

MEMORANDUM

October 1, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: ZC 2020-01 (PRJ 2018-12: 16000 Pines Village Market)

All of my comments regarding the above Zoning Change have been satisfied.

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

DRC REVIEW FORM



October 1, 2020

PROJECT: *1600 Pines Market Residences – Zoning District Design Guidelines*
CITY REFERENCE NUMBER: *ZC 2020-01/SP 2019-04/PRJ 2018-12*

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

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

RECOMMENDATION:

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

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: October 1, 2020
To: ZC 2020-01 file
From: Joseph Yaciuk, Planning Administrator
Re: Pines Village Market

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

All of my comments have been addressed.

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: August 20, 2020
To: ZC 2020-01 file
From: Joseph Yaciuk, Planning Administrator
Re: 16000 Pines Boulevard / USPS

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

1. ~~Verify that you have met all City / HOA Noticing requirements. Verify that you have provided mailing labels of property owners within 500 feet of the property.~~
2. Provide a comparative chart on City Code versus your development requests. Clarification of comment: the chart should compare your MXD regulations vs the Code (TH-12 district allowances) you are wishing to change in this MXD.
3. ~~Page 5 "Dimensions include 2-foot gutter" is not acceptable to use toward driveways dimensions.~~
4. ~~Page 6 — Side yard setback — Not understanding where on plan there is separation of only 10 feet between townhouse units? Appears he 10 feet is between townhouse and lot line.~~
5. Page 6 – Street yard setback. Not understanding how 9 feet and 3 feet were determined. Remember that the minimum requirement for sidewalks is 4 feet. Minimum green area to plant a category 1 or two tree is 10 feet wide. Still do not understand applicability of this standard. 3 foot standard remains. How are you all accomodating for walkways and street trees within the street side setback?
6. ~~Page 7 — No pools can be permitted for individual townhome lots. You need to declare whether accessory units can be built or not. If you are allowing patios, or other accessory uses then there must be a setback. We need to assure the property has proper drainage on each lot. Please discuss accessory structures with your client.~~
7. ~~Page 8 — Fencing should be uniform type. Please define what a private open area is and how this is to be enforced?~~
8. Verify that the existing landscape requirements in the MXD do not conflict with the landscape Code. Are you planning on following the landscape Code in the Code of Ordinances as the current landscape guidelines were tailored to the comercial site?
9. It is strongly encourage to place a 5 foot common area / maintenance easement between the rear of units. It will likely be required for fire protection purposes anyway. There is no provision in the guidelines for this item – It is up to you whether you wish to include in the guidelines or on the site plan.
10. ~~Verify that the length of units comply with City standards. Otherwise you may need to add to the regulations.~~

11. ~~May wish to review the design strategies section in general. It appears as though at least one criteria may be conflicting with your proposal.~~
12. ~~Section 9 A — Suggest you change “and” to “through”.~~
13. Staff will review the site plan compared to the design guidelines as best we can at this point in time. Please note that it is the responsibility of the developer to modify the site plan to fit the guidelines or vice versa. It is feasible that future conflicts may be identified as the plan moves forward. Staff therefore reserves the right for additional comments should the plan or guidelines change. Still stands.
14. Admin reached out to applicant to discuss suggested changes to the design of the site plan. Applicant appears to not be willing to consider a revision which will result in a reduction of units on the property. Applicant currently does not currently have approval to develop 170 townhouse units on the property by right as they must apply for flexibility units.
15. Staff notes the following changes to the guidelines from the original MXD submittal. Why did these guidelines change?
 - a. Lot size increased from 1,700 to 1,760 sf
 - b. Minimum dwelling unit under A/C reduced from 1,600 to 1,300 sf
 - c. Private open areas reduced from 300 to 200 square feet

MEMORANDUM

June 30, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: ZC 2020-01 (PRJ 2018-12: 16000 Pines Market & Residences)

The following are my comments regarding the above Zoning Change:

1. Include a provision/standard for a walkway between fences between the backyard fences for units with backyards abutting backyards.
Provided note that non-locking gates between units being installed, however, where possible add common area access through rear fence of backyards to avoid conflicts.
2. ~~Provide a "typical" lot layout for a building showing all dimensions, open space, etc. to show how Section 6 standards are met.~~
3. ~~Exhibit 2 of Guidelines, showing overall plan with commercial site and residential, does not match proposed residential Site Plan SP 2020-04.~~
4. ~~Address length of building allowed as 8 & 9 unit buildings exceed City Code of a maximum length of 160 feet.~~
5. Clarify/address dimensions of parallel parking spaces using curbing as part of their width.
Did not see detail on Sheet CPD-3.
6. ~~Clarify allowances for any accessory structures, rear patios, screen enclosures, or prohibit them.~~
7. ~~Provide "Typical" fence that will be used for backyards so there is consistency with repairs/replacements.~~
8. ~~Address recreational vehicle parking.~~
9. ~~Provide garbage disposal plan. Dumpsters? Curb side pick-up?~~
10. Provide letter from Waste Pro approving of proposed garbage service.
Provide letter as soon received.

Please contact me with any questions.