





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

Summary

| | | | |
|---------------------------------|--|---------------------------|---|
| Agenda Date: | April 8, 2021 | Application ID: | SP 2020-03 |
| Project: | Merrick Square | Project Number: | PRJ 2019-06 |
| Project Planner: | Joseph Yaciuk, Planning Administrator | | |
| Owner: | School Board of Broward County | Agent: | WGI Inc. |
| Location: | South of Pines Boulevard and east of Southwest 172 Avenue | | |
| Existing Zoning: | PUD (Planned Unit Development) | Existing Land Use: | Irregular Residential (2.621 Du / Acre) |
| Reference Applications: | SUB 2020-01, ZC 2020-04, PH 2019-02, ZC 2019-02 | | |
| Applicant Request: | The applicant proposes a site plan to allow 211 townhouse units with associated amenities, signage, parking, landscape, internal circulation and site lighting. | | |
| Staff Recommendation: | <p>Transmit to City Commission with a favorable recommendation subject to the following:</p> <ol style="list-style-type: none"> 1. Recertification of the City Land Use Map. 2. City Commission approval of a municipal dedication for a portion of this property. 3. City Commission approval and recordation of the underlying plat. 4. Perimeter wall and fence modifications to the property as recommended by the Planning Division. 5. City Commission approval of vacation on lift station utility easement on this property (2020-R-44). | | |
| Reviewed for the Agenda: | Director: <u></u> Planning Administrator: <u></u> | | |
| Final: | <input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> City Commission | | |

Project Description / Background

Kristen Nowicki of WGI Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration of a site plan application to build 211 townhouse units with associated amenities, signage, parking, landscape, internal circulation and site lighting on the property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

On February 17, 2021, the City Commission approved Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The revised City land use map has been submitted for recertification to the County.

On March 17, 2021, the City Commission approved the following related applications:

- A zoning map change request to incorporate a +/- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD. (ZC 2019-02)
- A zoning text change application to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property. (ZC 2020-04)

A related plat application (SUB 2020-01), associated municipal dedication, and vacation of lift station utility easement for this property are being considered at the April 7 City Commission meeting. At time of draft of this report, no City Commission action had taken place with regards to these items.

BUILDINGS / STRUCTURES:

The applicant contemplates the construction of 36 townhome buildings with clubhouse using the following specifications:

| Building Type | Reference Building Number(s) | Number of Buildings on Plan | Building Height | Number of Stories | Total Bedrooms | Total Baths |
|---------------|---|-----------------------------|-----------------|-------------------|----------------|-------------|
| 4 Unit Type | 6,7,8,17,26, 28 | 6 | 30'-8 ¾" | 2 | 90 | 69 |
| 5 Unit Type | 10,19,20,23, 25,27,31,32,36 | 9 | 31'-6" | 2 | 171 | 126 |
| 6 Unit Type | 18,21,24,30,35 | 5 | 31'-6" | 2 | 115 | 85 |
| 7 Unit Type | 1,2,3,4,5,9,11,12, 13,14,15,16, 22,29,33,34 | 16 | 31'-6" | 2 | 416 | 312 |
| Clubhouse | | 1 | 23'-4 7/8" | 1 | | |
| Total | | 37 | | | 792 | 592 |

The following buildings will consist of a mixture of the following unit types:

| Unit Type | Bedrooms | Bathrooms | Unit Area | Garage |
|------------------|-----------------|------------------|------------------|---------------|
| Unit A | 3 | 2.5 | 1,731 | 1 |
| Unit B | 4 | 2.5 | 1,855 | 1 |
| Unit C | 4 | 3 | 1,926 | 1 |
| Unit D | 4 | 3 | 1,955 | 1 |

The applicant will provide a mixture of two slightly different color schemes (Scheme 1 and 2) for the buildings and roof tiles in an effort to create some interest throughout the development. Townhouse scheme 1 will also incorporate Bahama shutters into the building design while scheme 2 will include ledgestone in the main body.

Townhouse Buildings Scheme 1 - Coastal

Body Color: SW 9166 (Drift of Mist)
Siding: SW 7016 (Mindful Gray)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile
Front Door and Bahama Shutters (Unit C,D): SW 7659 (Gris)
Front Door and Bahama Shutters (Unit A,B): SW 6235 (Foggy Gray)
Garage: SW 7046 (Anonymous)

Townhouse Buildings Scheme 2 - Contemporary

Body Color SW 9165 (Gassamer Veil)
Siding: SW 9171 (Felted Wool)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Concord Blend Blend Flat Tile
Front Door (Unit C,D): SW 7619 (Labradorite)
Front Door (Unit A,B): SW 7616 (Breezy)
Garage: SW 7009 (Iron Ore)
Natural Ledgestone: White Frost

Clubhouse:

Body Color: SW 7045 (Intellectual Gray)
Bahama Shutters: SW 6250 (Granite Peak)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile

Rear yards of each townhouse unit will be delivered to the purchaser with backyard enclosed by 6 foot tall white PVC fence. The resident will be required to maintain the fencing as per Planned Unit Development requirements. A small rear patio will also be provided for each unit by the developer.

ACCESS:

Access to this property will be via the following:

- Main community access off of Southwest 172 Avenue.
 - The proposed dual lane entry to the community is gated, utilizing a dedicated resident lane with card reader and a visitor lane with a covered canopy (via call box). A turn around area is proposed before the entry gate to facilitate exiting the community.
- Residents only entrance to the community off of Pines Boulevard. General public will be permitted to exit the community at this location.

Gates for both entrances will be black powder coated aluminum swing gates.

TRAFFIC IMPROVEMENTS:

Off street roadway improvements proposed on this plan include the following:

Pines Boulevard:

- Extend the existing eastbound right turn lane (into Merrick Square).
- Construct an eastbound bus bay and relocate the bus shelter to line up with the new bus bay.
- Bus landing pad (expanded sidewalk) at the bus bay.
- Sidewalk improvements at driveway access points.

Southwest 172nd Avenue:

- Extend the dual northbound, left turn lanes (westbound) onto Pines Boulevard.
- Extend the southbound, left turn lane (into Merrick Square).
- Sidewalk and crosswalk improvements at driveway access points.
- Removal of existing driveway not consistent with approved openings in the development.

PARKING:

The applicant proposes 759 parking spaces on site where 538 spaces are required based on PUD guideline requirements of a minimum of two (2) off-street parking spaces for each unit and guest parking provided at a rate of 5.5 cars for each ten units.

The following is a breakdown of the parking spaces.

- 211 parking spaces within garages. (1 garage space per unit)
- 424 parking spaces within driveways (2-3 driveway spaces per unit)
- 124 guest parking spaces.
- 1 mail parking space (Not counted as general parking)

SIGNAGE:

The applicant proposes the following signage on property:

- A monument sign to the south of the main entry of the community. The proposed V-shaped monument structure will be 10 feet tall. The community name at 32 square feet in area will be depicted on the sign on each side in pin mounted aluminum letters. The sign will be externally illuminated. The monument will incorporate an illuminated water feature into the sign design.
- A 7-foot tall monument sign will be placed within a median of the residence only entrance off Pines Boulevard. The one sided, externally illuminated, sign will display the community name at 22.35 square feet in pin mounted aluminum letters.

All monument signs will incorporate base colors and materials used on the buildings.

Temporary signs include the following:

- One, 32 square foot, construction sign on the north side of the main entrance to the community.
- One, 32 square foot, construction sign on the west side of the resident only entrance to the community.
- One model display sign (3 square feet each) for each unit within model building.

LANDSCAPING

Landscape for this property consists of the following:

- Installation of 556 trees, 601 palm trees and 16,838 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Dahoon Holly, Green Buttonwood, and Pigeon Plum. Primary species of palm trees include Alexander Palm, Florida Royal Palm, and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Evergreen Giant Border Grass, Podocarpus, and Horizontal Cocoplum. On the north and west buffer they are proposing a wall the installation of staggered trees and palms along with groupings of shrubs on both sides of the wall to increase the landscape buffer using a variety in species and heights. Along the East and South buffers in addition the required trees and shrubs, they are installing additional trees staggered between the required trees in the rear of the townhomes.

OTHER SITE FEATURES:

The applicant will be providing an amenity area consisting of a pool and tot-lot adjacent to the proposed clubhouse. The pool patio and tot lot area will be enclosed by a four foot high aluminum rail fence. The amenity areas are for residents and guests only and will not be leased to others outside the community.

A 1.73 acre conservation easement will remain at the southeast corner of this site and will be maintained and managed as a functioning wetland. The conservation easement will be secured from the remainder of the site by a 6 foot high perimeter vinyl coated chain link fence on the north,

east and west sides. The south side of the conservation easement will not be fenced to allow for connection adjacent off-site wetlands.

The remainder of the site (outside of the conservation easement) is proposed to be secured by the following barriers:

- North
 - 6 foot high masonry wall along Pines Boulevard frontage.
- East
 - 6 foot high masonry wall from Pines Boulevard extending south to the K Hovanian parcel.
 - A 6 foot high black vinyl coated chain link fence and gate to be provided across the K Hovanian parcel.
- South
 - 6 foot high black vinyl coated chain link fence.
- West
 - 6 foot high masonry wall along Southwest 172 Avenue.

Staff has no objection to the use of black vinyl chain link fence along the conservation easement, however recommends a 6 foot high decorative chain link fence with masonry columns (Maximum 50' spacing) along the south property line and along the K Hovanian parcel to the east of the site in lieu of vinyl chain link fence proposed by the applicant. The decorative fence with columns will provide a more finished and durable barrier than the chain link fence alone.

The streets for this community will be illuminated by a series of FPL LED fixtures (black) on poles with a total height of 17'. Parking areas will contain full cut off LED fixtures (black) on poles with a total height of 15'-6".

It is the intent of the builder to use building #36 for model display and sales office during their sales period. A temporary model trap with fencing will be installed to facilitate sales. Once all units are sold, the model trap and associated sales signs will be removed.

As part of this application, the applicant has voluntarily agreed to donate \$500 a unit toward the City's affordable housing fund. In addition, the applicant will be providing the City a municipal dedication as required by City Code.

City Commission review of this site plan is required as the applicant is developing with a Planned Unit Development.

Staff recommendation: Transmit to City Commission with a favorable recommendation subject to the following:

- 1. Recertification of the City Land Use Map.**
- 2. City Commission approval of a municipal dedication for a portion of this property.**
- 3. City Commission approval and recordation of the underlying plat.**
- 4. Perimeter wall and fence modifications to the property as recommended by the Planning Division.**
- 5. City Commission approval of vacation on lift station utility easement on this property.**

Enclosed: Unified Development Application
Broward County School Board Letter of Authorization (1/13/20)
Affordable Housing Commitment (3/25/21)

Letter Outlining Off-site Improvements (3/20/21)
Memo from Landscape Planner (3/29/21)
Memo from Planning Division (3/23/21)
Memo from Zoning Administrator (3/22/21)
Memo from Fire Prevention Bureau (3/15/21)
Memo from Engineering Division (3/15/21)
Memo from Fire Prevention Bureau (11/17/20)
Memo from Planning Division (11/11/20)
Letter from Waste PRO (9/22/20)
Email from SBDD (7/17/20)
Memo from Fire Prevention Bureau (6/1/20)
Memo from Planning Division (5/27/20)
Memo from Zoning Administrator (5/25/20)
Memo from SBDD (2/11/20)
Memo from Landscape Planner (2/4/20)
Memo from Fire Prevention Bureau (1/30/20)
Memo from Planning Division (1/28/20)
Subject Site Aerial Photo
Proposed Site Plan



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

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

INSTRUCTIONS:

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

Staff Use Only

Project Planner: Joe Project #: PRJ 20 19 - 06 Application #: SP2020-03
Date Submitted: 01/28/2020 Posted Signs Required: Already Fees: \$ 7,574

SECTION 1-PROJECT INFORMATION:Project Name: Merrick SquareProject Address: 201 SW 172 Avenue, Pembroke Pines, FL 33027Location / Shopping Center: Southeast corner of SW 172nd Avenue and Pines BoulevardAcreage of Property: 26.88 Building Square Feet: N/AFlexibility Zone: N/A Folio Number(s): 5140-17-02-0050Plat Name: Pembroke Shores Traffic Analysis Zone (TAZ): **Legal Description:**See provided legal descriptionHas this project been previously submitted? **Yes** **No**

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

| Date | Application | Request | Action | Resolution / Ordinance # | Conditions of Approval |
|----------|-------------|--|---------|--------------------------|------------------------|
| 12/07/94 | | Rezoning 487 acres from A-1 Zoning District to PUD Zoning District. In addition to be complying with the City Code of Ordinances and "Pembroke Shores Development Design Standards". | Adopted | Ordinance #1104 | N/A |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SCHOOL BOARD OF BROWARD COUNTY ATTN: FACILITY MANAGEMENT

Owner's Address: 600 SE 3 AVE FORT LAUDERDALE FL 33301-3125

Owner's Email Address: Kristen.Nowicki@wginc.com (Agent)

Owner's Phone: (954)-660-2432 (Agent)

Owner's Fax: 561-687-2220 (Agent)

Agent: WGI

Contact Person: Kristen Nowicki

Agent's Address: 3230 West Commercial Boulevard, Suite 300, Fort Lauderdale, FL 33309

Agent's Email Address: Kristen.Nowicki@wginc.com

Agent's Phone: (954)-660-2432 (Agent)

Agent's Fax: 561-687-2220 (Agent)

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: A-1 (8.48 acres); PUD (18.40 acre)

Land Use / Density: IRR (8.48 acres);
C (18.40 acres - includes 15.30 acres
within subject parcel & 3.1 acres within
adjacent right-of-way.)

Use: Former Broward County Annex School / Wooded Area

Plat Name: Pembroke Shores (20.910 acres)

Plat Restrictive Note: See plat

PROPOSED

Zoning: PUD (26.88 acres)

Land Use / Density: IRR (26.88 acres)

Use: Townhomes

Plat Name: Pembroke Shores - (To incorporate remaining 5.97 acres)

Plat Restrictive Note: TBD

ADJACENT ZONING

North: PUD

South: PUD

East: PUD

West: B-2; C-1

ADJACENT LAND USE PLAN

North: Commercial (C)

South: Irregular (IRR); Commercial (C)

East: Irregular (IRR)

West: Low 3 Residential (L-3); Commercial (C)

-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)

Site plan approval to permit the development of 211 townhome units.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

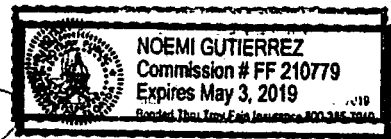
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Robert D. Lumele
Signature of Owner

Date

April 23, 2019

Sworn and Subscribed before me this 25th day
of APRIL, 2019



Fee Paid

Noemi Gutierrez
Signature of Notary Public

My Commission Expires

May 3, 2019

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.

MARIA BOLIVAR
Signature of Agent

04/15/19
Date

Sworn and Subscribed before me this 15th day
of April, 2019

Fee Paid

Cyndy Little
Signature of Notary Public

My Commission Expires

3-31-22



Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022

March 25, 2021

VIA EMAIL

Mr. Michael D. Stamm, Jr.
Director, Planning and Economic Development
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Merrick Square Development

Dear Michael:

As requested, we prepared the enclosed Municipal Land Dedication Agreement ("Agreement") for the Merrick Square development. D. R. Horton, Inc. is currently the contract purchaser of the property and does not own the property at this time. Please be advised that D. R. Horton is aware of the municipal dedication requirement and will execute the enclosed Agreement at the time they close on the property.

In addition, we acknowledge that D. R. Horton will contribute \$500.00 per site plan approved unit to the City's Affordable Housing Trust Fund, due prior to the issuance of the first building permit.

Please let me know if you need any additional information in order to proceed with the approvals related to the Merrick Square development.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP

enclosure

cc: K. Karl Albertson, Jr.
Dennis D. Mele



Off-Site Improvements Associated with Merrick Square Townhomes

The proposed Merrick Square Plat has brought forth required and recommended transportation infrastructure improvements outside of the subject development site.

The Broward County Planning and Development Management Division has provided a Development Review Report outlining the requirements and recommendations tied to the proposed development. As it relates to seven of the recommended improvements, the applicant has provided the County a letter requesting revisions to the design details which is in discussion.

Below is a summary of the off-site improvements on Pines Boulevard and SW 172nd Avenue.

Pines Boulevard:

- Extend the existing eastbound right turn lane (into Merrick Square) to store more vehicles
- Construct an eastbound bus bay and relocate the bus shelter to line up with the new bus bay
- Bus landing pad (expanded sidewalk) at the bus bay
- Sidewalk improvements at driveway access points

SW 172nd Avenue:

- Extend the dual northbound, left turn lanes to store more vehicles turning left (westbound) onto Pines Boulevard
- Extend the southbound, left turn lane (into Merrick Square)
- Modify the median to accommodate the extended turn lanes
- Sidewalk and crosswalk improvements at driveway access points
- Removal of existing driveway not consistent with approved openings in the development



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 Southeast Third Avenue • Fort Lauderdale, Florida 33301 • Office: 754-321-2600 • Fax: 754-321-2701

ROBERT W. RUNCIE
Superintendent of Schools

The School Board of
Broward County, Florida

Donna P. Korn, Chair
Dr. Rosalind Osgood, Vice Chair

Lori Alhadeff
Robin Bartleman
Patricia Good
Heather P. Brinkworth
Laurie Rich Levinson
Ann Murray
Nora Rupert

January 13, 2020

Mr. Karl Albertson, Division VP Land Acquisitions
D.R. Horton, Inc. Southeast Florida
6123 Lyons Road
Coconut Creek, FL 33073

RE: Broward County School Board Parcel D in Pembroke Pines - Letter of Authorization to Apply for Engineering Related Site Development Permits

Dear Mr. Albertson:

As owner of the property known as Parcel D (School Site) of the Pembroke Shores Plat (Plat Book 157, Page 22), **The School Board of Broward County, Florida, a body corporate and political subdivision of the State of Florida** authorizes **D. R. Horton**, the contract purchaser, to apply for all Engineering Related Land Development Permits such as the South Florida Water Management Permit, the South Broward Drainage District Permit, the Broward County Environmental Engineering & Permitting Division Dredge & Fill Permit, and any other land development permits necessary to apply for a City site development permit. The authorization contained herein is for purposes of applying for permits only and **not for construction**.

The undersigned Superintendent of Schools is executing this letter in accordance with the authority provided to him in Section 20 of the Agreement of Sale and Purchase between The School Board of Broward County, Florida a body corporate and political subdivision of the State of Florida and D.R. HORTON, INC., a Delaware corporation, relative to the above referenced property.

Thank you for your kind attention to this matter. Should you have questions regarding this, or any other, matter, please do not hesitate to contact this office.

Sincerely,

Robert W. Runcie

RWR/LMB/sr



September 22, 2020

RE: New Community/Sanitation Pick up letter (Merrick Square)

To the plan reviewer/ Vindra Anesa Hanuman with D.R. Horton:

WastePro USA has reviewed the information for the above mentioned location and has determined that the curbside residential trash toters plan meet our requirements for service and operations. It is presumed that the roadways are able to be driven on clearly with our trucks. This letter shall serve as our approval for your records. If you have any questions or if there are any site modifications, please call us.

Thank you,

A handwritten signature in black ink, appearing to read "David", is written over a thin blue horizontal line.

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

MEMORANDUM

March 29, 2021

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SP 2020-03) Merrick Square

The City of Pembroke Pines Planning Division has conducted a landscape Merrick Square. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

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.

Kristen Jensen

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 23, 2021
To: SP 2020-03 file
From: Joseph Yaciuk, Planning Administrator
Re: Merrick Square

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

Staff recommendation: Approval subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission approval of a municipal dedication for a portion of this property.
3. City Commission approval and recordation of the underlying plat.
4. Perimeter wall and fence modifications to the property as recommended by the Planning Division.
5. City Commission approval of vacation on lift station utility easement on this property.

MEMORANDUM

March 22, 2021

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2020-03 (Merrick Square Townhomes - PRJ 2020-06)

All of my comments regarding the above Site Plan are satisfied.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU
FIRE PLANS EXAMINER BY**

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

PROJECT NAME: Merrick Square Townhomes
REFERENCE #: SP 2020 - 03
DATE REVIEWED: 03/15/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW

NOTE: Plan has been approved. Installation of gates or fences will require an additional plan review.

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

DRC REVIEW FORM



March 15, 2021

PROJECT: *MERRICK SQUARE SITE PLAN*

CITY REFERENCE NUMBER: *SP 2020-03/PRJ 2019-06*

**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 'Comments' for the proposed project's Site Plan have been satisfied and the proposed Site Plan 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's site related improvements. Submittal of appropriate signed and sealed plans/details and Plans Review Fee 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 Construction Permit.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU
FIRE PLANS EXAMINER BY**

Daniel Almaguer, Assistant Fire Marshal
dalmaguer@ppines.com
(954) 499-9557

PROJECT NAME: Merrick Square Townhomes
REFERENCE #: SP 2020 - 03
DATE REVIEWED: 11/17/2020

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

**** COPP Engineering cannot verify Fire Access around the two (2) Cul-De-Sacs.** Must provide an enlarged template for the cul-de-sac depicting an acceptable swing with the Fire Truck Steering Angle. If you have any questions or need assistance with this request you can contact jengland@ppines.com. **

Place This Note on the top of the Fire Comments Sheet:

Sprinklered Buildings will consist of Bldg. 1, 2, 4, 5, 9, 11, 12, 13, 14, 15, ,16, 18, 22, 24, 25, 29, & 33

NOTE: All Comments Below Must be Placed on the Plan. A separate sheet for Fire Department reference is acceptable (**Ex. FP1 or FA1, etc.**).

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

2. Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6th Edition, effective December 31, 2017 with Broward County Amendments, which includes NFPA 101, 2015 edition, NFPA 1, 2015 edition, & State Statutes, 2017 edition (Adopted referenced publications found herein.)

3. Fire Apparatus Access Plans. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.1**

4. Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.2**
Fire Department Access

6. Doors/Door Assembly. When used for the fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are specifically permitted, shall mean a side hinged, swinging type egress exterior door/door assembly that can be opened from the outside and that provides access to the of the dwelling unit or building. **Broward County Local Amendments to FFPC F-101.2.2 J**

7. 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

8. 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

9. 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.

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).

Fire Department Access Roads

10. Where possible, a building shall be accessible to all elevations for Fire Department emergency use. **In all cases, a minimum of one elevation shall be made accessible for Fire Department Apparatus and must be located on the main entrance elevation, longest side.**

11. All premises which the Fire Department may be called on to protect in case of fire and which are not readily accessible from public roads shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. **COPP CO 93.11 (A)**

12. 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**

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

14. 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**

15. 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)**

16. 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)**.

17. 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**

18. 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**

19. 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**

20. 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**

21. Dimensions. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.4.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

22. Driving Lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire department access roads **shall** have an unobstructed **width on not less than 20ft.**
NFPA-1:18.2.3.4.1.1

23. 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)**

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

24. 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**

25. 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**

26. 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.

27. 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**

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

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

30. 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.

31. 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)**

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.

32. Cul-De-Sacs: Cul-de-sacs, permanently designed as such, shall not exceed 400' in length except on finger islands. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than 80 feet in diameter for turnaround purposes, except that on finger islands the diameter of a turnaround may be reduced to 70 feet. **COPP CO 154.32 (L) (1) (2)**

33. Grade. 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**

34. 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**

35. 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**

36. 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**

37. 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**

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.**

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**

Water Supply, Fire Flows and Fire Hydrants

38. Fire Protection during Construction 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**

39. 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**

40. 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**

41. 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.

42. 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.

43. 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**

44. 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**

45. 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**

46. 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)**

47. 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)**

48. 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)**

49. 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.

50. 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)**

51. 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.

Fire Departments Connections for Sprinklered, and/or Standpipes

52. 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 (2013 Ed.)**

53. 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.)**

54. 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.

55. 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.)**

56. 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.

57. 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).

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

59. Backflow Forward Flow Requirements 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**

Signage

60. 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**

61. 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**

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

Two-Way Radio Communication Enhancement Systems

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

a. 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**

b. 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.

c. 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.

d. 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**.

e. 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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 11, 2020
To: SP 2020-03 file
From: Joseph Yaciuk, Planning Administrator
Re: Merrick Square

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

1. ~~Provide HOA notification per Code Requirements. Provide mailing labels of property owners within 500' with research certification.~~
2. Change of land use and rezoning is needed prior to approval of the plan in order to attain density required. It is unknown as of this date whether the number of units proposed in this plan will be accepted by the City as the LUPA has not been adopted.
3. Design Guidelines have been submitted with this item. Please make sure design guidelines are consistent with your proposal throughout the DRC process. Staff cannot provide comments on the building setbacks, bufferyard, and other zoning/design related items as contemplated in the new SF-5 district until such zoning district has been reviewed and fully approved by staff.
4. Plat Note change may be required prior to approval of the site plan. Verify note change is required.
5. Planning and Zoning Board and City Commission approval will be required as the site plan is located within the Pembroke Shores PUD.
6. ~~Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes. Please resend letter as I did not see one in my email.~~
7. ~~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. Affordable Housing commitment will be required based on the increase of units requested on this property.~~
8. ~~Submit a PSIA application to the School District for the increase in residential units. Provide a copy of such letter if possible. Letter should be provided when final number of units is determined.~~
9. Provide black and white building elevations. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features. Still need colors labeled on black and white plans. Color elevations indicate two paint scenarios. Are you planning on using both color schemes in the community? If so, please provide locations of each scenario. If you plan on using only one color scenario then commit to such scenario.
10. ~~Provide a floorplan for each building type. Floorplans provided however it is uncertain whether all building types will be identical.~~

- ~~11. Provide a chart which shows building number, model types within each building, total number of bedrooms per building / unit, total number of baths per building / unit.~~
12. Provide details of guardhouse / gate system, etc. Provide a stacking study for the gate. Pines Boulevard entry for residents only should be discussed with Admin. Visitors will be required to make a U-turn to get to SW172nd Avenue entrance if they accidentally try and enter through Pines. Provide location of card reader and gates. Provide cut sheet of gates / card reader. Will the gates be a swing gate? Mega arm? Will you be proposing a gate trap system? **NEED COVERED AREA FINAL DETAIL. CANNOT PROVIDE A NOTE SAYING THAT THE DESIGN WILL BE SOMETHING LIKE THE ONE LISTED. NEED DIMENSIONS INCLUDING CLEARANCE. MAY IMPACT FIRE ACCESS INTO THE COMMUNITY IF CLEARANCE IS NOT HIGH ENOUGH. NO DIMENSIONS, COLOR, MATERIALS SHOWN ON SWING GATE DETAIL.**
13. Provide close-up details of all amenity areas (pool area, tot lots), include all details within these areas. Provide details of fountains, fencing, play equipment, etc..... Include cut sheets of pool area lighting and proposed patio furniture (if any). **PROVIDE DIMENSIONS OF TOT LOT INCLUDING HEIGHT OF EQUIPMENT.**
14. Need clubhouse elevations. Elevations on 11" x 17" plans have notes which are unreadable. Label colors of clubhouse. Provide highest point measurement. **CANNOT READ COLOR LABELS, COLORS SHOULD BE LABELED FOR ALL STRUCTURES ON PAGE FRP.2.**
- ~~15. Roadway width for two lane roadway is minimum 24' wide. Verify there is a measurement of width on every road segment.~~
- ~~16. Parking spaces must be 9' x 19'. Garage spaces must also be 9' x 19' unobstructed.~~
- ~~17. Provide width a dimensions of driveways. Two car driveways must meet minimum city standards.~~
- ~~18. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction. Will you be using one building for model row? If so, please provide model building location and plan on separate page. Provide fences around trap and temporary parking area.~~
- ~~19. Provide documents or a note on the plans stating that garage space must be used for parking if you are to count it as such.~~
- ~~20. Any handicapped visitor parking spaces? Please verify that all plans show the handicapped parking spaces. For instance I only show one handicapped space only on the landscape plan.~~
21. Provide sign details. Will they be illuminated? Channel Letters? Provide all details of signs – Colors, dimensions, illumination type etc....Sign details provided however please show ground signs on site plan and landscape plan. **SIGNS DO NOT APPEAR TO MEET CODE REQUIREMENTS AS WE READ THEM. NEED SQUARE FEET OF EACH SIGN. IT APPEARS THAT YOU ARE PROVIDING AN ENTRY SIGN AS WELL AS A WALL SIGN. A COPY OF THE SIGN ORDINANCE HAS BEEN PROVIDED WITH THIS SUBMITTAL.**

22. Provide perimeter fence or wall details. Clearly show extent of each barrier on site plan. Provide wall detail. **OTHER THAN THE REPLY IN THE RESPONSE LETTER, NOT SEEING WALL OR FENCE DETAILS WITHIN SITE PLAN DETAIL PAGE.**
23. ~~Verify your landscape meets the canopy requirements of the Code. Add mature canopy numbers to the planting chart.~~
24. ~~Landscape plan should show all monument signs, hydrants, light poles, vertical feature, easements, as well as overhead wires on the landscape plans.~~
25. ~~Provide finish floor areas for each building. Verify finish floor elevations are acceptable with Environmental Services.~~
26. ~~Verify Building length cannot exceed 160 lineal feet.~~
27. ~~Verify turn around area radii and T turns are acceptable to fire prevention bureau. Provide a fire protection plan.~~
28. ~~Will there be any rooftop equipment? If so provide screening details per Code.~~
29. ~~Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.~~
30. ~~Any off-site roadway improvements? If so, please indicate.~~
31. ~~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.~~
32. ~~Monument signs require a 10' setback. Monument sign should be more in scale with the heights of signs. Provide square feet of Merrick Square copy. **STILL DO NOT SEE SIGN AREAS LABELED ON PLANS.**~~
33. ~~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. Need area of each temporary sign. Please call to discuss this item with Planning or Zoning staff. **PLEASE CREATE ON MASTER SIGN PAGE WHICH INCLUDES ALL PERMANENT AS WELL AS TEMPORARY SIGNS ON ONE PAGE.**~~
34. ~~Provide all color chips / material samples to be used on site. Need actual paint chips and materials on a material Board.~~
35. ~~Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.~~
36. ~~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. What about dumpsters at the clubhouse?~~

- ~~37. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.~~
 - ~~38. 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.~~
 - ~~39. 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.~~
 40. Will owners be allowed accessory structures? Fences? If not, please indicate such on plan. Accessory fences should be of a consistent design if the intent is to allow them. Suggest adding a standard fence detail to the plan to ensure consistency throughout the site. **APPLICANT INDICATES THAT HOA DOCUMENTS INDICATE FENCE TYPE. REQUEST FENCE DETAILS BE ADDED TO THE SITE PLAN OR INCLUDED WITHIN THE DESIGN GUIDELINES WHERE APPROPRIATE. FENCES CANNOT BE BUILT CURRENTLY IN THE PINES BOUELVARD CORRIDOR. WILL FENCES BE BUILT WITH EACH UNIT OR ARE THEY OPTIONS FOR THE OWNER?**
 41. Verify applicable lighting is consistent with Section 116 of the Code of Ordinances. **PROVIDE LIGHT POLE / FIXTURE DETAILS.**
 - ~~42. Suggest adding concrete separation walls between units on buildings for privacy.~~
 - ~~43. Any 'green' amenities being proposed on site? If so, please provide.~~
 - ~~44. Provide bike rack details.~~
 - ~~45. Due to the amount and scope of comments on this submittal and the incompleteness of LUPA application and rezoning applications, staff reserves the right to add new comments once details become clearer.~~
 46. 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.
 47. 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.**
 48. **Please note that future submittals must be submitted as one plan set and not several sets of plans held together by rubber band. There should be a title page which shows the location of the project as well as the ALL pages referenced within the plan. All plans should be secured together by staples. The DRC will not review your resubmittal if you fail to provide as requested.**
-

49. Please discuss buffering on east side of the site with the Department Director if you have not done so already. Need to make sure the eastern buffer adjacent to existing homeowners provide sufficient buffering. HOW WILL EASTERN PORTION (BEYOND WALL) BE MAINTAINED?

Recommendations:

Reference Section: Signs.....

155.324 PERMANENT SIGNS.

Only such permanent signs as are detailed herein below shall be permitted to be erected or maintained upon any building lot, plot, or parcel of land:

(A) A-1 and R-1 Zoning Districts. One nameplate sign, which shall be permitted shall not exceed 1½ square feet of total area per dwelling unit. For nonresidential uses in A-1 zoning districts, the provisions of division (C) of this section apply.

(B) Th-12, R-3, R-4, and R-6 Zoning Districts. One nameplate sign which shall be permitted shall not exceed two square feet of total area.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(a) Be coordinated through and approved by the shopping center owner.

(b) Be presented for the whole shopping center, which shall be compatible with the architectural design of the entire center and enhance the aesthetics of the center.

(c) A uniform sign plan shall be approved by the Planning and Zoning Board. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both the landlord and the city. Logos, trademarks, or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered during the permitting process upon review of compatibility issues by the city's Zoning Official. The consideration shall be within the bounds of sound zoning practice and planning and in harmony with the general purpose and intent of the uniform signage plan. State or nationally registered trademarks/logos that the Zoning Official deems to be egregious or objectionable may be denied. The decision of the Zoning Official is appealable to the Planning and Zoning Board.

(d) Box or cabinet signs shall be allowed when presented as part of a unit plan for a shopping center.

(e) Tenant signs within a uniform sign plan shall be limited to the following:

1. One font;
2. One text color;
3. One background color;
4. One sign frame color;
5. Uniform material type; and
6. One type of interior illumination.

(f) Uniform sign plans shall include the following standards and specifications:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

2. Length (sign structure and sign copy). Sign copy shall be limited to a maximum of 75% of leased frontage.

3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

4. Brightness. Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard;

5. Number of signs;
 6. Typical sign type;
 7. Sign material(s);
 8. Method of illumination;
 9. Hours of illumination; and
 10. Maximum sign coverage (as a percentage of sign band).
- (g) Uniform sign plans must incorporate illustration(s) of typical tenant sign to include:
1. Dimensions of proposed sign to show height, length and width of sign (sign structure and sign copy);
 2. Area of proposed sign face and logos;
 3. Exterior color(s) of typical sign including sign face and frame;
 4. Font on sign face; and
 5. Elevation(s) of a typical tenant storefront(s) with the proposed sign location. Tenant sign must be centered both vertically and horizontally on the sign band.
- (h) The following additional materials shall be included with each copy of a uniform sign plan:
1. Color samples of all proposed colors on the sign face; and
 2. Color samples of the sign frame.
- (i) Tenants are allowed one sign on each shopping center bay primary frontage.
- (j) Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage which shall not exceed the size of the sign on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
- (k) For the purposes of this section, **SIGN BAND** shall be defined as a horizontal area above a multi-tenants' building's entrances, architecturally designed to accommodate signage.
- (l) Ground box signs.
1. Unless otherwise provided for herein, shopping centers shall be entitled to one ground box sign.
 2. Ground box signs in shopping centers shall be subject to the guidelines set forth in division (C)(6)(f)(1) through (3) of this section, also known as the uniform sign plan. Ground box signs utilizing legally registered and recognized logos, trademarks or letter style shall be considered and may be permitted with approval of both the landlord and the city. Logos, trademarks or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered during the permitting process upon review of compatibility issues by the city's Zoning Official. The consideration shall be within the bounds of sound zoning practice and planning harmony with the general purpose and intent of the uniform sign plan. State or nationally registered trademarks/logos that the Zoning Official deems to be egregious or objectionable may be denied. The decision of the Zoning Official is appealable to the Planning and Zoning Board.
 3. Each ground box sign shall be no more than 48 square feet in total size and nine feet in total height. The name and street address of the shopping center shall be posted on the top of each sign; however, it shall not be factored into the total square footage or height of the sign. The name and address shall be no larger than nine square feet and one and one-half feet in height. The numbers of the street address shall be no less than six inches in height. If a shopping center does not have a name, the street address shall be included on the sign in accordance with this section. Each ground box sign shall contain no more than four panels, not including the name and street address of the shopping center. Each panel shall be limited to two lines of text. Ground box signs may include the property management or leasing information on the base of the sign. Such information shall not be illuminated and have a maximum size of five square feet, which shall not count towards the overall square footage of the ground box sign or count as a tenant. This square footage shall not count against a tenant's overall square footage for a particular shopping center.
 4. Ground box signs shall have sufficient architectural spacing between sign panels to ensure legibility, subject to approval by the Planning Department.
 5. One additional shopping center ground box signs shall be permitted if:
 - a. The shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way); or

b. The shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.

6. Shopping centers that satisfy divisions 5(a) and 5(b) of this section shall be entitled to a third ground box sign.

7. All additional ground box signs shall be separated by a minimum of 500 feet.

8. All signs shall comply with § [52.10](#)(B)(3) of this code of ordinances.

(m) Under-canopy signs may be permanently installed in shopping centers perpendicular to the store front, equidistant between the store front and the canopy edge, centered in the store frontage. This sign shall be no longer than 50% of the width of the canopy up to a maximum of four feet in length. The depth shall be no longer than ten inches from the canopy. Internal illumination shall be allowable. Under-canopy signs must be uniform throughout the shopping center and must be provided through the owner of the shopping center or his agent.

(n) The owner or owner-designated agent of a shopping center must create or revise that plan to reflect the requirements of this section prior to the issuance of any future sign permits by the city.

(o) A plan which is merely revised or modified to come into conformity with this section shall be reviewed and approved administratively for 12 months following the date of the adoption of this ordinance and shall further not be subject to the quasi-judicial process during such time period. A shopping center that is submitting a new plan because it did not previously have a sign plan or is changing its sign plan in a manner that is not merely to bring an existing sign plan into compliance with this section, shall not be reviewed administratively, but shall be subject to the normal, quasi-judicial review process as otherwise required by the City Code of Ordinances.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § [155.326](#)(C)(6) for shopping center tenants.

(a) The maximum allowable square footage for an outparcel or freestanding building shall be one and one-half square feet per linear foot of frontage. Frontage shall be calculated as the length of the primary frontage plus the length of the secondary frontage.

(b) The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet.

(c) The maximum allowable letter height on a sign for an outparcel or freestanding building shall be 48 inches.

(d) All outparcels and freestanding buildings shall be permitted to have one ground box sign. The maximum allowable size of the ground box sign shall be a maximum of 24 square feet. The square footage shall count towards the maximum allowable sign area as set forth in subsection (b). The height shall not exceed seven feet six inches.

(e) Signs on outparcels and freestanding buildings may be placed on any elevation, however signs on the primary facade of the outparcel or building shall not exceed 50% of the total allowable square footage. Secondary sign area shall be equal to or less than the sign on the primary facade.

(3) Regional mall outparcels.

(a) There shall be no more than two freestanding signs on each outparcel development site - one facing Pines Boulevard or other arterial roadway, and the second facing the ring road or interior of the site. Freestanding signs are to be ground signs with a maximum height of 7.5 feet above surrounding grade and maximum area of 24 square feet facing Pines Boulevard or other arterial roadway and 16 square feet facing the ring road or interior of the site and are to be integrated with the landscaping. Materials used for freestanding signs must be compatible with materials used in the building.

(b) Each outparcel development site shall also be entitled to one a maximum of 80 square feet of wall signage; letters shall not exceed 48 inches in height.

(c) Signs on regional mall outparcels may be placed on any elevation, however signs on the primary facade of the building shall not exceed 50% of the total allowable square footage. Secondary signs shall not exceed the size of the sign on the primary facade.

(d) Advertising, flashing, or directional lights are not permitted.

(e) There shall be no advertising flags, pennants, streamers or the like displayed on any building or on the property, except for grand opening or special promotional displays which shall be limited to no more than 30 days.

(4) Gasoline service stations.

(a) Gasoline service station structures and canopies. Gasoline service stations may be permitted a maximum of 36 square feet of signage to be distributed on structure and canopies with letter height not to exceed 36 inches in height.

(b) Monument signs. Each gasoline service station may be permitted one double-faced monument sign not to exceed 36 square feet in size. Monument sign displays must include price panels. The monument sign may be internally illuminated, and shall not exceed seven and one-half feet in height.

1. Price panels are required to be not less than 18 square feet, and not more than 24 square feet.

2. All price panels for gasoline products at service stations shall display the highest price if there is a difference between the cash and credit prices.

(c) All price signs for gasoline products at gasoline service stations shall display separately and specifically, with equal prominence, the full-service price and the self-service price, in numbers or letters of equal size and on equally sized backgrounds with the same color combination and with equal illumination, if any. The number of signs for self-service and full-service shall be equal.

(5) Cultural facilities shall be permitted an additional sign to those detailed in divisions (C)(1) and (C)(2) above, to display changeable copy not to exceed 50 square feet in sign area. Multiple theaters shall be permitted additional sign area, not to exceed 25 square feet per additional screen with a maximum of 175 square feet of total signage, if the theater contains eight or more screens.

(6) One nameplate or identification sign shall be permitted in the front and the rear of the building, with letters not in excess of three inches in height, and the sign area not in excess of three square feet.

(7) An hours of business sign shall be permitted on door or adjacent window with letters not in excess of two inches in height and total area not in excess of two square feet.

(8) Menu boards.

(a) One menu board per drive thru establishment.

(b) Sign area shall be limited to 32 square feet.

(c) Illuminated area shall not be visible from adjacent right-of-way.

(D) All zoning districts.

(1) Permanent subdivision signs or project signs shall not exceed 32 square feet in area nor 15 feet above grade.

(2) Informational signs shall not exceed 1.5 square feet in area. Informational signs are allowed where there are two or more buildings; a building has a drive thru; or a building is not visible from primary frontage.

(E) Bus bench advertising signs. These signs must be located on bona fide bus stops, one bench per stop. Signs shall conform with the conditions of the city's contract entered into with a qualified bus bench provider.

(F) Model signs permitted in all residential zoning districts.

(1) One freestanding sign allowed per model.

(2) Sign area is not to exceed three square feet.

(G) Master sign plan. Signs for regional malls, as defined in § [155.149](#), hospitals or licensed facilities, as defined in F.S. § 395.002, may be established through a master sign plan. Sign standards as to type, number, size, height, or other design provisions established in addition to or in lieu of the restrictions placed on signs by this section are to be incorporated into the master sign plan.

(1) Requirements.

(a) Master sign plans shall illustrate all proposed signs in sufficient detail so as to provide knowledgeable review and design specificity. Master sign plans shall show, describe or illustrate all signs proposed to be located on a lot and the buildings and structures therein, whether existing or new, and whether permitted by right or as additional signage under these regulations.

(b) Regional mall, hospital or licensed facility use must be the primary use of the property for which the master sign plan is created.

(c) Minimum lot size of five acres is required to develop a master sign plan for hospitals or licensed facilities.

(d) Master sign plans shall not be exempt from § [155.328](#) (Prohibited Signs).

(e) Upon approval, the master sign plan shall supersede any conflicting restrictions and regulations of the sign code unless specifically listed within.

(2) Master sign plan application. An application for a master sign plan shall include the following information:

(a) Accurate site plan, including location of building(s), parking lot(s), driveway(s), and landscaped area(s);

(b) A drawing showing details of construction and foundation of proposed sign(s);

(c) An accurate indication of the location of each present and proposed future sign of any type, whether requiring a permit or not;

(d) An elevation drawing or photo depicting the proposed location of sign(s) on buildings, walls or windows;

(e) A scaled drawing showing the size, shape, design, colors, materials, lighting and letter styles of proposed sign(s);

(f) Exterior paint or stain samples of the colors to be used in the construction of proposed sign(s);

(g) Computation of the maximum total sign area. For buildings with two or more separate businesses, computations shall identify the total maximum area each individual business will be allowed;

(h) Plans, including window signage, should indicate the area(s) of the window(s) to be covered and the general type of window signs (for example, painted, etched, stenciled, and the like);

(i) Master sign plans must be signed by all owners or their authorized agents;

(j) Any other maps, drawings or materials as required by the Planning and Economic Development Division (including a colored rendering of the sign) to adequately describe the sign proposal.

(3) Master sign plan review. An application for a master sign plan shall be reviewed by Planning and Zoning Board and be determined consistent with § [155.315](#).

(4) Individual sign permits. Individual sign building permits are required for all signs contained within an approved master sign plan.

(5) Amendments. A master sign plan may be amended by filing a new master sign plan that conforms with all requirements of this section.

(H) Directory signs.

(1) Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.

(2) Directory signs shall be designed, built and maintained by the center owner and shall provide for listing space for all tenants desiring the listing.

(a) Number. The number of directory signs for each center shall be determined by the size of the center, number of inline shops, outparcel positioning, center configuration, and distance from principal roadways or other unusual contextual factors which may merit the addition of more than a single directory sign. The number of directory signs for each center shall not exceed three.

(b) Size. Not to exceed 32 square feet of signage area and eight feet in height. Individual tenant identification lettering shall not be less than two inches in height.

(c) Location. Entry areas where vehicular pull-off zones are provided. Within pedestrian zones as part of an information kiosk or as a map-board. The placement of directory signs shall in no manner impede traffic flow or visibility or cause any parking reductions.

(d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

(I) Supergraphics. Supergraphics are permitted by approval of the Planning and Zoning Board. The criteria for supergraphics are as follows:

- (1) The proposed material must be of durable nature.
- (2) The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed supergraphic must rationally relate to other signs and the other structures, both on the premises and in the surrounding areas.
- (3) The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.
- (4) The supergraphic must be consistent with the intent, purposes, standards, and criteria of the city's sign regulations.
- (5) The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and shall avoid visual clutter.
- (6) The shape of the supergraphic shall not create visual clutter.
- (7) The size, style, and location of the supergraphic shall be appropriate to the activity of the message.
- (8) The supergraphic shall complement the building and adjacent buildings by being designed and placed to enhance the structure.
- (9) The supergraphic should be consolidated into a minimum number of elements.
- (10) No additional or increased lighting shall be permitted which would cause attention to be focused upon the supergraphic. Normal wall lighting, at the intensity as for unadorned walls, may be provided.
- (11) The supergraphic may be placed on any building face but shall not exceed 25% of the area of the primary building face.
- (J) General management information/real estate signs.
 - (1) Multi-family developments.
 - (a) General management information/ real estate signs may be installed for multi-family developments. Such signs shall include the contact information for the property management company for the property being marketed.
 - (b) Maximum size and number. General management information/real estate signs for multi-family developments shall be limited to one panel on the existing monument sign (if available) for such signage, provided that the sign cannot exceed the previously approved sign area; or one non-illuminated, freestanding sign with a maximum sign area of 32 square feet per adjacent street frontage. The maximum height of free-standing general management information/real estate signs shall be 7.5 feet.
 - (c) Building permits shall be required for general management information/real estate signs.
- (K) Parking identification signs.
 - (1) Signs shall be a maximum of 1.5 square feet.
 - (2) The base of the sign shall be a minimum of 5 feet in height, with the top being no more than 8.5 feet in height.

('69 Code, App. A § 46.5) (Ord. 218, passed 10-23-69; Am. Ord. 667, passed 10-5-83; Am. Ord. 682, passed 2-15-84; Am. Ord. 684, passed 3-7-84; Am. Ord. 762, passed 11-11-85; Am. Ord. 801, passed 8-6-86; Am. Ord. 946, passed 1-23-91; Am. Ord. 1030, passed 5-19-93; Am. Ord. 1201, passed 1-8-97; Am. Ord. 1206, passed 2-19-97; Am. Ord. 1218, passed 8-6-97; Am. Ord. 1243, passed 12-17-97; Am. Ord. 1250, passed 1-7-98; Am. Ord. 1300, passed 4-7-99; Am. Ord. 1477, passed 2-4-04; Am. Ord. 1488, passed 6-16-04; Am. Ord. 1567, passed 12-20-06; Am. Ord. 1625, passed 12-3-08; Am. Ord. 1639, passed 5-6-09; Am. Ord. 1695, passed 8-3-11; Am. Ord. 1737, passed 9-19-12; Am. Ord. 1756, passed 8-7-13; Am. Ord. 1787, passed 9-3-14; Am. Ord. 1838, passed 1-6-16; Am. Ord. 1919, passed 11-19-18) Penalty, see § [155.999](#)

Cross-reference:

Stations offering self-service facilities; required sign, see § [155.274](#)

§ 155.325 TEMPORARY SIGNS.

(A) The city has the authority to remove such temporary signs installed on public or private rights-of-way. Temporary signs that are freestanding signs shall not be placed within the sight triangle of an intersection as required by § [155.324](#) of the City Code.

During such periods of time as are designated by the United States Weather Bureau as being a hurricane warning or severe storm warning or alert, the owner, occupant, or user of the property where the temporary sign

is placed shall take precautions for removing or securing such signs, in accordance with the pertinent provisions of the Florida Building Code, as may be amended from time to time. If the property owner fails to remove a temporary sign during such weather conditions, the city may remove those signs it deems to be a danger to the public safety and welfare, and the cost of the sign removal shall be charged to the property owner.

(B) Real estate sale and real estate leasing signs.

(1) Residential districts.

(a) Each parcel shall be permitted one sign per street frontage. Signs shall be a maximum of two square feet and a maximum of five feet above grade.

(b) Signs shall not be erected until the property is offered for sale, rent, or lease, and shall be removed within three days of closing or the signing of a lease agreement.

(2) Nonresidential districts.

(a) Each parcel shall be permitted one sign per street frontage. Signs shall be a maximum of two square feet per vacant tenant.

(b) Signs shall not be erected until the property is offered for sale, rent, or lease, and shall be removed within three days of closing or the signing of a lease agreement.

(c) In retail shopping centers where a permanent real estate leasing sign structure does not exist, a temporary real estate leasing sign may only be placed in the window of the ground floor premises that is being offered for lease. If a permanent real estate leasing sign structure does exist, then the real estate sale or leasing sign must go on it.

(d) Leasing banner.

1. Leasing banners shall include those signs containing verbiage indicating the vacancy of nonresidential buildings.

2. Maximum size and number. Leasing banners shall be limited to one, maximum 32 square foot, non-illuminated banner identifying a vacant tenant bay on sign band within a shopping center; or primary frontage of freestanding building or outparcel.

3. Leasing banners shall conform to the uniform sign plan, where applicable or be compatible with the architecture/building design in buildings where a uniform sign plan is not required.

4. Building permits shall be required for leasing banners.

5. Leasing banners shall not be installed prior to the issuance of the first building permit for the subject property, and shall be permitted to remain displayed until a tenant has been found to lease the available non-residential unit.

(C) Non-commercial sign for residential districts.

(1) Signs shall be a maximum of four square feet and a maximum of five feet above grade. A maximum of eight square feet of signage will be permitted per parcel.

(2) A sign shall be on the property for no more than 120 days in any 12-month period.

(3) Signs shall be non-illuminated.

(D) Ground signs for parcels under construction.

(1) Sign shall be no more than 32 square feet and 7.5 feet in height.

(2) Sign may be displayed on site while construction is active. The sign shall be removed prior to the issuance of a certificate of occupancy or certificate of completion.

(3) Sign shall be non-illuminated.

(E) Fence signs for parcels under construction.

(1) Signs shall consist of banners, wraps or similar material and shall be securely affixed to the fence on which they are located, and any portions of a sign that become partially detached shall be promptly re-affixed to the fence; and

(2) Signs and the fencing to which they are affixed shall be maintained in good condition at all times and graffiti or other forms of defacement shall be removed or repaired promptly.

(3) Sign may be displayed while construction is active. The sign shall be removed prior to the issuance of a certificate of occupancy or certificate of completion.

(F) Banner signs.

(1) Announcement banner.

(a) Business announcement banners shall include those signs used to market or advertise the forthcoming opening, a new business or multi-family community, or change of ownership of a business or multi-family community.

(b) Maximum size and number. Business announcement banner shall be limited to one, maximum 32 square foot, non-illuminated banner.

(c) Business announcement banners may be displayed for no more than 30 days. Business announcement banners shall not be displayed 90 days after the initial issuance of a local business tax receipt by the city.

(d) A building permit shall be required for the installation and display of a business announcement sign.

(e) Business announcement banner shall conform to the uniform sign plan, where applicable, or be compatible with the architecture/ building design.

(2) Special event banners.

(a) Special event banners shall include those signs used to market or advertise a special event.

(b) Maximum size and number. Special event banners shall be limited to one, maximum 32 square foot, non-illuminated banner.

(c) Special event banners must be approved in conjunction with the approval of a special event. Special event banners may be displayed no more than seven days prior to the date of the special event, and shall be removed no more than 24 hours after the conclusion of the special event.

(d) A building permit shall be required for special event banners.

(e) Special event banners shall conform to the architecture/building design in buildings where a uniform sign plan is not required.

(3) Temporary business identification signs.

(a) Temporary business identification signs shall include those signs used to identify a business only open or in operation on a temporary or seasonal basis.

(b) Maximum size and number. Temporary business identification banners shall be limited to one, maximum 32 square foot non- illuminated banner.

(c) Temporary business identification banners may be displayed for up to 90 days after installation.

(d) A building permit shall be required for the installation and display of a new temporary business identification banner.

(e) Temporary business identification banners shall conform to the uniform sign plan, where applicable, or be compatible with the architecture/ building design in buildings where a uniform sign plan is not required.

(G) Signs on rights-of-way and public property.

(1) Only noncommercial signs erected by or on behalf of a governmental entity or public utility shall be allowed in a public or private right-of-way.

(2) Only signs placed at the direction of the city, or as may be required by this chapter, may be allowed on public property. This includes signs posted to provide notice for governmental action or events, digital display signs erected by the city on public property, and any city gateway signs installed by the city in public or private rights-of-way.

(3) Non-complying signs on public property. Any sign installed or placed on public property, except in conformance with the provisions of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies, the city shall have the right to recover from the owner or person responsible for the placement of the sign the full costs of its removal and disposal.

(H) Window signs and coverings. Window signs and coverings shall comply with the following requirements:

(1) Window signage/graphics/lettering/logos.

(a) Window graphics/signage includes all lettering, advertising, logos, graphics, pictures, and the like, excluding the business address and hours of operation.

(b) This section applies to clear windows, windows completely covered by approved gray scale window perforation and windows completely tinted.

(c) Window graphics/signage area for all windows shall not exceed 20% of the total window area.

(d) Letters shall not exceed 24 inches in height.

(e) Any window perforation and/or tinting used to highlight only a portion of a window, whether or not it has graphics/signage, counts towards the 20% coverage limitation.

(f) Window graphics/signage coverage shall be determined by measuring the outside perimeter of the graphics or sign.

(g) Window signs and tinting shall not be installed in a manner which would unreasonably obstruct the view of public safety personnel.

(2) Window treatment/window coverings.

(a) Any type of material(s) covering/blocking windows, including but not limited to, curtains, drapes, blinds, solar screens, and storm shutters, other than those specifically addressed in this section, will not count towards the overall sign area permitted for windows, and shall not include any type of graphics/signage.

(b) Window covering shall be 65% to 100% gray scale, or color of surrounding wall only, and be consistent across the frontage of a business.

(c) No reflective and/or bronze tinting allowed.

(3) Entry doors.

(a) Entry doors to a business shall be considered clear zones for security and safety purposes and shall remain clear of any window graphics/signage.

(b) Clear security/safety window covering is allowed on entry doors.

(c) Each place of business may exhibit the street address and hours of operation on entry doors. Letters within such signage shall not be greater than two inches in height, and may only consist of solid vinyl letters, with no background color, or window perforation.

(4) Noncommercial window graphics and temporary seasonal displays, which shall contain no product identification or pricing, may be displayed for no more than 30 days may be painted on windows. Moreover, no more than two sign changes may be made in any one year.

(5) Neon signs shall be limited to one for every other (alternating) vertical window panel surface with no two adjacent window panels containing such a sign and no sign exceeding three square feet. No duplicate sign shall be allowed on a single building face. Where these signs are of a type which plugs into an existing electrical outlet, they shall be exempt from existing electrical permit requirements.

(I) Freestanding on site "open hours" and open house signs shall be allowed in addition to other permitted signs. Said "open hours" and open house signs may only be displayed when the premises are actually available for inspection by the prospective buyer or tenant, and shall be limited to three signs total.

(J) Sidewalk signs. Sidewalk signs shall comply with the following requirements:

(1) Size.

(a) A total maximum sign area not to exceed 24 inches in width and 36 inches in height.

(b) The total structure of the sign shall not exceed 42 inches in height.

(2) Location.

(a) Located on a paved private walkway in a manner that a minimum four foot clear pedestrian path on the walkway is maintained at all times, and the walkway continues to meet the minimum ADA requirements.

(b) Sidewalk signs shall be placed on a private sidewalk of business storefront, or on private property of a freestanding building on a parcel or outparcel. and shall be located within five feet from the store front entrance for which it is associated.

(c) No signs shall be placed in the public right-of-way.

(3) Display characteristics.

(a) Color. Sidewalk sign frames shall be white in color.

(b) Sidewalk signs shall be freestanding, double-sided, single panel signs on a base. Sandwich or A-frame sign designs are prohibited.

(4) Number. One sidewalk sign shall be permitted per tenant or business.

(5) Hours of display.

(a) Sidewalk signs shall only be displayed during business hours.

(b) Sidewalk signs shall be removed at the close of business each day.

(c) Sidewalk signs shall be moved inside during high winds or other weather conditions that might cause the signs to pose a hazard to public safety.

('69 Code, App. A § 46.6) (Ord. 218, passed 10-23-69; Am. Ord. 642, passed 12-15-82; Am. Ord. 827, passed 3-4-87; Am. Ord. 913, passed 12-6-89; Am. Ord. 1043, passed 8-4-93; Am. Ord. 1169, passed 8-7-96; Am. Ord. 1185, passed 10-2-96; Am. Ord. 1253, passed 2-4-98; Am. Ord. 1300, passed 4-7-99; Am. Ord. 1301, passed 5-5-99; Am. Ord. 1340, passed 6-21-00; Am. Ord. 1346, passed 8-16-00; Am. Ord. 1576, passed 4-18-07; Am. Ord. 1639, passed 5-6-09; Am. Ord. 1742, passed 11-20-12; Am. Ord. 1761, passed 10-2-13; Am. Ord. 1777, passed 5-7-14; Am. Ord. 1919, passed 11-19-18) Penalty, see § [155.999](#)

§ 155.326 SIGNS IN VACANT STORES.

Any owner or person entitled to possession of any vacant store is hereby prohibited from displaying upon the windows of the vacant store, any sign, lettering, or printed matter except one sign, consisting of a maximum of six square feet, advertising the availability of the premises.

('69 Code, App. A § 46.7) (Ord. 218, passed 10-23-69; Am. Ord. 430, passed 8-2-76; Am. Ord. 1919, passed 11-19-18) Penalty, see § [155.999](#)

§ 155.327 NONCONFORMING SIGNS.

(A) A sign or advertising structure existing within the city limits on the effective date of this subchapter, or a sign or advertising structure existing in an area annexed to the city after the effective date of this subchapter, which by its height, square foot area, location, use, or structural support, does not conform to the requirements of this sub-chapter, shall hereafter be termed nonconforming.

(B) Any nonconforming sign that shall cease being used or cease being leased for a continuous period of one year shall not be reused for sign purposes unless and until it is used in conformity with the standards of this chapter.

(C) Nonconforming signs shall not be altered or enlarged unless they are made to conform with all the requirements of a new sign or advertising display.

(D) If any nonconforming sign is damaged by any cause or is otherwise in need of repair to such an extent that the cost of repairing the sign equals 50% or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this subchapter.

('69 Code, App. A § 46.9) (Ord. 218, passed 10-23-69; Am. Ord. 430, passed 8-2-76; Am. Ord. 521, passed 9-17-79; Am. Ord. 602, passed 7-7-82; Am. Ord. 1477, passed 2-4-04; Am. Ord. 1919, passed 11-19-18) Penalty, see § [155.999](#)

§ 155.328 PROHIBITED SIGNS.

(A) The following are those signs which shall not be permitted within the municipal limits of the city:

(1) Animated signs.

(2) A-frame sign.

(3) Snipe signs.

(4) Flags, or pennants, when used for advertising purposes, except as provided under § [155.325](#).

(5) Exposed neon tubes or bare bulb signs or neon borders inside window frames.

(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures.

(7) Roof signs.

(8) Billboards.

(9) Box or cabinet signs, with flat faced vinyl against a Plexiglass background.

(10) (a) Vehicle or trailer signs when used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted under this subchapter, unless required by governmental agencies.

(b) When a vehicle or trailer indicates the name of a business on it, such vehicle or trailer, when not in use for its intended purpose of transportation, shall be required to be parked in the rear of the parking lot or in the rear of the building which contains the business.

(11) Vehicle removable signs.

(12) Signs projecting in excess of 18 inches from the foremost point of attachment of the sign to the structure upon which it is constructed.

(13) Signs located on sides of buildings unless the structure is located on a corner plot, or if the structure is located in excess of 100 feet from the side plot line.

(14) Painted wall signs not conforming to §§ [155.320](#), [155.322](#), and [155.323](#).

(15) All abandoned signs, sign cabinets, poles, frames, structures, and electrical fixtures must be removed by owner/lessee or agent.

(16) Pole signs except as in § [155.320](#)(A).

(17) Projecting signs.

(18) Inflatable balloons, regardless of the method of inflation, and regardless of whether they are tethered.

(B) Sandwich signs and snipe signs, as set forth in division (A)(2) and (3) of this section, are classified as litter, as defined by § [94.46](#) of this code of ordinances, and may be removed by the city. Persons placing these signs within the municipal limits of the city may be subject to a citation for violation of § [132.04](#) of this code of ordinances or may be further subject to the issuance of a Notice to Appear by the City of Pembroke Pines Police Department.

('69 Code, App. A § 46.12) (Ord. 218, passed 10-23-69; Am. Ord. 430, passed 8-2-76; Am. Ord. 1225, passed 9-3-97; Am. Ord. 1253, passed 2-4-98; Am. Ord. 1340, passed 6-21-00; Am. Ord. 1690, passed 6-1-11; Am. Ord. 1742, passed 11-20-12; Am. Ord. 1787, passed 9-3-14; Am. Ord. 1919, passed 11-19-18) Penalty, see § [155.999](#)

Ruebens, Mary

From: Kevin Hart <kevin@sbdd.org>
Sent: Friday, July 17, 2020 12:03 PM
To: Yaciuk, Joseph
Cc: kristen.nowicki@wginc.com; Howard Jablon; Pam Walsh; Connor.Bailey@wginc.com
Subject: RE: Merrick Square

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

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

Joe,
Please be advised that the applicant has addressed SBDD's DRC comments on the site plan for this project. A Paving & Drainage permit will be required from SBDD and all District criteria will need to be met.
Thanks.
Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

From: Kevin Hart [mailto:kevin@sbdd.org]
Sent: Tuesday, February 11, 2020 2:21 PM
To: 'Yaciuk, Joseph' <jyaciuk@ppines.com>
Cc: 'kristen.nowicki@wginc.com' <kristen.nowicki@wginc.com>; 'Howard Jablon' <ajhydro@bellsouth.net>; 'Pam Walsh' <pam@sbdd.org>
Subject: Merrick Square

Joe,
Please find attached SBDD's DRC comments on the site plan for this project.
Feel free to contact me with any questions.
Thanks.
Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

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

PROJECT NAME: Merrick Square Townhomes
REFERENCE #: SP 2020 - 03
DATE REVIEWED: 06/01/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

1. All Previous Comments Have Been Addressed.
2. This **DRC will not be approved until COPP Engineering** verifies that Sheets FAP - 1, FAP - 2, and FAP - 3 meet all Fire Dept. access and T-turn requirements.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 27, 2020
To: SP 2020-03 file
From: Joseph Yaciuk, Planning Administrator
Re: Merrick Square

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

1. ~~Provide HOA notification per Code Requirements. Provide mailing labels of property owners within 500' with research certification.~~
2. Change of land use and rezoning is needed prior to approval of the plan in order to attain density required. It is unknown as of this date whether the number of units proposed in this plan will be accepted by the City as the LUPA has not been adopted.
3. Design Guidelines have been submitted with this item. Please make sure design guidelines are consistent with your proposal throughout the DRC process. Staff cannot provide comments on the building setbacks, bufferyard, and other zoning/design related items as contemplated in the new SF-5 district until such zoning district has been reviewed and fully approved by staff.
4. Plat Note change may be required prior to approval of the site plan. Verify note change is required.
5. Planning and Zoning Board and City Commission approval will be required as the site plan is located within the Pembroke Shores PUD.
6. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes. Please resend letter as I did not see one in my email.
7. ~~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. Affordable Housing commitment will be required based on the increase of units requested on this property.~~
8. Submit a PSIA application to the School District for the increase in residential units. Provide a copy of such letter if possible. Letter should be provided when final number of units is determined.
9. Provide black and white building elevations. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features. Still need colors labeled on black and white plans. Color elevations indicate two paint scenarios. Are you planning on using both color schemes in the community? If so, please provide locations of each scenario. If you plan on using only one color scenario then commit to such scenario.
10. ~~Provide a floorplan for each building type. Floorplans provided however it is uncertain whether all building types will be identical.~~

- ~~11. Provide a chart which shows building number, model types within each building, total number of bedrooms per building / unit, total number of baths per building / unit.~~
12. Provide details of guardhouse / gate system, etc. Provide a stacking study for the gate. Pines Boulevard entry for residents only should be discussed with Admin. Visitors will be required to make a U-turn to get to SW172nd Avenue entrance if they accidentally try and enter through Pines. Provide location of card reader and gates. Provide cut sheet of gates / card reader. Will the gates be a swing gate? Mega arm? Will you be proposing a gate trap system?
13. Provide close-up details of all amenity areas (pool area, tot lots), include all details within these areas. Provide details of fountains, fencing, play equipment, etc..... Include cut sheets of pool area lighting and proposed patio furniture (if any).
14. Need clubhouse elevations. Elevations on 11" x 17" plans have notes which are unreadable. Label colors of clubhouse. Provide highest point measurement.
15. Roadway width for two lane roadway is minimum 24' wide. Verify there is a measurement of width on every road segment.
- ~~16. Parking spaces must be 9' x 19'. Garage spaces must also be 9' x 19' unobstructed.~~
- ~~17. Provide width a dimensions of driveways. Two car driveways must meet minimum city standards.~~
- ~~18. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction. Will you be using one building for model row? If so, please provide model building location and plan on separate page. Provide fences around trap and temporary parking area.~~
- ~~19. Provide documents or a note on the plans stating that garage space must be used for parking if you are to count it as such.~~
20. Any handicapped visitor parking spaces? Please verify that all plans show the handicapped parking spaces. For instance I only show one handicapped space only on the landscape plan.
21. Provide sign details. Will they be illuminated? Channel Letters? Provide all details of signs – Colors, dimensions, illumination type etc....Sign details provided however please show ground signs on site plan and landscape plan.
22. Provide perimeter fence or wall details. Clearly show extent of each barrier on site plan. Provide wall detail.
- ~~23. Verify your landscape meets the canopy requirements of the Code. Add mature canopy numbers to the planting chart.~~
- ~~24. Landscape plan should show all monument signs, hydrants, light poles, vertical feature, easements, as well as overhead wires on the landscape plans.~~
- ~~25. Provide finish floor areas for each building. Verify finish floor elevations are acceptable with Environmental Services.~~
- ~~26. Verify Building length cannot exceed 160 lineal feet.~~
- ~~27. Verify turn around area radii and T turns are acceptable to fire prevention bureau. Provide a fire protection plan.~~
- ~~28. Will there be any rooftop equipment? If so provide screening details per Code.~~

29. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
30. Any off-site roadway improvements? If so, please indicate.
31. 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.
32. Monument signs require a 10' setback. Monument sign should be more in scale with the heights of signs. Provide square feet of Merrick Square copy.
33. 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. Need area of each temporary sign. Please call to discuss this item with Planning or Zoning staff.
34. Provide all color chips / material samples to be used on site. Need actual paint chips and materials on a material Board.
35. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
36. 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. What about dumpsters at the clubhouse?
37. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.
38. 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.
39. 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.
40. Will owners be allowed accessory structures? Fences? If not, please indicate such on plan. Accessory fences should be of a consistent design if the intent is to allow them. Suggest adding a standard fence detail to the plan to ensure consistency throughout the site.
41. Verify applicable lighting is consistent with Section 116 of the Code of Ordinances.

42. Suggest adding concrete separation walls between units on buildings for privacy.
43. Any 'green' amenities being proposed on site? If so, please provide.
44. ~~Provide bike rack details.~~
45. Due to the amount and scope of comments on this submittal and the incompleteness of LUPA application and rezoning applications, staff reserves the right to add new comments once details become clearer.
46. 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.
47. 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.**
48. **Please note that future submittals must be submitted as one plan set and not several sets of plans held together by rubber band. There should be a title page which shows the location of the project as well as the ALL pages referenced within the plan. All plans should be secured together by staples. The DRC will not review your resubmittal if you fail to provide as requested.**
49. **Please discuss buffering on east side of the site with the Department Director if you have not done so already. Need to make sure the eastern buffer adjacent to existing homeowners provide sufficient buffering.**

Recommendations:

MEMORANDUM

May 25, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2020-03 (Merrick Square Townhomes - PRJ 2020-06)

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

- ~~1. Add missing information of Sheet PHM-1 that is shown on Sheets PHM-2 & PHM-3.~~
- ~~2. Are there light fixtures within common open areas for pedestrian safety? If so, be sure that all fixture and pole details are provided and include all details/information on Photometric Plans.~~
3. Pines Boulevard Corridor (northern boundary) requires a 40' Landscape Buffer.
This buffer should not include any improvements, fences, etc.
- ~~4. As all units are 22' wide will switch out of units in different building types be allowed, or as an example, will all 6 Unit Buildings have the same mix/order of units?~~
- ~~5. Proposed updated Pembroke Shores Planned Unit Development (PUD) Guidelines for PUD Zone SF-5 Townhome must be adopted prior to site plan being approved.~~
6. Provide all color names, color numbers, finishes, materials, etc. on black and white elevations of buildings.
This information should be shown in a chart on all architectural elevation sheets as these are what will be submitted with Building Permit packages.
- ~~7. Will there be a "Model Trap"? If so, provide all details of any fencing, signage, temporary structures, etc.~~
- ~~8. Will there be fencing/walls between units, and/or around rear yards? If so, provide elevation(s) showing all details and confirming height does not exceed 6' from grade.~~
- ~~9. If no fencing/walls being provided at time of construction be sure to provide all details of allowed fencing/walls with the new PUD Guideline section.~~
- ~~10. As part of this project provide language in any HOA documents that prohibits conversion of garages and into livable space and garages are not allowed to be used for storage.~~
- ~~11. Contact US Post Office to confirm proposed mail kiosk location and structure(s) are acceptable.~~

- ~~12. Provide details of mail kiosk and provide an exclusive space for mail delivery to park.~~
- ~~13. Contact Dean Piper in Zoning (954-392-2110) to create address plan and confirm process.~~
14. Provide all details of entry signage, walls, gates, structures, landscaping, etc.
In addition to swing gates shown, consider adding arm gates as this seems to be a very common add on due to tailgating and slow speed that swing gates close. If added at a later time, additional review and permitting procedures will be required.
15. Provide details and description of entry process for residents and guests.
Clarify procedures at both entrances. Is Pines Blvd. entrance residents only? Both residents and guests exit? What signage will be installed to clearly indicate if this is resident only?
- ~~16. Show vehicles at entry gates to confirm stacking being provided.~~
- ~~17. An estimated Certificate of Occupancy Fee (paid at time C.O. is issued) will be provided prior to permits being issued and requires the developer/owner to sign as acknowledgement.~~
- ~~18. Contact Sherrell Jones Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review submittal/review process.~~
- ~~19. Due to site plans being submitted prior to final guidelines and Plat being submitted and approved, additional comments may be made on resubmittal(s).~~

Additional Comment(s):

1. Clarify parking counts as I counted 125 total guest spaces (123 spaces + 2 ADA spaces)

Please contact me with any questions.

**DRC REVIEW COMMENTS
CITY OF PEMBROKE PINES**

AGENCY: SOUTH BROWARD DRAINAGE DISTRICT
CONTACT: KEVIN HART, P.E. (954)680-3337

PROJECT NAME: Merrick Square

DATE: 2/11/2020

THE SITE PLAN FOR THE ABOVE-REFERENCED PROJECT HAS BEEN REVIEWED BY THE DISTRICT AND THE FOLLOWING COMMENTS MUST BE MET ADDRESSED/SATISFIED/NOTED:

1. Provide a site plan review fee of \$250, payable to "South Broward Drainage District".
2. A Paving and Drainage Permit will be required from SBDD.
3. Provide a copy of the master SFWMD permit for the property.
4. Additional drainage calculations will be required at the time of permitting, including a final land use breakdown and pipe sizing.
5. Provide copies of the mitigation plans.
6. The following SBDD easements will be required:
 - A "Drainage, Flowage, and Storage Easement" will be required over the Conservation Easement.
 - A 20-foot DE from CB 908 to the concrete flume (Conservation Easement).
7. Remove the weep holes from all catch basins/drainage structures. In addition, all catch basins/drainage structures will require minimum 8" thick walls.
8. The "rim" along the east end of the concrete flume should be extended around the entire perimeter of the concrete flume area. Attached is a detail for a revetment basin outfall into a mitigation area that you may want to consider.
9. All drainage structures shall meet SBDD criteria for sumps and clearances.
10. All baffles and weirs shall be removable from the finished structure.
11. Please note that all drainage structures in grass areas, including yard drains, shall have a 12" concrete apron. This includes the yard drains in the Pines Blvd. right-of-way.
12. Provide a cross-section across the 12" HDPE at the bus bay; the minimum pipe size for this application will need to be 15". Also provide a cross-section at the east side of the bus bay demonstrating how the swale runoff will flow into the existing catch basin.

MEMORANDUM

February 4, 2020

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SP 2020-03) Merrick Square

The City of Pembroke Pines Planning Division has conducted a landscape Merrick Square. The following items need to be addressed prior to this project being found in compliance:

1. Provide the correct Landscape requirements calculation tables on the landscape sheets.
2. Provide a plant list for buffers, interior parking, and interior lot areas.
3. The Japanese Blueberry Tree full to base is not considered a tree, it is considered a shrub or an accent plants. A tree must meet standards, which requires a 3 foot clearance from base to lowest branch.
4. The buildings must meet minimum landscape requirements for multifamily residential properties. Currently it is short in quantity of trees required.
5. The plant material used around the utilities must cover the utilities so they are not visible at a maximum height of six feet.
6. All properties and approved landscape plans are required to have at least 50% native and drought-resistance plant material within the total site vegetation.
7. Trees in excess of five shall have no more than 20% of a single species.
8. As per landscape ordinance, 153.03(M-4), "All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system." Please label on the plan where the root barrier is to be installed and add required depth and material specifications to the planting notes.
9. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

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.

Kristen Jensen

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

13. Indicate flared end curb returns on the ends of the curbing at the Pines Blvd. bus bay.
14. Suggest installing a flume or erosion protection at the low points in the entry drives off of Pines Blvd. that are flowing into the roadside swales.
15. Provide additional details for the existing storm manhole at the driveway entrance off of SW 172nd Avenue, including the existing drainage pipes connected to this manhole. Also, provide a detail for the existing storm inlet located under the sidewalk along SW 172nd Avenue.
16. Provide sketch & legal descriptions for the new SBDD easement areas.
17. The property owner shall be required to enter into a Maintenance and Indemnification Agreement, prior to final acceptance by SBDD.
18. Additional comments may be issued upon receipt of the final Paving & Drainage Plans and drainage calculations.

(REGARDLESS OF APPLICABLE COMMENTS, THE PETITIONER IS NOT EXEMPT FROM MEETING ALL STORMWATER MANAGEMENT REGULATIONS, STANDARDS AND PROCEDURES AS OUTLINED IN THE SBDD DESIGN CRITERIA MANUAL DATED MAR. 26, 2015.)

(ALL STANDARD COMMENTS WILL BE GIVEN TO THE PETITIONER ON A SEPARATE HANDOUT. THE PETITIONER WILL ONLY BE REQUIRED TO RESPOND TO THE COMMENTS RAISED ON THE DRC REVIEW FORM.)

19.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Merrick Square Townhomes
REFERENCE #: SP 2020 - 03
DATE REVIEWED: 01/30/2020

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

All submittals for Site Plan Approval must first be stamped by our Planning Department and delivered by planning per their procedures.

NOTE: ALL COMMENTS BELOW MUST BE ADDRESSED AND DEPICTED ON PLANS. A separate sheet for Fire Department reference is acceptable (**Ex. FP1 or FA1, etc.**).

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

2. Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6th Edition, effective December 31, 2017 with Broward County Amendments, which includes NFPA 101, 2015 edition, NFPA 1, 2015 edition, & State Statutes, 2017 edition (Adopted referenced publications found herein.)

3. Fire Apparatus Access Plans. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.1**

4. Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. **NFPA-1:18.1.3.2**

Fire Department Access

6. Doors/Door Assembly. When used for the fire service provider access as referred to in this code or the FFPC, except in chapters where other configurations are specifically permitted, shall mean a side hinged, swinging type egress exterior door/door assembly that can be opened from the outside and that provides access to the of the dwelling unit or building. **Broward County Local Amendments to FFPC F-101.2.2 J**

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

NFPA-1:18.2.2.1

8. 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

9. 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.

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).

Fire Department Access Roads

10. Where possible, a building shall be accessible to all elevations for Fire Department emergency use. **In all cases, a minimum of one elevation shall be made accessible for Fire Department Apparatus and must be located on the main entrance elevation, longest side.**

11. All premises which the Fire Department may be called on to protect in case of fire and which are not readily accessible from public roads shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. **COPP CO 93.11 (A)**

12. 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**

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

14. 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**

15. 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)**

16. 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)**.

17. 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**

18. 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**

19. 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**

20. 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**

21. Dimensions. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.4.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

22. Driving Lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire department access roads **shall** have an unobstructed **width on not less than 20ft.**
NFPA-1:18.2.3.4.1.1

23. 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)**

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

24. 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**

25. 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**

26. 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.

27. 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**

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

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

30. 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.

31. 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)**

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.

32. Cul-De-Sacs: Cul-de-sacs, permanently designed as such, shall not exceed 400' in length except on finger islands. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than 80 feet in diameter for turnaround purposes, except that on finger islands the diameter of a turnaround may be reduced to 70 feet. **COPP CO 154.32 (L) (1) (2)**

33. Grade. 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**

34. 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**

35. 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**

36. 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**

37. 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**

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.**

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**

Water Supply, Fire Flows and Fire Hydrants

38. Fire Protection during Construction 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**

39. 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**

40. 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**

41. 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.

42. 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.

43. 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**

44. 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**

45. 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**

46. 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)**

47. 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)**

48. 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)**

49. 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.

50. 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)**

51. 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.

Fire Departments Connections for Sprinklered, and/or Standpipes

52. 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 (2013 Ed.)**

53. 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.)**

54. 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.

55. 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.)**

56. 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.

57. 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).

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

59. Backflow Forward Flow Requirements 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**

Signage

60. 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**

61. 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**

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

Two-Way Radio Communication Enhancement Systems

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

a. 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**

b. 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.

c. 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.

d. 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**.

e. 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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 28, 2020
To: SP 2020-03 file
From: Joseph Yaciuk, Planning Administrator
Re: Merrick Square

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

1. Provide HOA notification per Code Requirements. Provide mailing labels of property owners within 500' with research certification.
2. Change of land use and rezoning is needed prior to approval of the plan in order to attain density required. It is unknown as of this date whether the number of units proposed in this plan will be accepted by the City as the LUPA has not been adopted.
3. Design Guidelines have been submitted with this item. Please make sure design guidelines are consistent with your proposal throughout the DRC process. Staff cannot provide comments on the building setbacks, bufferyard, and other zoning/design related items as contemplated in the new SF-5 district until such zoning district has been reviewed and fully approved by staff.
4. Plat Note change may be required prior to approval of the site plan. Verify note change is required.
5. Planning and Zoning Board and City Commission approval will be required as the site plan is located within the Pembroke Shores PUD.
6. Provide a letter indicating that all amenities are for the renters / guests only and will not be used for commercial purposes.
7. 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. Affordable Housing commitment will be required based on the increase of units requested on this property.
8. Submit a PSIA application to the School District for the increase in residential units. Provide a copy of such letter if possible.
9. Provide black and white building elevations. Label colors of all building elevations (include trim, window frames, medallions, etc.) on architectural elevations / signs / vertical features.
10. Provide a floorplan for each building type. Floorplans provided however it is uncertain whether all building types will be identical.
11. Provide a chart which shows building number, model types within each building, total number of bedrooms per building / unit, total number of baths per building / unit.
12. Provide details of guardhouse / gate system, etc. Provide a stacking study for the gate. Pines Boulevard entry for residents only should be discussed with

Admin. Visitors will be required to make a U-turn to get to SW172nd Avenue entrance if they accidentally try and enter through Pines.

13. Provide close-up details of all amenity areas (pool area, tot lots), include all details within these areas. Provide details of fountains, fencing, play equipment, etc..... Include cut sheets of pool area lighting and proposed patio furniture (if any).
14. Need clubhouse elevations.
15. Roadway width for two lane roadway is minimum 24' wide. Verify there is a measurement of width on every road segment.
16. Parking spaces must be 9' x 19'. Garage spaces must also be 9' x 19' unobstructed.
17. Provide width and dimensions of driveways. Two car driveways must meet minimum city standards.
18. Any sales / rental trailers or offices proposed for this use? If so, provide details and locations during construction. Will you be using one building for model row? If so, please provide model building location and plan on separate page. Provide fences around trap and temporary parking area.
19. Provide documents or a note on the plans stating that garage space must be used for parking if you are to count it as such.
20. Any handicapped visitor parking spaces?
21. Provide sign details. Will they be illuminated? Channel Letters? Provide all details of signs – Colors, dimensions, illumination type etc....
22. Provide perimeter fence or wall details. Clearly show extent of each barrier on site plan.
23. Verify your landscape meets the canopy requirements of the Code. Add mature canopy numbers to the planting chart.
24. Landscape plan should show all monument signs, hydrants, light poles, vertical feature, easements, as well as overhead wires on the landscape plans.
25. Provide finish floor areas for each building. Verify finish floor elevations are acceptable with Environmental Services.
26. Verify Building length cannot exceed 160 lineal feet.
27. Verify turn around area radii and T-turns are acceptable to fire prevention bureau. Provide a fire protection plan.
28. Will there be any rooftop equipment? If so provide screening details per Code.
29. Any downspouts, roof ladders, or like for these buildings? Please show. Items must be compatible with buildings.
30. Any off-site roadway improvements? If so, please indicate.
31. 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.
32. Monument signs require a 10' setback. Monument sign should be more in scale with the heights of signs around Pembroke Falls.
 33. 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.
 34. Provide all color chips / material samples to be used on site.
 35. Provide details of any attached building lights / poles. Provide details of lighting outside of accessory areas. Lights under canopies should be recessed.
 36. 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. What about dumpsters at the clubhouse?
 37. Will there be a dumpster enclosure area? If so, label all colors of dumpster enclosures and provide detail.
 38. 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.
 39. 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.
 40. Will owners be allowed accessory structures? Fences? If not, please indicate such on plan. Accessory fences should be of a consistent design if the intent is to allow them.
 41. Verify applicable lighting is consistent with Section 116 of the Code of Ordinances.
 42. Suggest adding concrete separation walls between units on buildings for privacy.
 43. Any 'green' amenities being proposed on site? If so, please provide.
 44. Provide bike rack details.
 45. Due to the amount and scope of comments on this submittal and the incompleteness of LUPA application and rezoning applications, staff reserves the right to add new comments once details become clearer.
 46. 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.
 47. 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:

