verifies that Fire Access Sheets meet all Fire Dept. access and T-turn requirements.

1. 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**

NOTE: Depict this for proposed "Jewelbox" building.

2. Place following Notes on Plan (Water Sheets): 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.**

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

Response sheet states these were provided but they were omitted from referenced sheet.

3. Fire department connection shall also be shown on same side of the street as the fire hydrant.

Please label southwest hydrant for Proposed Office building and Proposed Residential/Parking Garage

4. Place Note on Plan: 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**

NOTE: This note was not placed on plan as stated on response sheet.

5. NOTE: There was no clarification on plans as to what type of sprinkler system was to be installed. This must please be addressed.

6. Place following Notes and depict on Water Sheets and Fire Access Plan: Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for flow tests at system demand. **NFPA-13:8.17.4.6.1**
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. **NFPA-13:A.8.17.4.6.1**

Please use backflow detail that is attached.

Please address all comments on plan and provide a Response Sheet

MEMORANDUM

January 4, 2022

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-15 (PRJ 2021-17: Edison Pembroke Residential)

The following are my comments regarding the above Site Plan:

1. Clarify Phases for overall development as new MXD Guidelines Have a Phase 1 (proposed apartments) and Phase 2 (future parking garage, hotel and office/bank building north of existing Edison Office Bldg., but this Site Plan shows Phase 1 as Edison Office and Phase 2 as proposed apartments.
2. Parking Table shows "Required Parking" exceeding "Provided Parking". Confirm all parking calculations.
3. "Development Summary" shows 118 units @ 749 sq. ft. where Land Development Code and proposed MXD Guidelines require minimum 750 sq. ft. units.
4. Provide letter from WastePro approving garbage service.
5. Provide Master Sign Plan for all signage for all phases of proposed MXD.
6. Show light poles, fire hydrants, traffic signs, directional signs, etc. on all plans to show there are no conflicts.
7. Clearly indicate within parking garage which spaces are accessible for office building, which are restricted for residents of apartment building and how this is controlled.
8. Clearly show on all applicable plans and provide elevations, with all details, of any gates/arms being proposed.
9. Provide a detail/example of how headlights will be screened/blocked from view around exterior of parking garage.
10. Provide details showing any roof mounted equipment is screened from view for a 6' person at the property lines.
11. Provide typical detail(s) of how any ground mounted equipment will be screened.
12. Provide all details for lighting fixtures in parking garage.
13. Proposed parking lot lights do not meet City code for residential standards.
14. Provide cut sheets/details of furniture, equipment, etc. around pool and common areas.
- 15.
16. Should you want a pre-app meeting for submittal process of Building Permits that may be needed. Contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or sjones-ruff@cgasolutions.com
17. After review of resubmittal additional comments may be made.

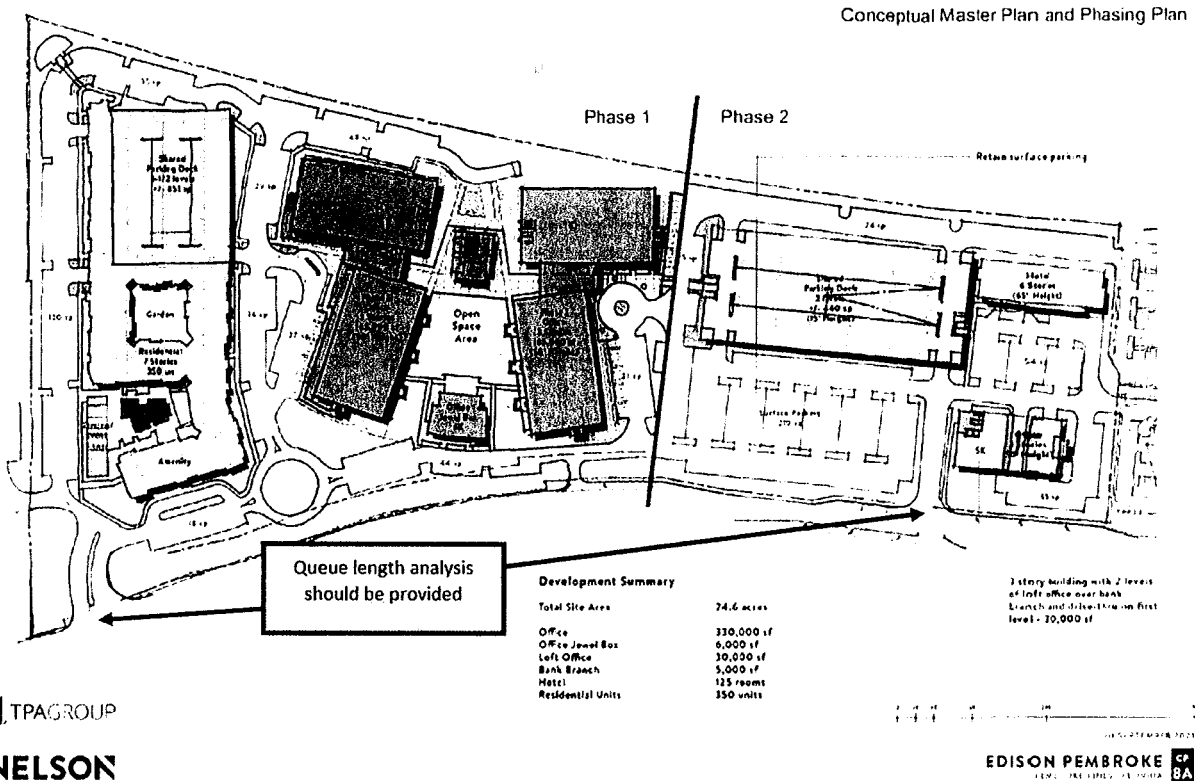
Please contact me with any questions.

TRAFFIC ENGINEERING REVIEW COMMENTS

PROJECT: Edison Residential (SP 2021-15 & PRJ 2021-05)

DATE: 1/14/22

1. The currently approved development program and proposed development program under the proposed zoning should be clearly stated for better understanding.
2. More importantly, the Trip Generation summaries should also be added for comparison. If the impact is greater than the currently approved impact, then an updated detailed Traffic Circulation Analysis should be provided.
3. Two phases are mentioned for the project, Phase 1 and 2. A discrepancy was found in their depiction between provided documents. The Civil Engineering and Site Plan depict the southern portion as Phase 2 and northern as Phase 1, whereas Rezoning Application and Design Guidelines document depicts them opposite. Please verify and correct accordingly.
4. The requested zoning will be served by two major driveways along SW 145th Avenue. Provide a Queue Length Analysis for each of the following two main driveways based upon the current (existing) uses and proposed Phase I uses and for the overall total Phase II uses:



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 3, 2022
To: SP 2021-15 file
From: Joseph Yaciuk, Planning Administrator
Re: Edison Pembroke (residences)

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

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

1. Provide notification per Code Requirements. *Section 155.302*. Please note that notice must be provided to the entire project as it appears you are proposing work which exceeds the boundaries of the site. Please update your noticing for PCD and site based on newest submittal.. **Applicant is in processing.**
2. Change of land use and rezoning is needed prior to approval of the site plan. LUPA is currently awaiting 2nd reading at City Commission. Still Need. **Applicant is in processing of rezoning application.**
3. Plat Note change is required prior to approval of the site plan. Still Need.
4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (PD-SL) MIXED USE DISTRICT. **Still Need.**
5. Proposed plan indicates residential improvements as well as improvements on the office property. Parking appears to be being shared between uses. Therefore, you need to show an update to the entire site rather than just the residential. How will parking be shared? Any cross parking agreements? Cross access agreements? Still need. Need to understand how projects in phase 1 will be phased. **Cross access and parking need to be in place prior to issuance of any permits as the site will not pass zoning review.**
6. ~~Name of project may have to be changed based on scope of work. As of now, I am referring to the residential.~~
7. Provide a sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed. Expand on statement. Architect / Environmental person should be able to provide detailed programming. **General statement provided. Provide FGBC provisional certification if applying for this certification.**
8. ~~Will this building be LEED certified? Applicant indicates no LEED certification. How about FGBC? Altis is LEED Certified (Same Architect). Pembroke Pointe 1 is LEED Certified.~~

9. ~~Indicate all specialty car spaces (car pool, etc...) on the plan. Where are EV stations in the parking garage as indicated in the MXD?~~
10. Provide bike racks/bike storage on site. **Provide locations for residential.**
11. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc...) Need update prior to DRC approval. **Narrative provided. Narrative needs to be limited to specific residential site plan. Please confirm that is the case.**
12. ~~Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes. Provide note on plan.~~
13. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City. Provide formal letter of intent to donation. **Applicant indicates that a letter has been provided. Please email me a copy of the commitment.**
14. ~~Submit a PSIA application to the School District for the increase in residential units.~~
15. ~~Will this plan be developed as a whole or in phases? If phases, please provide details of each phase / staging plan. Staging plan must show how required parking and fire access are to be maintained during construction as the offices to the north will be operational. Still need for phase 1.~~
16. 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 average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized. Verify site data is consistent with MXD guidelines. Show setbacks of building on site plan. Parking required exceeds parking provided. Every development specification in the MXD should be represented in the site data. Site data on page SP-1 should be located on page A-2.1 and needs to be updated. **Site data needs to breakout residential vs non—residential setback requirements. Floor / area ratio?**
17. ~~Will this property be gated? If so provide all details of guardhouse / gate system, etc. Provide a stacking study for the gate. Need gate details.~~
18. The current 7 story proposal represents proposed is two stories higher than the Altis at Pembroke Gardens building as well as the two stories larger than the hotel building and three stories higher than the adjacent office buildings. Review density of nearby Altis at Pembroke Gardens project. Applicant should also consider providing consistent residential unit intensities to the Altis Project. Still requested. You can always lower the building on a greater portion of the property to meet customer demand. Consider providing amenities to upper floors. Consider a higher story pool or amenity areas to take advantage of the building height. **In previous conversations with staff it was requested that the**

applicant provide amenity areas on the higher floors. Not sure I saw that request addressed.

19. Provide north, south, east, west elevations of building. Need to also see design of parking garage. Elevations added however please explain how the parking garage will be screened? Is it just the egg crate screen or are you planning on using some other type screening also? Color elevation appears to have an opaque screening.
20. Provide details / clearance of proposed porte-cochere. Remove drive up area where porte cochere was considered and replace with parking. Staff suggests that the applicant consider utilizing these areas fo parking (Parallel or other) in order to maximize the amount of surface parking available to residents. Uncovered drop off parking is a less preferred by staff than physical parking.
21. ~~Provide detail of walking path. Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...Current path to north of this site lacks shade.~~
22. ~~Provide finish floor elevations and verify it is acceptable with Environmental Services.~~
23. ~~Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.~~
24. ~~Label the number of parking spaces on runs of parking within parking fields. Labels the specialty parking spaces on the plan.~~
25. Will there be any rooftop equipment? If so provide screening details per Code. Still need. Parapet provided however screening will be required to meet code requirements at building permit. Be aware of this requirement when rooftop units are installed.
26. ~~Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.~~
27. ~~Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.~~
28. Provide locations of mass transit nearby this proposal on the site plan. Please provide. Please confirm with Noemi Hew at Broward County Mass Transi that no other changes to the bus bay will be required as a result of this application.
29. ~~Show typical screening on ground units. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same developments and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air conditioning~~

~~units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.~~

30. 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...)) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback. Still Need Master Sign Plan. **Master plan should include all existing and proposed signs on this site.**
31. ~~Provide details / locations of any temporary signs (construction, grand opening, coming soon, etc...) you may require. Refer to City Sign Code as to your allowances. Still Need Master Sign Plan.~~
32. ~~Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building. Consider providing a rendering that better shows the depth and movement of the building. Building appears flat on 2-d rendering with balconies as the only points of interest (Sorry Beatriz). Provide features to break up the current parking garage look on the west and north elevations. Consider treatments on the garage to add more interest to those elevations.~~
33. Provide all color chips / material samples to be used on site. Still Need.
34. ~~Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.~~
35. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
36. Photometric plans– please provide larger size photometric plan – unable to read as is. 3,000K CCT is typically the temperature for residential communities. 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. Lighting does not comply with residential requirements. Need details of lighting within parking garage. **Looks like portions of the parking area are missing. Verify that all light in garage are recessed. Lighting shows 4,000K.**
37. Verify turning radii are acceptable to the fire prevention bureau. Still awaiting fire review. **Awaing fire sign off.**
38. ~~Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.~~
39. 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. **Please email Waste PRO letter.**
40. ~~Provide close ups of pool area and other common areas with vertical features. Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...) Show self closing self locking gates around the pool~~

- ~~area. Still Need. Add dimensions to walkways and other features around the building which are compliant with PCD requirements.~~
- ~~41. 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.~~
 - ~~42. Provide parking study to show parking is adequate for a building of this nature.~~
Need to discuss how office parking was determined.
 - ~~43. Site data on SP-1 provides for 24 acre site where this site plan is only +-7 acres in size. Site plan in separate zoning district must stand on its own. See site plan comment (16).~~
 - ~~44. Show all vertical features (signs, poles, hydrants, Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings. No lightpoles on plans.~~
 - ~~45. Verify that your landscape plans are not double counting materials which were set for the previous site. Each site in this area should stand on it's own for landscape.~~
 - ~~46. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.~~
 - ~~47. Resubmit 13 sets of full sets of 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.~~
 - ~~48. 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.~~
 - 49. Provide resubmittal fee as this was the 3rd review of this project.**

Recommendations:

- Consider reduction of height of the building to not exceed similar buildings in the area.
- Evaluate unit count / acre compared to Altis at Pembroke Gardens.
- Consider adding landscape to parking garage, rooftops, building.
- ~~Consider combining this property and site and converting to an MXD district.~~

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

DRC REVIEW FORM



November 3, 2021

Project: *EDISON PEMBROKE RESIDENTIAL-PLANNED SMALL LOT DEVELOPMENT*
City Reference Number: *SP 2021-15/PRJ 2021-17*

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. Site Plan, Sheet SP-2 & SP-3, Site Plan Details, Sheet SP-4 and Pavement Markings and Signage Details, Sheet PMS-1 – Per current city standards, a '3' clear overhang' is required for all parking spaces as measured from the front of the front/face of the required Wheel Stop/Type 'D' Curb to the front of the 19' long parking space. Provide justification for allowing the proposed 2' clear overhang at the front of the proposed Standard Parking Spaces in lieu of the code required 3' clear overhang.

Note that code allows for the overall length of the proposed Standard Parking Spaces to be reduced to 16' (per Option #2 of the City Standard R-41, 'Standard Parking Space' Details) when Type 'D' Curb is utilized at the front of the parking spaces instead of the typical Wheel Stops. You may want to consider the use of the Option #2 "perimeter" parking areas in lieu of the current proposed length of 17' from the face of the Type 'D' Curb to the front of the Standard Parking space.

2. Site Plan, Sheet SP-3, Pavement Markings & Signage Plan, Sheet PMS-2 and Level 1 Plan, Sheet A-2.1 – Depict all proposed Accessible Parking Space Access Aisle markings with three (3) equally spaced diagonals per City Standard R-32, 'Accessible Parking Space Details'.

3. Site Plan, Sheet SP-3 and Pavement Markings & Signage Plan, Sheet PMS-2 – Accurately depict and denote/label all “ramps” 5' outside and beyond the proposed building/parking garage within the project limits as ‘Sidewalk Curb Ramps’ and along the ‘Accessible Route’ to the nearest public sidewalk within public right-of-way SW 145th Avenue per FDOT ‘Plans Standards’ Index #522-002. Each ‘Sidewalk Curb Ramp’ label must specify the appropriate “CR” type per the Index.
4. Site Plan, Sheet SP-3 and Pavement Markings & Signage Plan, Sheet PMS-2 – Clearly depict and denote/label the designated ‘Accessible Route’ from the Accessible Entry of the proposed buildings to the nearest public sidewalk within the public right-of-way of SW 145th Avenue.
5. Site Plan, Sheet SP-3 and Pavement Markings & Signage Plan, Sheet PMS-2 – All proposed Pedestrian Crossing not a Stop condition are considered ‘Mid-Block’ Crossing and are required to have 10’ Wide Special Emphasis Crosswalk markings per FDOT Standard Plans Index #711-001. Revise the current proposed 8’ Wide Special Emphasis Crosswalk markings to be 10’ in width and change the FDOT Index Reference to 711-001.

Provide 10’ Wide Special Emphasis Crosswalk markings at the proposed Pedestrian Crossing of the entrance drive as the inbound vehicular traffic from SW 145th Avenue turning northbound do not have a ‘Stop’ condition so this Pedestrian Crossing is still considered a ‘Mid-Block’ crossing even though the southbound vehicular traffic has a ‘Stop’ condition. As required for ‘Mid-Block’ crossings, depict and denote/label the appropriate ‘Pedestrian Crossing Warning Sign Assembly’ (W11-2 or W11-9 Sign (if this crossing is part of the designated ‘Accessible Route’ to the nearest public sidewalk) with W16-7 Plaque for each vehicular approach to the crossing. In addition, for this particular crossing provide a R10-15 ‘Turning Vehicles Yield To Pedestrian’ Sign Assembly at the “PT” of the radius of the inbound lanes of entrance drive.

6. Site Plan, Sheet SP-3 and Pavement Markings & Signage Plan, Sheet PMS-2 – Depict and denote/label the direction of vehicular traffic movement for the proposed ‘Drop-Off’ for both the proposed Residential Building and Office Building “B”. In addition, depict and denote/label the applicable/appropriate vehicular signage and ‘Sidewalk Curb Ramp’/“Flush Sidewalk” limits of for these ‘Pedestrian Drop-Off’ areas.
7. Site Plan, Sheet SP-3 and Pavement Markings & Signage Plan, Sheet PMS-2 – Depict and denote/label any ‘Fire Lane’ markings and signage as required for the proposed project based upon the requirements of the Fire Prevention Bureau.
8. Site Plan, Sheet SP-3 – Denote/label all proposed Curb types (such as Type ‘D’, Type RA, etc) and Pavement types (such as asphalt, concrete, concrete pavers, etc) types by way of either typical labels or by way of ‘Legend’ items (line types, hatches, etc).
9. Paving and Grading Plan, Sheet PG-1 – The proposed longitudinal slope of the parking area east of the proposed “Jewlbox” Building and north of existing pavement inlet EX-45 does not comply with the minimum code required slope of 1.0% for inverted crown sections having runs greater than 100 feet. It will be necessary to extend the project limits north to the south edge of pavement of the driveway entrance connection to SW 145th Avenue to allow for modification to the existing paved parking area as require to obtain

the 1.0% minimum longitudinal slope for this parking area. (Refer to attached Plan Mark-Up for additional information associated with this comment).

10. Paving and Grading Plan, Sheet PG-2 – The proposed longitudinal slopes of the parking areas immediately north and south of the parking intersection on the west side of the project at the northwest corner of the Proposed Parking Garage do not comply with the minimum code required slope of 1.0% for inverted crown sections having runs greater than 100 feet. It will be necessary to adjust the proposed “High Point” elevations and/or the proposed location of the “High Point” elevation to obtain the 1.0% minimum longitudinal slope for these parking areas.
11. Paving and Grading Plan, Sheet PG-1 & PG-2 – Provide additional proposed grading for the proposed parking lot and ‘Drop-Off’ areas sufficient to confirm code required cross slopes are being provided based upon the current proposed Building Finished Floor Elevations, proposed parking centerline grading/longitudinal slopes, proposed curbing/sidewalks, etc. In addition, provide designations where proposed ‘Sections’ will be provided reflecting the proposed grading patterns/schemes.
12. Paving and Grading Details, Sheet PG-3 – Provide the Paving and Grading Details sheet that was noted on the Cover Sheet as included in the DRC Plans set. This sheet should include some Typical Sections to confirm that the code required Cross Slope for the proposed inverted crown sections will be provide within the typical parking lot and ‘Drop-Off’ areas. The applicable City Road Standards should also be included on the sheet and can be download from the City’s website by way of the following ‘ShareFile Link: <https://www.ppines.com/1434/Engineering-Design-Standards-Manual>’.
13. Drainage Plan (Phase 3A), Sheet D-1 – Proposed 36” RCP Storm Drainage crossing over the proposed 8” PVC Gravity Sewer Main just southeast of Proposed Sewer Manhole #1 does not provide the minimum required 18” vertical separation per City Standards. It will be necessary to lower the run of proposed gravity sewer main to provide the required 18” vertical separation based upon invert restrictions for the 36” RCP at the connection to existing Control Structure CS #4.
14. Drainage Plan, Sheet D-1 & D-3 – Provide additional Storm Drainage System design data for the proposed storm drainage structures and piping. Provide design information related to any proposed Yard Drains and Roof Drainage collection structures and/or piping.
15. Drainage Plan, Sheet D-1 & D-3 – Identify all crossings between the proposed and/or existing Storm Drainage piping improvements and the proposed and/or existing water and sewer system mains and provide Crossing Data for each crossing addressing City vertical separation requirements per City Standard G-4, ‘Utility Crossing General Requirements’.
16. General Comment – Please clarify the designations of the “Construction Phases” on/between the Drainage Plans, Water and Sewer Plans and Demolition Plan. This office needs to clearly understand the site utilities work being completed under each phase (Phase 2A and 3A) and why the site utilities work in being phased.

Why is there Phase 2A for Water and Sewer System improvements and Phase 3A for the Storm Drainage System improvements?

(Refer to the attached Plans Mark-Ups for additional marked comments relative the presented Phase designations, etc.)

17. Drainage Plan, Sheet D-3 – Why isn't the proposed drainage system improvements from Existing Control Structure CS-1 not being installed as part of the storm drainage improvements designated as Phase 3A on Drainage Plan, Sheet D-1?
18. Water and Sewer Plan, Sheet WS-1 & WS-3 – Identify all crossings between the proposed and/or existing Water and Sewer system mains and the and provide Crossing Data for each crossing addressing City vertical separation requirements per City Standard G-4, 'Utility Crossing General Requirements'.

(Refer to the attached Plan Mark-Ups for additional marked comments relative to the aforementioned crossing and for two (2) required adjustments in the alignment of the proposed water main to eliminate the encroachment of Existing Control Structure (EX-4) into the proposed Water Easement and to provide additional horizontal separation to the existing 36" RCP storm drainage pipe southeast of the proposed Fire Hydrant located just north of the driveway running south into the adjacent hotel site.)

19. Water and Sewer Plan, Sheet WS-2 – Verify by way of a review of the previously prepared Sewer TV Video and/or Sewer As-builts for Phase 1 that there will be sufficient length of existing sewer main between the existing sewer lateral that serves the Phase 1 Amenity Building and the Existing Sewer Manhole (EX-TPA-5) to install the proposed additional sewer lateral. Note that the minimum separation between consecutive 'wye' fittings for sewer laterals and between a 'wye' fitting and the outside of a sewer manhole is 3 feet per City Utilities Standards.
20. Pavement Markings and Signage Details, Sheet PMS-3 – Replace the current City Standard R-32, 'Accessible Parking Space Details' with the latest updated City Standard. The latest R-32 Standard can be downloaded from the City's web page at <https://www.ppines.com/1434/Engineering-Design-Standards-Manual>.

In addition, replace the current 'FDOT Index #17346 (Sheet 12) Excerpt' with the latest applicable FDOT Standard Plans Index #711-001, Sheet 10 of 13.

21. Pollution and Erosion Control Plan Sheet POL-1 – The proposed construction activities will be disturbing significantly more than 1 acres, the current Pollution and Erosion Control Plan does not sufficiently 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 attached 'FDEP Construction Stormwater Pollution Prevention Plan Template' for general guidelines for use in preparing typical compliant plans, but you should refer to the FDEP 'Generic Permit' to verify that based the site's specific construction conditions that the plans are meeting all requirements of the typical 'Generic Permit'.)
22. General Comment – Provide Paving, Grading and Drainage Details and Sections 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>'.

23. 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>'.
24. General Comment – Provide '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 per the underlying Mater Permit and to confirm compliance with the applicable South Broward Drainage District (SBDD) surface water management system criteria/requirements and to allow confirmation that the latest FEMA Flood Zone Base Elevation criteria/requirements for this area of the City are being met.
25. 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'.
26. General Comment – An Engineering Evaluation of the potential impacts to the city's sewer system, including downstream receiving lift (LS #176) and associated downstream lift stations and force mains to the city's wastewater treatment plant, based upon the additional sewage flows to be generated by the additional proposed Residential Development within the original approved/permitted project limits.

The Engineering Evaluation Report must be provided with the initial Engineering Permit submittal for review by City Utilities. Requirements of the Engineering Evaluation will be determined and formalized by City Utilities during the Site Plan process after additional consideration based upon the status and timing of the completion of a Sewer System Modelling Analysis underway for the city's overall sewer system east of Flamingo Road.

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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 11, 2021
To: SP 2021-16 file
From: Joseph Yaciuk, Planning Administrator
Re: Edison Pembroke (residences)

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

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

1. Provide notification per Code Requirements. *Section 155.302*. Please note that notice must be provided to the entire project as it appears you are proposing work which exceeds the boundaries of the site.
2. Change of land use and rezoning is needed prior to approval of the site plan. LUPA is currently awaiting 2nd reading at City Commission.
3. Plat Note change is required prior to approval of the site plan.
4. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (PD-SL).
5. Proposed plan indicates residential improvements as well as improvements on the office property. Parking appears to be being shared between uses. Therefore, you need to show an update to the entire site rather than just the residential. How will parking be shared? Any cross parking agreements? Cross access agreements?
6. Name of project may have to be changed based on scope of work. As of now, I am referring to the residential.
7. Provide a sustainability statement as required by section 155.6120—155.6123. Any 'green' amenities being proposed on site? Electric Vehicle charging stations? PD-SL guidelines call out for these stations to be installed.
8. Will this building be LEED certified?
9. Indicate all specialty car spaces (car pool, etc...) on the plan.
10. Provide bike racks/bike storage on site.
11. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, etc....)
12. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes.
13. Are you considering any of these units as affordable housing? If so, please provide documentation and County approval that the units proposed qualifies for such designation. If not, please indicate any measures you will be taking to address affordability within the City.

14. Submit a PSIA application to the School District for the increase in residential units.
15. Will this plan be developed as a whole or in phases? If phases, please provide details of each phase / staging plan. Staging plan must show how required parking and fire access are to be maintained during construction as the offices to the north will be operational.
16. 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 average story height, Parking computations including number of spaces by type required and provided including parking ratios utilized.
17. Will this property be gated? If so provide all details of guardhouse / gate system, etc. Provide a stacking study for the gate.
18. The current 7 story proposal represents proposed is two stories higher than the Altis at Pembroke Gardens building as well as the two stories larger than the hotel building and three stories higher than the adjacent office buildings. Review density of nearby Altis at Pembroke Gardens project. Applicant should also consider providing consistent residential unit intensities to the Altis Project.
19. Provide north, south, east, west elevations of building. Need to also see design of parking garage.
20. Provide details / clearance of proposed porte-cochere.
21. Provide detail of walking path. Any proposed related amenities to be located there? Benches? Garbage Baskets? Etc...Current path to north of this site lacks shade.
22. Provide finish floor elevations and verify it is acceptable with Environmental Services.
23. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction.
24. Label the number of parking spaces on runs of parking within parking fields. Label the specialty parking spaces on the plan.
25. Will there be any rooftop equipment? If so provide screening details per Code.
26. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
27. Provide maintenance plan to City in accordance with guidelines (parking, sidewalk, public plazas, building facades, programming, etc.). Provide landscape maintenance schedule.
28. Provide locations of mass transit nearby this proposal on the site plan.
29. Show typical screening on ground units. Show location of air conditioners, meters, and related ground level equipment. In all multifamily developments and in all business districts, ground mounted mechanical air conditioning units with a capacity of five tons or less must have a side clearance of no less than one foot, a front access clearance of no less than two feet, and shall be screened by landscaping, fencing or a wall. Within these same developments

and districts, ground mounted mechanical air conditioning units with a capacity greater than five tons must have a side clearance of no less than two feet, a front access clearance of no less than three feet, and shall be screened by landscaping, fencing or a wall. Any ground mounted mechanical air conditioning units located within five or less feet of a paved or unpaved vehicle circulation area shall be protected by bollards in addition to the required screening.

30. 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...)) Will you want a directory / directional sign to the clubhouse or any other signs? Please include if requested. Signs should have a separate page in the plans. Signs require a 10' setback.
31. 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.
32. Provide a color elevation of the buildings significant vertical features, ground signs and include all sides of the building.
33. Provide all color chips / material samples to be used on site.
34. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
35. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
36. Photometric plans— please provide larger size photometric plan – unable to read as is. 3,000K CCT is typically the temperature for residential communities. 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.
37. Verify turning radii are acceptable to the fire prevention bureau.
38. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.
39. 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.
40. Provide close-ups of pool area and other common areas with vertical features. Include cut sheets / details of tables / chairs, trellises, cabanas, pavilions, fountains, tot lots, tables / chairs / related ground equipment, ground material / pavers, fence detail, etc...) Show self closing self locking gates around the pool area.
41. 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.
42. Provide parking study to show parking is adequate for a building of this nature.
43. Site data on SP-1 provides for 24 acre site where this site plan is only +-7 acres in size. Site plan in separate zoning district must stand on its own.

44. Show all vertical features (signs, poles, hydrants. Etc..) easements on landscape plans. Need to verify there are no conflicts with plantings.
45. Verify that your landscape plans are not double counting materials which were set for the previous site. Each site in this area should stand on it's own for landscape.
46. Due to the amount and scope of comments on this submittal, staff reserves the right to add new comments once details become clearer.
47. Resubmit 13 sets of full sets of 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.
48. 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:

- Consider reduction of height of the building to not exceed similar buildings in the area.
- Evaluate unit count / acre compared to Altis at Pembroke Gardens.
- Consider adding landscape to parking garage, rooftops, building.
- Consider combining this property and site and converting to an MXD district.

MEMORANDUM

October 7, 2021

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2021-15) The Edison Apts.Phase II

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, 155.657 (A-15), Sight triangles shall be depicted on planting plans where applicable.
3. 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.
4. As per landscape ordinance,155.660 (C) All properties and approved landscape plans are required to have at least 50% native and drought-resistant plant materials within the total site vegetation excluding sod.
5. At courtesy inspection, several of the existing trees on site are in poor condition after installation please address accordingly, per landscape ordinance,155.664 (D)
6. At courtesy inspection, there is existing vegetation along the west side, please add to Tree Disposition plans.
6. Consider landscape requirements for future parcel development.
7. Adjust plant tags that are cut off by sheet for legibility on sheet L-201 and L-202.

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: Brian Nettina, Assistant Fire Marshal
(954) 499-9566 bnettina@ppines.com

PROJECT NAME: Edison Phase 2

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 10/6/2021

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

Note: Please provide all Building Heights (Elevations), and Construction Types

Note: This **DRC will not be approved until COPP Engineering** verifies that Fire Access Sheets meet all Fire Dept. access and T-turn requirements.

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

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

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

4. Depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

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

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

a. *The Radio Frequency product shall be compatible to Access Pro Controller, Model AKR-1 and can be obtained through EDL/Gate Master's Service Department @ 954-525-0386.*

Programming of the Radio Frequency product must be performed by Gate Masters.

NFPA-1:18.2.2.1; COPP CO 93.11 (A) and 155.079.

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

7. Place Note on Plan: 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. When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features. **NFPA-1:18.2.3.1.4**

c. 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)

8. Place Note on Plan: 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.

NFPA-1:18.2.3.2.1

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

9. Place Note on Plan: Where a one-or-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150ft.

NFPA-1:18.2.3.2.1.1

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

11. 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**
(add this comment to requested Separate Fire Access (FA) Sheet)

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

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

14. Place Note on Plan: Place Note on Plan: 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

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

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

15. Place Note on Plan: Obstructions and Control of Fire Department Access Roads. The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

NFPA-1:18.2.4.1.1

a. Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department access. **NFPA-1:18.2.4.1.3**

16. Place Note on Plan: Vertical clearance. Fire department access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in.** **NFPA-1:18.2.3.4.1.2**

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

a. 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**

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

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

17. Place Note on Plan: Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus (weighting a minimum of 32 tons) and shall be provided with an all-weather driving surface. **NFPA-1:18.2.3.4.2**

Note: Roads during Construction.

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

18. Place Note on Plan: 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**

NOTE: Acceptable turnarounds can include a cul-de-sac, a T-turn, or a Y-turn.

19. Place Note on Plan: The angle of approach and departure for any means of the fire

department access road shall not exceed 1 ft drop in 20 ft or design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.

NFPA-1:18.2.3.4.6.2

20. Place Note on Plan: 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**

21. Place Note on Plan: Traffic Calming Devices. The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.4.7**

22. Place Note on Plan: 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. **NFPA-1:18.2.3.5.1**

23. Place Note on Plan: 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

24. Place Note on Plan: 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**

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**

25. Place following Notes on Plan (Water Sheets): 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.**

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

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

26. Place following Notes and depict on Water Sheets and Fire Access Plan: 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**

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

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

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

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

d. 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-1:18.5.10.1**

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

f. Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (B)**

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

h. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E)**

NOTE: Fire Hydrant Detail to be provided on submittal.

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

j. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels.*

COPP CO 93.25 (G) Engineering department verification required.

NOTE: Must depict the measured travel distance from each fire hydrant

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

27. Place following Notes and depict on Water Sheets and Fire Access Plan:: 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 (2013 Ed.)

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 (2013 Ed.)

NOTE: Fire department connections shall also be shown on same side of the street as the fire hydrant. Please address for Proposed Office building and Proposed Residential/Parking Garage

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 (2013 Ed.)

c. The fire department connection should be located not less than 18 in. nor more than 48 in. above the level of the adjoining ground, sidewalk, or grade surface.

NFPA-14:6.4.6 (2013 Ed.)

NOTE: Pembroke Pines Fire Department requires FDC to be installed at 3 ft. above grade.

28. Place following Notes and depict on Water Sheets and Fire Access Plan: Point of Service. The point of service for the fire line must be shown and labeled on the water Civil Sheets (This is the tie in where the water is being used exclusively for the sprinkler/standpipe system).

a. Any underground work commencing at the point of service shall be performed by a licensed contractor as specified in **FSS 633.102.**

29. Place following Notes and depict on Water Sheets and Fire Access Plan:Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for flow tests at system demand. **NFPA-13:8.17.4.6.1**

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. **NFPA-13:A.8.17.4.6.1**

30. Place Note on Plan: 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)**

31. Place Note on Plan: Broward County Traffic Engineering Division

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

32. Place Note on Plan: 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.

33. NOTE: There was no clarification on plans as to what type of sprinkler installation was to be installed. This must be addressed.

Please address all comments on plan and provide a Response Sheet

