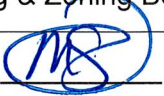





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

|                                 |  |                         |   |
|---------------------------------|--|-------------------------|---|
| <b>Agenda Date:</b>             | May 13, 2021   | <b>Application ID:</b>  | SP 2020-11  |
| <b>Project:</b>                 | Memorial Hospital West Cancer Institute  | <b>Project Number:</b>  | PRJ 2020-08   |
| <b>Project Planner:</b>         | Joseph Yaciuk, Planning Administrator  |                         |   |
| <b>Owner:</b>                   | South Broward Hospital District  | <b>Agent:</b>           | Kimley Horn   |
| <b>Location:</b>                | North of Pines Boulevard and east of Flamingo Road   |                         |   |
| <b>Existing Zoning:</b>         | B-3 (General Business)   | <b>Proposed Zoning:</b> | HD (Hospital District)  |
| <b>Existing Land Use:</b>       | Commercial   |                         |   |
| <b>Reference Applications:</b>  | PH 2021-01, ZC 2020-05, ZC 2020-07, SP 2020-07, SP 2018-02, ZC 2016-04, SP 2016-05, SP 2016-23, SP 2015-18, ZV 2015-33, MSC 2015-39, MSC 2012-30, SP 2008-20, SP 2008-03, ZC 2008-04, SP 2004-32, ZV 2003-04, SP 2002-34, SP 2001-61, RS 2001-01, SP 2000-64, SP 2000-63, SP 2000-33, SP 2000-13, SP 2000-09, RS 98-21, SP 97-90, SN 96-08, SP 96-02, SP 95-52, SP 94-21, SP 94-21, SN 92-02, SP 89-33, SP 89-16, SUB 87-15, SUB 84-12   |                         |   |
| <b>Applicant Request:</b>       | The applicant proposes a site plan to allow the demolition of existing commercial building (formerly Petco / Toy R Us) to accommodate construction of a new Memorial Hospital West Cancer Institute building with associated parking, lighting, walkways, and landscaping.   |                         |   |
| <b>Staff Recommendation:</b>    | <p><b>Transmit to City Commission with a favorable recommendation subject to the following:</b></p> <ul style="list-style-type: none"> <li>• City Commission approval of this building for height and development within the Hospital HD district.</li> <li>• City Commission approval of zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07).</li> <li>• City Commission approval of a plat note change reflective of development proposed on this property.</li> </ul> |                         |   |
| <b>Final:</b>                   | <input type="checkbox"/> Planning & Zoning Board   |                         | <input checked="" type="checkbox"/> City Commission   |
| <b>Reviewed for the Agenda:</b> | Director:   |                         | Planning Administrator:  |

## Project Description / Background

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Kimley Horn, agent for South Broward Hospital District, requests site plan consideration to allow the demolition of existing commercial building (formerly Petco / Toy R Us) to accommodate construction of a new Memorial Hospital West Cancer Institute building with associated parking, lighting, walkways, and landscaping. The "Memorial Hospital West Cancer Institute Expansion" (SP 2020-11) site is generally located on the northeast corner of Flamingo Road, containing +/- 6.8 acres.

Memorial Hospital West was initially constructed in 1990 and several buildings have been added to the hospital campus over the years. Recent building additions of significance to the campus include the Graduate Medical Facility expansion (SP 2015-18), Memorial Bed Tower Addition (SP 2016-05), and Southwest Parking Garage (SP 2016-23).

The City Commission at its October 19, 2016 meeting approved a rezoning of this property to Hospital District (HD) with associated design guidelines through Ordinance 1856. The HD guidelines outlined existing development, future projects, permitted uses with associated development criteria for the existing hospital campus. Ordinance 1856 included the following provisions for the hospital district which were accepted by Hospital representatives:

- Existing cancer center building could not exceed 70 feet in height.
- All other buildings along Johnson Street could not exceed 65 feet in height.
- Changes to access on Johnson Street require a super majority (4/5) vote of the City Commission.
- Removal of proposed parking garage at northwest corner of hospital.

South Broward Hospital District acquired +/-6.8 acres of property located at the northeast corner which formerly housed Petco and Toys R' Us in August of 2018. The applicant contemplates the demolition of the existing commercial building on site and the construction of the new "Memorial Cancer Institute".

The following related applications were passed at City Commission on first reading on May 5, 2021 and scheduled to be heard for second reading on June 2, 2021:

- Second reading of the Pembroke Lakes Regional Center Development of Regional Impact (DRI) amendment application (PH 2021-01). That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.
- Second readings of a zoning text change application (ZC 2020-05) and map amendment (ZC 2020-07). Zoning change application ZC 2020-05 will update the Hospital District (HD) guidelines to create development standards for the subject property as well as update future development plans for the hospital campus in general. Zoning map amendment (ZC 2020-07) will rezone the subject +/-6.8 acre property from B-3 (General Business) to HD (Hospital District).
- A plat note amendment/delegation request (SUB 84-12) to the underlying Pembroke Lakes Regional Center plat is also required reflective of the proposed development.

City Commission review of the site plan is required per Hospital District (HD) requirements. Commission review has been tentatively scheduled for June 16, 2021.

## **BUILDINGS / STRUCTURES:**

The applicant proposes to demolish the existing vacant building on site (formerly housed Petco and Toys R' Us) and build a new Memorial Hospital Cancer Institute on site. The proposed 4 story, 120,100 square foot, Memorial Hospital Cancer Institute will be 80 feet in height (Highest point).

The Institute will function as a self-contained outpatient cancer treatment center which includes all outpatient administrative functions, and therapeutic facilities on site. In addition to the typical medical offerings provided in these facilities, the applicant will incorporate a top floor garden area with trellis into the building design for the therapeutic benefit of patients.

The following colors are proposed for this building:

- Precast Concrete Walls – GPK #2781C, K3458, sand blast finish
- Formed Metal Wall System – Centria Medium Gray, Kawneer Colonial White, Centria Blue 287
- Trellis – Knotwood (Iroko)
- Exterior Glazing – Viracon VNE18-63/V175, V1086

The overall architecture and colors of the proposed Memorial Cancer Institute building is designed to follow the existing theme of the main hospital building to the north.

## **ACCESS:**

Vehicular access to this site will be through the following:

- One existing driveway via Northwest 4 Street.
- A one way access drive into the Memorial Cancer Institute from Flamingo Road.
- Indirect cross access with the adjacent commercial parcel (El Dorado) with connections to the mall ring road and Pines Boulevard.

Public entries to the Memorial Cancer Institute will be provided on the east and south elevations of the building. The south entry, which will act as the main entry to the building, features a covered drop off area for patients.

The north side of the building will house loading dock space as well as garbage disposal areas. This area will be completely enclosed by a 6 foot high wall with access gates on the north and east sides for service vehicles only.

The applicant has provided the City with a letter which outlines improvements being made off-site as part of this application. The letter also provides applicant commitment to revisit traffic conditions on the site 6 months after issuance of certificate of occupancy. A financial commitment will be made in the form of a bond should the traffic study warrant such improvements. Engineering division reviewed this letter and has no objections.

**PARKING:**

The applicant will be providing 329 parking spaces for the Memorial Cancer Institute property where 301 parking spaces are required based on use. Seven parking spaces will be equipped with electric vehicle charging stations for the convenience of patrons. A row of parking at the southeast corner

**LANDSCAPING:**

Landscape for this property consists of the following:

Installation of 115 trees, 33 palm trees and 4,866 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Pigeon Plum, Pink Tabebuia and Silver Buttonwood. Primary species of palm trees include Cabbage Palm, Florida Thatch Palm and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Dwarf Yaupon Holly, Green Island Ficus and Dwarf Firebush.

Memorial Cancer Institute is also installing a roof top garden that will include an additional 6 trees, 12 palm trees and 1,975 shrubs, accent plants and ground covers. Primary species of trees include Clusia Rosea. Primary species of palm trees include Triple Christmas Palm and Cabada Palm. Primary species of shrubs, accent plants, and ground covers include Ground Orchids, Indian Blanket Flower and Beach Sunflower.

**SIGNAGE:**

No signage is formally being proposed as part of this plan. The applicant will be required to submit an amendment to the hospital master sign plan once sign details are finalized.

**OTHER SITE FEATURES:**

The proposed parking lot will be illuminated by a series of full Cut off LED lighting fixtures (4,000 K) mounted atop metal poles (30' tall). No other exterior lighting has been proposed at this time.

**NOTIFICATION:**

Per Hospital District (HD) guidelines, HOA notice of this application was provided to the Flamingo Villas, Pierpointe, and Colony Pointe homeowner associations.

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

- **City Commission approval of this building for height and development within the Hospital HD district.**
- **City Commission approval of zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07).**
- **City Commission approval of a plat note change reflective of development proposed on this property.**

**Enclosed:**

Site Plan Application  
Letter from Kimley Horn (5/6/21)  
Letter per Applicant (4/26/21)  
Memo from Planning Division (5/6/21)  
Memo from Environmental Services (5/6/21)  
Memo from Zoning Administrator (5/6/21)  
Email from Fire Prevention Bureau (5/5/21)  
Memo from Fire Prevention Bureau (5/3/21)  
Memo from Landscape Planner (4/29/21)  
Memo from Fire Prevention Bureau (4/27/21)  
Memo from Planning Division (4/26/21)  
Memo from Fire Prevention Bureau (4/22/21)  
Email from SBDD (4/21/21)  
Memo from Planning Division (4/20/21)  
Memo from Traffic Engineer (4/12/21)  
Memo from Fire Prevention Bureau (2/11/21)  
Memo from Planning Division (1/11/21)  
Memo from Landscape Planner (1/5/21)  
Memo from Fire Prevention Bureau (1//521)  
Memo from Environmental Services (10/27/20)  
Memo from Traffic Engineer (10/21/20)  
Memo from Landscape Planner (10/20/20)  
Memo from Planning Division (10/6/20)  
Memo from Fire Prevention Bureau (10/12/20)  
Memo from Zoning Administrator (10/2/20)  
Site Plan  
Subject Site Aerial Photo



May 6, 2021

John L. England, P.E.  
Assistant City Engineer  
Environmental Services/Engineering Division  
City of Pembroke Pines  
8300 S. Palm Drive  
Pembroke Pines, Florida 33025

**RE: *Memorial West – MCI Traffic Study***

Dear John:

As you are aware, Kimley-Horn performed a traffic study for the proposed Memorial Cancer Institute ("MCI"), on behalf of the South Broward Hospital District (the "District") intended to be located at the southwest corner of Flamingo Road & NW 4<sup>th</sup> Street in Pembroke Pines, Florida. The traffic study prepared in connection with the MCI was based upon observed traffic volumes collected before and during Covid-affected times. Nevertheless, we have been made aware of a concern that the volumes may not reflect accurate counts. As a result, and at the request of City of Pembroke Pines engineering staff, the District has agreed to commission an additional traffic study six months after opening of the MCI.

As presented in our current traffic analysis, when compared to the trip generation potential of the previous retail use on site, the proposed MCI is projected to generate 854 fewer daily trips, 33 additional AM peak hour trips, and 47 fewer PM peak hour trips. Therefore, as agreed, the District will provide the onsite improvements as previously determined, including modification of the parking areas and landscape islands, a modified driveway entrance, and modified radius returns to accommodate emergency vehicles within the site. No off-site improvements are contemplated in connection with the MCI.

Notwithstanding the above, the District will also provide a public improvement bond for minor traffic improvements related to MCI's operation. The bond shall be released within thirty (30) days of the approval of the updated traffic study.

Please contact me at (561) 840-0874 or [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "AK", with a long horizontal flourish extending to the right.

Adam B. Kerr, P.E.  
Transportation Engineer

Florida Registration  
Number 64773  
Certificate of Authorization  
Number 696



Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman  
Hege Colbourn

Dwayne Dickerson  
Eve Zachariades  
Matthew H. Scott  
Christina Bilinski  
Lauren G. Odem

April 26, 2021

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

***RE: Updated Memorial Hospital Site Plan Narrative***

South Broward Hospital District (“Petitioner”) is the owner of the +/- 6.85-acre property generally located at the northeast corner of Pines Boulevard and N. Flamingo Road (“Property”) in the City of Pembroke Pines (“City”). The Property has an underlying land use designation of Commercial on the City’s future land use map and is currently zoned B-3, General Business. The Property is currently developed with +/-60,000 square feet of commercial uses, which formerly operated as PetCo and Toys R Us retailers. Petitioner is proposing to demolish the existing commercial buildings in order to redevelop the Property to provide a new +/- 120,100 square foot building to be used for a stand-alone outpatient cancer treatment center which will serve as the south campus of the existing Memorial Hospital West (“Project”).

The Project will allow for the continued evolution of patient services for the Memorial Hospital West Campus located immediately north of the Property (“North Campus”). It is important to note that the Project will provide all outpatient cancer care services in a completely “self-contained” facility. The concept of a “self-contained” outpatient cancer treatment center means that the Petitioner is building a facility with the intent of providing all services in one location, that means parking is provided on site as well as all outpatient administrative functions, and therapeutic facilities. Further, as evidenced by the site plan, the Project will even contain a tranquil garden and outdoor relaxation space for patients, loved ones, and employees. The goal of this south campus is to make things as easy as possible for those who need to be there.

Pursuant to Section 155.153(F) of the City’s Code of Ordinances (“Code”), Petitioner has submitted a site plan for the Project that demonstrates compliance with the applicable land development regulations, as follows:

*Setbacks within the project shall be determined at the time of project review.* The setbacks identified on the site plan as shown are consistent with the proposed changed to the Design Guidelines (submitted under separate cover).

*Inventory of existing facility and services* The design guidelines provide an inventory of existing and expanded services and facilities.

*Projected expansion plans for new construction and / or substantial rehabilitation of existing facilities indicating the type, size and location of each facility.*

The attached site plan provides for the exact size, height and intensity of the medical office building within the expansion area.

*A master sign plan shall conform to the requirements set forth in § 155.324(H), of the City Code. Signage shall be at a scale and aesthetic design appropriate to the size and type of project.*

Acknowledged. A Master Sign Plan will be following this application under separate cover.

*A maintenance plan for all common areas including but not limited to, parking, sidewalks, public areas, building facades, landscaped areas and programming shall be required as part of the approval of the project.*

The applicant agrees to provide a maintenance plan, or a modification to the existing maintenance plan prior to the approval of the site plan.

*An aesthetically pleasing architectural theme, including but not limited to scale, colors, textures, materials and the use of landscaping.*

Please review the attached architectural package from HKS Architects, illustrating the proposed façade treatments, materials, and design.

*Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity.*

The site development package indicates locations of green space, and pedestrian sidewalk connections to the right of way.

*Landscape design shall complement and be consistent with the project's architectural theme*

The landscape plan provided incorporates existing trees and shrubs into an overall plan for the expansion area.

*Landscape design shall complement and be consistent with the project's architectural theme*

Landscaping has been developed to blend into and relate to the existing hospital campus plantings and buffer areas.

Petitioner respectfully requests the City approve the site plan application for the Project. Should you have any questions or require additional information to process this request, please do not hesitate to contact us at your convenience.

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

# **DRC REVIEW FORM**



**May 6, 2021**

**PROJECT: *MEMORIAL HOSPITAL WEST CANCER INSTITUTE***  
**CITY REFERENCE NUMBER: *SP 2020-11/PRJ 2020-08***

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

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

## **RECOMMENDATION:**

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The Environmental Services/Engineering Division hereby recommends the proposed project for 'Consideration' by the Planning and Zoning Board subject to the items outlined in the attached letter from Memorial Hospital.

1. Hospital agrees to:
  - a. Perform a Traffic Study after CO,
  - b. Issue a Bond for possible traffic improvements needed as illustrated by the above Traffic Study.

**NOTE** that an Engineering Permit is required for construction of the proposed project 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 Engineering Permit.

## Yaciuk, Joseph

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**From:** Almaguer, Daniel  
**Sent:** Wednesday, May 5, 2021 2:16 PM  
**To:** England, John; Nettina, Brian; Yaciuk, Joseph; Schwartz, Mike; 'Moreno, Vanesa'; Rickards, Mark; Mark Greenspan (mgreenspan@mhs.net); Hope Calhoun  
**Subject:** RE: Memorial Hospital West Cancer Institute - Fire Truck Access/Maneuverability

Good Afternoon,

At this point, Fire Prevention does not see any issues with this project moving forward.

I ask that a full size set of plans be submitted with the approved radii for our record keeping.

Regards,

Daniel Almaguer

City of Pembroke Pines Fire Rescue | Fire Prevention Bureau

Division Chief | Fire Marshal

Class 1 Fire Department



601 City Center Way, 3rd Floor

Pembroke Pines, FL 33025

O: 954.499.9557

E: [dalmaguer@ppines.com](mailto:dalmaguer@ppines.com)

Hours: Monday – Thursday 7:00am – 6:00pm, Friday Closed

Please consider the environment before printing this email.



CHARLES DOLY  
EVENTS  
PEMBROKE PINES



[www.ppines.com](http://www.ppines.com) | [www.ppines.com/firedepartment](http://www.ppines.com/firedepartment)

Effective October 1, 2020, there will be new/revised charges for Fire Prevention services.  
Please visit <http://www.ppines.com/firepreventionfees> to view the updated fee schedule

**From:** England, John

**Sent:** Wednesday, May 05, 2021 2:01 PM

**To:** Almaguer, Daniel <dalmaguer@ppines.com>; Nettina, Brian <bnettina@ppines.com>

**Cc:** Yaciuk, Joseph <jyaciuk@ppines.com>; Schwartz, Mike <Mike.Schwartz@kimley-horn.com>; 'Moreno, Vanesa' <Vanesa.Moreno@kimley-horn.com>; Rickards, Mark <mark.rickards@kimley-horn.com>; Mark Greenspan (mgreenspan@mhs.net) <mgreenspan@mhs.net>; Hope Calhoun <hcalhoun@dmblaw.com>

**Subject:** Memorial Hospital West Cancer Institute - Fire Truck Access/Maneuverability

Daniel and Brian,

Please note that this office and the project's engineer has resolved the radii issues for the 20' Fire Truck Access Path along the designated Fire Truck Access Route, as depicted for the applicable "corners" on the attached copy of the revised Site Plan. Both Fire Truck Maneuverability per the city's fire truck AutoTurn template and the radius requirements for the 20 Foot Fire Truck Access Route along the designated Fire Truck for the proposed project are now acceptable based upon Fire Prevention Bureau standards/criteria.

Should you have any questions related to this matter, do not hesitate to contact me.

Regards,

John L. England, P.E.  
Assistant City Engineer  
Environmental Services/Engineering Division  
City of Pembroke Pines  
8300 S. Palm Drive  
Pembroke Pines, FL 33025  
Direct Line: (954) 518-9046  
Fax: (954) 518-8905  
Cell: (954) 444-2499  
Email: [jengland@ppines.com](mailto:jengland@ppines.com)

## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE  
FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal  
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 05/3/2021

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

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This **DRC will not be approved until COPP Engineering** verifies that Sheets C5.00, C5.01 meet all Fire Dept. access.

MEMORANDUM

April 29, 2021

To: Joseph Yaciuk  
Planning Administrator

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SP2020-11) Memorial Cancer Institute

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The City of Pembroke Pines Planning Division has conducted a landscape review Memorial Cancer Institute. 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](mailto:kjensen@ppines.com)

Please consider the environment before printing this email.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: April 29, 2021  
To: SP 2020-11 file  
From: Joseph Yaciuk, Planning Administrator / Cole Williams, Planner / Zoning Technician  
Re: Memorial West Cancer Center Expansion

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

1. ~~Provide scope of work letter. **(Include narrative of cancer center functions)**~~
2. ~~Need a narrative showing how the site plan complies with the HD regulations.~~
3. ~~Provide proper notice for this site plan. **Verify with staff.**~~
4. ~~Site plan will require P&Z and City Commission review.~~
5. ~~Each application type should have a separate application and fee. Application and fees so far have been provided for only HD rezoning applications and site plan application. No application — No Fees — No processing. Call if you have any questions.~~
6. ~~Proposal is not consistent with DRI. Applicant will be applying for an amendment but has yet to submit. **In process.**~~
7. ~~Plat note is not consistent with proposal. City cannot process a plat note that is not consistent with DRI. No DRI amendment has been submitted at this time. **In process.**~~
8. ~~Site data should provide net site data for this site as well as gross data of entire hospital. Not shown please indicate on response the page number of such correction. **Parking data for existing/propose is not consistent with the existing/proposed new building.**~~
9. ~~Provide floor Area ratio for entire Hospital — including parking structures. Not shown please indicate on response the page number of such correction. **Not noted.**~~
10. ~~All plat changes regarding access must be applied for through the engineering division. All plat changes regarding plat notes will need to be applied for through the Planning Division. Reiteration.~~
11. ~~Property must be rezoned to a HD before consideration of site plan. Staff reviewed first draft of HD guideline update and has many concerns about the guidelines presented. HD guidelines are still in review and site plan cannot be fully reviewed until such guideline outstanding issues have been resolved. **In process**~~
12. ~~Site plan is being reviewed as best one can given that the guidelines have not been finalized yet. All comments are subject to change at a later date once guidelines are finalized. Reiteration. **In process.**~~
13. ~~Any vacation or relocation of easements as a result of this application? If so, you will need to apply for such vacations / relocations of easements through the Engineering Department. These vacations requests may impact timetables for building permits.~~

- ~~29. Provide details of covered areas, awnings trellises, etc. Porte cache may be required to meet clearance heights for fire. Advisory - Verify with fire~~
  - ~~30. Verify handicapped accessible routes with Engineering Department.~~
  - ~~31. Provide fire protection plan. Provide fire turning radii.~~
  - 32. Provide lighting plan. Lighting must meet section 116 of Code of Ordinances. Not provided. Within the lighting plan include details of a new lighting fixtures (site, wall, canopy, etc.), footcandles and CCT. Please specify the CCT for the light fixtures. Foot candles cannot exceed 24 for under canopy and 12 for open areas. Foot candles needs to be shown extending to 0.0.**
  - ~~33. Show typical screening of roof top air conditioning units.~~
  - ~~34. Provide finish floor elevation of buildings. Finish floor measurements for buildings need to meet flood criteria. Verify compliance with the City Environmental Services Division. Advisory - Verify with Engineering~~
  - ~~35. Provide vertical features (light poles, hydrants, transformers, lift stations, ground signs, etc... on landscape plan so as to eliminate conflicts with landscape). Still Need.~~
  - ~~36. Provide widths of sidewalks.~~
  - 37. Provide details of electric vehicle parking stations. Include details of any signage associated with the units. Reference code section 155.082. Details are still need to the units such as the level, where the units will be placed and any associated equipment.**
  - ~~38. Verify with Engineering that the handicap parking space that has an electric vehicle charging station may count toward the required handicap parking for the site.~~
  - ~~39. Indicate the location of any valet parking attendant stations. Provide details of the station.~~
  - ~~40. Indicate the size of the parking spaces on the site plan.~~
  - ~~41. Provide details of gates located in the southeast side of the parking lot.~~
  - ~~42. Verify the width of all parking islands.~~
  - 43. Consider raised mountable curb in lieu of the striping at the right turn only access along Flamingo Road. All sheets need to reflect the raised curb.**
  - 44. Provide details of gates enclosing trash and loading area. Not provided dumpster enclosure gates are provide, however, staff needs details of the gates enclosing the drive aisles.**
  - ~~45. Staff reserves the rights to add comments as HD is not approved and additional comments may arise based on answers during this review.~~
  - ~~46. Resubmit 5 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. All plans must be stapled together as one set. Provide an electronic set of plans on resubmittal also.~~
  - 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.****
-

## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal  
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 04/27/2021

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

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#### 1. Required Access.

**b.** Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.

**COPP CO 93.11 (B)**

**Please depict 50' set back.**

**2. Demonstrate and depict the measurement for "Proposed Access to Building". Access to Building.** A fire department access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building. **NFPA18.2.3.2.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

**Within 50' of an exterior door is not depicted. All setbacks noted are labeled to show that they exceed 50'.**

**3. Turning Radius: On a Sheet C5.01, demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.**

**Please use truck specifications provided. Sheet C5.01 depicts the wrong specifications. Dimensions for are incorrect.**

**Show radii on all turns. Radii for turns on the NE and SE sides of building are not depicted.**

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

**Please specify the notation called out on response sheet.**

#### 5. Fire Hydrant Spacing and Installation.

**a.** Fire hydrants and connection to other approved water supplies shall be accessible to the fire department. (Fire hydrants and connection to approved water supplies must be installed and

maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions). **NFPA 1-18.5.2 (add this comment to Utility Sheet C4.00)**

**FDC is show as accessible from 4<sup>th</sup> street on Fire Access route. Please show FDC accessed from an area not on a major public roadway.**

**f.** Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E) – Fire Hydrant Detail to be provided on submittal. (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. This comment is not on the notes.**

**6. 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 (2010) (add this comment to Utility Sheet C4.00)**

**FDC is show as accessible from 4<sup>th</sup> street on Fire Access route. Please show FDC accessed from an area not on a major public roadway.**

**a.** Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA 14-6.4.5.1(2010) (add this comment to Utility Sheet C4.00)**

**FDC is show as accessible from 4<sup>th</sup> street on Fire Access route. Please show FDC accessed from an area not on a major public roadway.**

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

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: April 26, 2021  
To: SP 2020-11 file  
From: Joseph Yaciuk, Planning Administrator / Cole Williams, Planner / Zoning Technician  
Re: Memorial West Cancer Center Expansion

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

1. Provide scope of work letter. **(Include narrative of cancer center functions)**
2. Need a narrative showing how the site plan complies with the HD regulations.
3. Provide proper notice for this site plan. **Verify with staff.**
4. ~~Site plan will require P&Z and City Commission review.~~
5. ~~Each application type should have a separate application and fee. Application and fees so far have been provided for only HD rezoning applications and site plan application. No application — No Fees — No processing. Call if you have any questions.~~
6. ~~Proposal is not consistent with DRI. Applicant will be applying for an amendment but has yet to submit.~~ **In process.**
7. ~~Plat note is not consistent with proposal. City cannot process a plat note that is not consistent with DRI. No DRI amendment has been submitted at this time.~~ **In process.**
8. Site data should provide net site data for this site as well as gross data of entire hospital. Not shown please indicate on response the page number of such correction. **Parking data for existing/propose is not consistent with the existing/proposed new building.**
9. Provide floor Area ratio for entire Hospital – including parking structures. Not shown please indicate on response the page number of such correction. **Not noted.**
10. ~~All plat changes regarding access must be applied for through the engineering division. All plat changes regarding plat notes will need to be applied for through the Planning Division.~~ **Reiteration.**
11. Property must be rezoned to a HD before consideration of site plan. Staff reviewed first draft of HD guideline update and has many concerns about the guidelines presented. HD guidelines are still in review and site plan cannot be fully reviewed until such guideline outstanding issues have been resolved. **In process**
12. Site plan is being reviewed as best one can given that the guidelines have not been finalized yet. All comments are subject to change at a later date once guidelines are finalized. **Reiteration. In process.**
13. ~~Any vacation or relocation of easements as a result of this application? If so, you will need to apply for such vacations / relocations of easements through the Engineering Department. These vacations requests may impact timetables for building permits.~~

14. Need a letter from Waste Pro acknowledging dumpster adequacy and pickup. Letter needed. **Not provided**
  15. Provide details of dumpster and enclosure. Provide colors. Dumpster enclosure gates must be metal. It appears that all dumpsters / compactors will be enclosed on first floor area on north side of building. Please confirm. **Not provided. Add note on the plans regarding the gates.**
  16. Provide closest bufferyard measurements on site plan. Pines Boulevard corridor buffer as well as others. Buffers are currently under consideration in the HD district and not finalized. Buffers (particularly the NW 4 street buffer are still being discussed with the HD district and are subject to further review. **10' landscaped buffer is required along 4<sup>th</sup> street. 20' Landscape buffer required on the west side of the site. 40' Landscape buffer on the southern side of the site. 10' landscape buffer on the east side of the site.**
  - ~~17. Please show how the building will be staged on this property. Show how access to remainder of adjacent retail to the east will be provided. **Not provided.**~~
  - ~~18. Provide setbacks of building from property lines.~~
  19. Provide wheel stops on all plans. Parking must comply with HD guidelines to be determined. Due to scope of work, all non-conforming structures / conditions must come into compliance. **Add note that any wheel stops damaged or removed during construction shall be replaced.**
  - ~~20. Provide strong (well defined, safe) pedestrian connection and path to parking garage across NW 4 Street. This is especially important if parking provided if garage parking is needed to satisfy parking requirements for the cancer center. Still need. **Not provided**~~
  - ~~21. Provide parking study to justify parking provided on this site. Still need. Parking requirements are still being shown on plan that need to be justified.~~
  22. Continue landscaping themes with the north property where possible. Areas such as NW 4 street should be designed to compliment the northern side of the road. Still need. No buffer currently shown on portions of NW 4 Street. **Subject to Landscape Division sign off.**
  - ~~23. Provide details of accessways on NW 4 Street. Show driveways on both sides of the road. How will traffic flow east/west on site as well as north / south? Stacking into the site could be an issue on northwest 4 street. **Not Provided**~~
  - ~~24. Any off-site roadway improvements as a result of this application? No off street improvements are proposed.~~
  - ~~25. Provide architectural elevations of buildings. Include building heights and colors. Provide all four sides of building. Provide sign locations. No color elevations provided. All colors are labeled as TBD which need to be finalized. **Not provided**~~
  26. Provide details, setbacks, locations, colors etc... of ground signs. Those ground signs must match proposed Master sign plan. Updates to Master Sign Plan need to be submitted and reviewed as a separate document. **Not provided**
  27. Provide color chips of proposed colors and associated materials on a material board. List colors on elevations and include manufacturer color number and color name. Any awnings or other projections not shown on building which will be incorporated into the design? If so, provide details. No colors provided. **Not provided**
  - ~~28. Verify all landscape islands widths are at minimum 10 feet of that space green area. Provide widths of landscape islands.~~
  29. Provide details of covered areas, awnings trellises, etc. Porte cache may be required to meet clearance heights for fire. Advisory - **Verify with fire**
-

- ~~30. Verify handicapped accessible routes with Engineering Department.~~
  - ~~31. Provide fire protection plan. Provide fire turning radii.~~
  32. Provide lighting plan. Lighting must meet section 116 of Code of Ordinances. **Not provided. Within the lighting plan include details of a new lighting fixtures (site, wall, canopy, etc.), footcandles and CCT.**
  - ~~33. Show typical screening of roof top air conditioning units.~~
  - ~~34. Provide finish floor elevation of buildings. Finish floor measurements for buildings need to meet flood criteria. Verify compliance with the City Environmental Services Division. Advisory - Verify with Engineering~~
  - ~~35. Provide vertical features (light poles, hydrants, transformers, lift stations, ground signs, etc... on landscape plan so as to eliminate conflicts with landscape). Still Need.~~
  - ~~36. Provide widths of sidewalks.~~
  37. **Provide details of electric vehicle parking stations. Include details of any signage associated with the units. Reference code section 155.082**
  38. **Verify with Engineering that the handicap parking space that has an electric vehicle charging station may count toward the required handicap parking for the site.**
  39. **Indicate the location of any valet parking attendant stations. Provide details of the station.**
  - ~~40. Indicate the size of the parking spaces on the site plan.~~
  41. **Provide details of gates located in the southeast side of the parking lot.**
  - ~~42. Verify the width of all parking islands.~~
  - ~~43. Consider raised mountable curb in lieu of the striping at the right turn only access along Flamingo Road.~~
  44. **Provide details of gates enclosing trash and loading area.**
  - ~~45. Staff reserves the rights to add comments as HD is not approved and additional comments may arise based on answers during this review.~~
  46. **Resubmit 5 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. All plans must be stapled together as one set. Provide an electronic set of plans on resubmittal also.**
  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.**
-

## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal  
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 04/22/2021

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

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**Note: The following notes were acknowledged on response letter, but not addressed on plans.**

**1. 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](http://www.knoxbox.com).*

**NFPA 1-18.2.2.1**

**Response letter states this comment is addressed on Sheet ALS.01. This Sheet is not on the legend and has not been provided.**

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

Please **submit a SEPARATE Auto-turn plan** sheet

### **3. Required Access.**

**b.** Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.

**COPP CO 93.11 (B)**

**Building is noted to 85' in height. Please depict 50' set back.**

**4. Demonstrate and depict the measurement for "Proposed Access to Building". Access to Building.** A fire department access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building. **NFPA18.2.3.2.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

**Within 50' of a single exterior door is not depicted.**

**5. Must Depict** the required **"measured"** road widths throughout **(see below requirements).**

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

**6. Turning Radius:** On a separate page demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.

**Separate page note provided**

**Please use truck specifications provided. Sheet C5.00 depicts wrong specs.**

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

Please specify the notation called out on response sheet.

**8. 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 (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

**a.** Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4**. Fire flow calculations must be provided on separate sheets, sign and sealed by a Professional Engineer. **(add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

**9. 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 (add this comment to Utility Sheet C4.00)**

**a.** Fire hydrants and connection to other approved water supplies shall be accessible to the fire department. (Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions). **NFPA 1-18.5.2 (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

**b.** A 15 ft. clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. **NFPA 1-18.5.3 (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

**d. Marking of Hydrants.** Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.7 (add this comment to Utility Sheet C4.00)**

**Depict this on Fire Access Plan**

e. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C) (add this comment to Utility Sheet C4.00)**

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

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

#### **Depict hydrant spacing and distance**

f. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E) – Fire Hydrant Detail to be provided on submittal. (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

g. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

h. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels.*  
**COPP CO 93.25 (C) (G) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

i. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA 14-6.4.5.4 (2010) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

**10. 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 (2010) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

a. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA 14-6.4.5.1(2010) (add this comment to Utility Sheet C4.00)**

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

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 (2010) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

The fire department connection should be located not less than 18" or more than 4' above grade. Pembroke Pines Fire Department requires FDC to be installed at 3' above grade. **NFPA 14-6.4.6 (2010) (add this comment to Utility Sheet C4.00)**

**11.** A Florida Certified Sprinkler Contractor shall pull permits and begin work from the point of service. **FAC 69A-46.040 (2) (add this comment to Utility Sheet C4.00)**

**Response letter states this comment is addressed on Sheet C4.00. Sheet C4.00 does not contain any notes.**

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

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

### **13. 11.8.6\* Emergency Command Center.**

**11.8.6.1** An emergency command center shall be provided in a location approved by the fire department.

**11.8.6.2** The emergency command center shall contain the following:

- Voice fire alarm system panels and controls
- Fire department two-way telephone communication service
- panels and controls where required by another section
- of this Code
- Fire detection and fire alarm system annunciation panels
- Elevator floor location and operation annunciators
- Elevator fire recall switch in accordance with ASME A17.1/
- CSA B44, *Safety Code for Elevators and Escalators*
- Elevator emergency power selector switch(es) where
- provided in accordance with ASME A17.1/CSA B44
- Sprinkler valve and waterflow annunciators
- Emergency generator status indicators
- Controls for any automatic stairway door unlocking system
- Fire pump status indicators
- Telephone for fire department use with controlled access
- to the public telephone system
- Stairway video monitoring equipment as required by 11.8.8
- **11.8.7 Emergency Action Plans.** Emergency action plans shall
- be provided in accordance with 4.8.2.

**Plan states building will be 85' in height. NFPA101: 3.3.37.7 Classifies this as a High-Rise Building. Please address in Response Letter.**

## Ruebens, Mary

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**From:** Kevin Hart <kevin@sbdd.org>  
**Sent:** Wednesday, April 21, 2021 3:58 PM  
**To:** Yaciuk, Joseph  
**Cc:** Pam Walsh; Moreno, Vanesa; Florian, Carlos; Schwartz, Mike; Mark Greenspan  
**Subject:** Memorial Healthcare System - Memorial Cancer Institute

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](mailto:kevin@sbdd.org)

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: April 20, 2021  
To: SP 2020-11 file  
From: Joseph Yaciuk, Planning Administrator / Cole Williams, Planner / Zoning Technician  
Re: Memorial West Cancer Center Expansion

---

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

1. Provide scope of work letter.
2. Need a narrative showing how the site plan complies with the HD regulations.
3. Provide proper notice for this site plan.
4. Site plan will require P&Z and City Commission review.
5. ~~Each application type should have a separate application and fee. Application and fees so far have been provided for only HD rezoning applications and site plan application. No application – No Fees – No processing. Call if you have any questions.~~
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7. ~~Plat note is not consistent with proposal. City cannot process a plat note that is not consistent with DRI. No DRI amendment has been submitted at this time.~~ **In process.**
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9. Provide floor Area ratio for entire Hospital – including parking structures. Not shown please indicate on response the page number of such correction. **Not noted.**
10. All plat changes regarding access must be applied for through the engineering division. All plat changes regarding plat notes will need to be applied for through the Planning Division. Reiteration.
11. Property must be rezoned to a HD before consideration of site plan. Staff reviewed first draft of HD guideline update and has many concerns about the guidelines presented. HD guidelines are still in review and site plan cannot be fully reviewed until such guideline outstanding issues have been resolved. **In process**
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-

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  - ~~36. Provide widths of sidewalks.~~
  37. **Provide details of electric vehicle parking stations. Include details of any signage associated with the units. Reference code section 155.082**
  38. **Verify with Engineering that the handicap parking space that has an electric vehicle charging station may count toward the required handicap parking for the site.**
  39. **Indicate the location of any valet parking attendant stations. Provide details of the station.**
  40. **Indicate the size of the parking spaces on the site plan.**
  41. **Provide details of gates located in the southeast side of the parking lot.**
  42. **Verify the width of all parking islands.**
  43. **Consider raised mountable curb in lieu of the striping at the right turn only access along Flamingo Road.**
  44. Staff reserves the rights to add comments as HD is not approved and additional comments may arise based on answers during this review.
  45. Resubmit 10 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. All plans must be stapled together as one set. Provide an electronic set of plans on resubmittal also.
  46. 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.**
-

**To:** John L. England, P.E., Assistant City Engineer, City of Pembroke Pines  
**From:** Myra E. Patino, Project Manager, Marlin Engineering, Inc.  
**Cc:** Karl Kennedy, P.E., City Engineer, City of Pembroke Pines  
**Date:** April 12, 2021  
**Subject:** Memorial Cancer Institute (Hospital District Expansion) – Traffic Study, 3<sup>rd</sup> Review

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A third review has been made of the traffic statement and response to comments, revised and dated March 17 and March 22, respectively, for the proposed Memorial Center Institute Expansion project located on the southeast corner of Flamingo Road and NW 4<sup>th</sup> Street in Pembroke Pines, Florida.

**Traffic Statement, Revised March 17, 2021**

**1) Data Collection:**

- a. In the first paragraph, reference is made to a “peak season correction factor” of 1.05. This should be conversion.
- b. An adjustment factor of 1.40 and 1.05 was applied to the pandemic volumes at the intersection of Flamingo Rd./NW 4<sup>th</sup> St. This is inconsistent with what is shown on page 45 of the attachments, (1.41 and 1.08). Please revise the text.
- c. The volumes should be balanced within a reasonable percent difference along both segments of Flamingo Rd. and NW 4<sup>th</sup> St. Please show the entering and exiting volumes for these links.

**2) Intersection Analysis**

- a. On page 4, paragraph 2, it states that the NB “vehicles may reroute to the east driveways or the south driveway along Pines Boulevard.” We agree that the NBL will most likely have difficulty in finding gaps, and therefore, vehicles in the queue may prefer to switch lanes to make a right-turn at the full driveway opening. What will be the impacts to the next eastern driveway where they will be making a U-turn to head back to Flamingo?
- b. On page 6, Table 5, please provide the segment storage distance for the WBR continuous lane. Also, please clarify the dual WBL storage stated as “150’C”.
- c. On page 6, Table 6, the NBT queue was entered instead of the NBR for the PM “Future Total Scenario.” Please revise.
- d. Can the EBL queues be accommodated at the full access driveway on NW 4<sup>th</sup> St? Please provide a table summarizing the queues for the Full Access Driveway/NW 4<sup>th</sup> St.
- e. There is a potential for EB queuing along NW 4<sup>th</sup> St. back to Flamingo Rd. resulting from the 1<sup>st</sup> driveway, which is right-in/right out only. Figure 4 shows 69 EB vehicles turning right. Please justify that there is no need for a deceleration lane at this location.

- f. In Figure 4 of the attachments, the exiting (right-out) volume is missing in the 1<sup>st</sup> driveway on the south side of NW 4<sup>th</sup> St. Please advise if all of the outbound volumes are assumed to exit at the full driveway since there should be some vehicles exiting at this 1<sup>st</sup> driveway.

**3) Synchro Results:**

- a. Has the existing Synchro been calibrated for field conditions? If so, please provide this field data.
- b. Please provide the Synchro “Lane, Timings and Queue” to confirm the lane settings for each model.

Note: the following Site Plan Critique comments dated October 21, 2020 have not been addressed as part of the responses to comments.

**Site Plan Critique**

- There are too many driveways located on NW 4<sup>th</sup> Street between Flamingo Road and the Pembroke Lakes Shopping Mall. Please advise on the pedestrian safety concerns with this design.
- There are also two bus stops on NW 4<sup>th</sup> Street that could impact traffic flow and safety, which were not addressed in the study. The westbound stop is between the two driveways for the project.
- The right-in only driveway located on the northbound turn lane on Flamingo Road may cause conflicts with the pedestrians and ADA for those accessing the building from the surface parking lot located on the south.
- Exit driveways should be shown with the sight distance triangles drawn for both pedestrians and vehicles and be clear of any visual obstructions.
- Please advise why the proposed fire truck route is not shown with access coming from Flamingo Road and NW 4<sup>th</sup> Street. Would southbound emergency vehicles have to come down all the way down to Pines Boulevard instead?
- The wheel paths and locations are not shown for any service/delivery trucks. Please advise where this is being proposed on the site plan.
- Will there be any valet operations onsite?
- The fire truck route is encroaching the sidewalk being built at the entrance (see yellow highlight). Please consider moving this back a few feet since it appears there is room for that. Also, consider adding a right turn only sign at the location shown in blue.

## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

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

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 02/11/2021

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

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**Note: Please provide Building Construction Type**

**1. 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](http://www.knoxbox.com).*

**NFPA 1-18.2.2.1**

**Response letter states this comment is addressed on Sheet ALS.01. This Sheet is not on the legend and has not been provided.**

**2. Turning Radius: On a separate page demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.**

**Update Sheet C5.00 Fire Access Plan with provided specifications.**

**3. Place note on plan:**

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

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

**NFPA-1:11.10.1**

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

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

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

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

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

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

#### **4. 11.8.6\* Emergency Command Center.**

**11.8.6.1** An emergency command center shall be provided in a location approved by the fire department.

**11.8.6.2** The emergency command center shall contain the following:

- Voice fire alarm system panels and controls
- Fire department two-way telephone communication service
- panels and controls where required by another section
- of this *Code*
- Fire detection and fire alarm system annunciation panels
- Elevator floor location and operation annunciators
- Elevator fire recall switch in accordance with ASME A17.1/
- CSA B44, *Safety Code for Elevators and Escalators*
- Elevator emergency power selector switch(es) where
- provided in accordance with ASME A17.1/CSA B44
- Sprinkler valve and waterflow annunciators
- Emergency generator status indicators
- Controls for any automatic stairway door unlocking system
- Fire pump status indicators
- Telephone for fire department use with controlled access
- to the public telephone system
- Stairway video monitoring equipment as required by 11.8.8
- **11.8.7 Emergency Action Plans.** Emergency action plans shall
- be provided in accordance with 4.8.2.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: January 11, 2021  
To: SP 2020-11 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Memorial West Cancer Center Expansion

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

1. Provide scope of work letter.
  2. Need a narrative showing how the site plan complies with the HD regulations.
  3. Provide proper notice for this site plan.
  4. Site plan will require P&Z and City Commission review.
  5. Each application type should have a separate application and fee. Application and fees so far have been provided for only HD rezoning applications and site plan application. No application – No Fees – No processing. Call if you have any questions.
  6. Proposal is not consistent with DRI. Applicant will be applying for an amendment but has yet to submit.
  7. Plat note is not consistent with proposal. City cannot process a plat note that is not consistent with DRI. No DRI amendment has been submitted at this time.
  8. Site data should provide net site data for this site as well as gross data of entire hospital. Not shown please indicate on response the page number of such correction.
  9. Provide floor Area ratio for entire Hospital – including parking structures. Not shown please indicate on response the page number of such correction.
  10. All plat changes regarding access must be applied for through the engineering division. All plat changes regarding plat notes will need to be applied for through the Planning Division. Reiteration.
  11. Property must be rezoned to a HD before consideration of site plan. Staff reviewed first draft of HD guideline update and has many concerns about the guidelines presented. HD guidelines are still in review and site plan cannot be fully reviewed until such guideline outstanding issues have been resolved.
  12. Site plan is being reviewed as best one can given that the guidelines have not been finalized yet. All comments are subject to change at a later date once guidelines are finalized. Reiteration.
  13. Any vacation or relocation of easements as a result of this application? If so, you will need to apply for such vacations / relocations of easements through the Engineering Department. These vacations requests may impact timetables for building permits.
  14. Need a letter from Waste Pro acknowledging dumpster adequacy and pickup. Letter needed.
-

15. Provide details of dumpster and enclosure. Provide colors. Dumpster enclosure gates must be metal. It appears that all dumpsters / compactors will be enclosed on first floor area on north side of building. Please confirm.
  16. Provide closest bufferyard measurements on site plan. Pines Boulevard corridor buffer as well as others. Buffers are currently under consideration in the HD district and not finalized. Buffers (particularly the NW 4 street buffer are still being discussed with the HD district and are subject to further review.
  17. Please show how the building will be staged on this property. Show how access to remainder of adjacent retail to the east will be provided.
  - ~~18. Provide setbacks of building from property lines.~~
  19. Provide wheel stops on all plans. Parking must comply with HD guidelines to be determined. Due to scope of work, all non-conforming structures / conditions must come into compliance.
  20. Provide strong (well defined, safe) pedestrian connection and path to parking garage across NW 4 Street. This is especially important if parking provided if garage parking is needed to satisfy parking requirements for the cancer center. Still need.
  24. Provide parking study to justify parking provided on this site. Still need. Parking requirements are still being shown on plan that need to be justified.
  22. Continue landscaping themes with the north property where possible. Areas such as NW 4 street should be designed to compliment the northern side of the road. Still need. No buffer currently shown on portions of NW 4 Street.
  23. Provide details of accessways on NW 4 Street. Show driveways on both sides of the road. How will traffic flow east/west on site as well as north / south? Stacking into the site could be an issue on northwest 4 street.
  24. Any off-site roadway improvements as a result of this application? No off street improvements are proposed.
  25. Provide architectural elevations of buildings. Include building heights and colors. Provide all four sides of building. Provide sign locations. No color elevations provided. All colors are labeled as TBD which need to be finalized.
  26. Provide details, setbacks, locations, colors etc... of ground signs. Those ground signs must match proposed Master sign plan. Updates to Master Sign Plan need to be submitted and reviewed as a separate document.
  27. Provide color chips of proposed colors and associated materials on a material board. List colors on elevations and include manufacturer color number and color name. Any awnings or other projections not shown on building which will be incorporated into the design? If so, provide details. No colors provided.
  - ~~28. Verify all landscape islands widths are at minimum 10 feet of that space green area. Provide widths of landscape islands.~~
  29. Provide details of covered areas, awnings trellises, etc. Porte cache may be required to meet clearance heights for fire. Advisory - Verify with fire
  30. Verify handicapped accessible routes with Engineering Department.
  - ~~31. Provide fire protection plan. Provide fire turning radii.~~
  32. Provide lighting plan. Lighting must meet section 116 of Code of Ordinances
  33. Show typical screening of roof top air conditioning units.
  34. Provide finish floor elevation of buildings. Finish floor measurements for buildings need to meet flood criteria. Verify compliance with the City Environmental Services Division. Advisory – Verify with Engineering
  35. Provide vertical features (light poles, hydrants, transformers, lift stations, ground signs, etc... on landscape plan so as to eliminate conflicts with landscape). Still Need.
-

36. ~~Provide widths of sidewalks.~~
  37. Staff reserves the rights to add comments as HD is not approved and additional comments may arise based on answers during this review.
  38. Resubmit 10 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. All plans must be stapled together as one set. Provide an electronic set of plans on resubmittal also.
  39. 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.**
-

## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

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

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 01/05/2020

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

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**Note: Please provide Building Construction Type**

**Note: The following notes were acknowledged on response letter, but not addressed on plans.**

**1. 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](http://www.knoxbox.com).*

**NFPA 1-18.2.2.1**

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

**3. Required Access.** Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA 1-18.2.3.1.1**

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

**b.** Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.

**COPP CO 93.11 (B)**

**c.** 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 (add this comment to your plans)**

**4. Demonstrate and depict the measurement for "Proposed Access to Building". Access to Building.** A fire department access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building. **NFPA 18.2.3.2.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

**5. Must Depict** the required "measured" road widths throughout **(see below requirements).**

**a. Dimensions.** Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA 1-18.2.3.4.1.1 (add this comment to requested Separate Fire**

## **Access (FA) Sheet)**

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

**c. Driving Lanes.** Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5) (add this comment to requested Separate Fire Access (FA) Sheet)**

**Note: It appears Building Canopy expands over Fire Access. Demonstrate and depict that it meets the following:**

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

**e.** Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA 1-18.2.3.4.1.2 .2 (add this comment to requested Separate Fire Access (FA) Sheet)**

**f.** There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable. (Applicable areas are truck access routes.) **(add this comment to requested Separate Fire Access (FA) Sheet)**

**6. Turning Radius: On a separate page demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.**

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

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

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 (add this comment to your plans)**

**a.** Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.  
**See Fire Lane Detail.**

**b.** Fire Lane Sign(s) shall be 18" by 24", shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" OR SIMILAR WORDING. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA 1-18.2.3.5.3 (add this comment to requested Separate Fire Access (FA) Sheet)**

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

**a.** Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA 1-16.4.3.1.3 and NFPA 241-8.7.2.3 (add this comment to requested Separate Fire Access (FA) Sheet)**

**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**

**10. 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 (add this comment to Utility Sheet C4.00)**

**a.** Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4**. Fire flow calculations must be provided on separate sheets, sign and sealed by a Professional Engineer. **(add this comment to Utility Sheet C4.00)**

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

**11. 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 (add this comment to Utility Sheet C4.00)**

**a.** Fire hydrants and connection to other approved water supplies shall be accessible to the fire department. (Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions). **NFPA 1-18.5.2 (add this comment to Utility Sheet C4.00)**

**b.** A 15 ft. clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. **NFPA 1-18.5.3 (add this comment to Utility Sheet C4.00)**

**c.** Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.5 (add this comment to Utility Sheet C4.00)**

**d. Marking of Hydrants.** Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.7 (add this comment to Utility Sheet C4.00)**

**e.** Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C) (add this comment to Utility Sheet C4.00)**

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

**f.** Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E) – Fire Hydrant Detail to be provided on submittal. (add this comment to Utility Sheet C4.00)**

**g.** No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F) (add this comment to Utility Sheet C4.00)**

**h.** In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels.* **COPP CO 93.25 (C) (G) (add this comment to Utility Sheet C4.00)**

**i.** Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each

standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA 14-6.4.5.4 (2010) (add this comment to Utility Sheet C4.00)**

**12. 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 (2010) (add this comment to Utility Sheet C4.00)**

**a.** Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA 14-6.4.5.1(2010) (add this comment to Utility Sheet C4.00)**

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

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 (2010) (add this comment to Utility Sheet C4.00)**

The fire department connection should be located not less than 18" or more than 4' above grade. Pembroke Pines Fire Department requires FDC to be installed at 3' above grade. **NFPA 14-6.4.6 (2010) (add this comment to Utility Sheet C4.00)**

**13. Point of Service. Show and label** point of service on water Civil plans, the tie in where the water is being used exclusively for the sprinkler/standpipe system. **(also add this comment to Utility Sheet C4.00)**

A Florida Certified Sprinkler Contractor shall pull permits and begin work from the point of service. **FAC 69A-46.040 (2) (add this comment to Utility Sheet C4.00)**

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

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

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

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

**b.** Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D) (add this comment to requested Separate Fire Access (FA) Sheet)**

**16. Place note on plan: Two-Way Radio Communication Enhancement Systems. NFPA-1:11.10**

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

**NFPA-1:11.10.1**

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

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

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

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

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

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

#### **16. 11.8.6\* Emergency Command Center.**

**11.8.6.1** An emergency command center shall be provided in a location approved by the fire department.

**11.8.6.2** The emergency command center shall contain the following:

- Voice fire alarm system panels and controls
- Fire department two-way telephone communication service
- panels and controls where required by another section
- of this *Code*
- Fire detection and fire alarm system annunciation panels
- Elevator floor location and operation annunciators
- Elevator fire recall switch in accordance with ASME A17.1/
- CSA B44, *Safety Code for Elevators and Escalators*
- Elevator emergency power selector switch(es) where
- provided in accordance with ASME A17.1/CSA B44
- Sprinkler valve and waterflow annunciators
- Emergency generator status indicators
- Controls for any automatic stairway door unlocking system
- Fire pump status indicators
- Telephone for fire department use with controlled access
- to the public telephone system
- Stairway video monitoring equipment as required by 11.8.8
- **11.8.7 Emergency Action Plans.** Emergency action plans shall
- be provided in accordance with 4.8.2.

# MEMORANDUM

January 5, 2021

To: Joseph Yaciuk  
Planning Administrator

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SP2020-11) Memorial Cancer Institute

---

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

1. Parking lot islands cannot consist of more than 50% sod. According to the landscape plans, the parking islands are proposed to be fully sodded.
2. Recommend using category 3 trees in parking lot islands instead of category 1 to avoid future issues and liabilities.
3. The use of root barriers is required in locations where the location of the tree is close to a curb, sidewalk, or structure. Please see our landscape code for more information.
4. 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

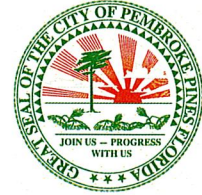
City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

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

# **DRC REVIEW FORM**



**October 27, 2020**

**Project: *MEMORIAL HOSPITAL WEST EXPANSION – CANCER INSTITUTE***  
**City Reference Number: *SP 2020-11/PRJ 2020-08***

**To: Joseph Yaciuk, Planning Coordinator**  
**Planning and Economic Development Department**

**From: John L. England, P.E. Assistant City Engineer**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9040**

## **COMMENTS/RECOMMENDATIONS:**

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1. General Comment – Provide a separate ‘Site Plan Details Sheet’ with the following site development related details/notes (as a minimum) reflected on this sheet, in lieu of the current ‘Site Details’, Sheet C1.01:
  - Accessible and Standard Parking Space Details – City Standard R-32 and R-41 has been provided for use in preparing the required “KHA Accessible and Standard Parking Space” detail for this project by amending the following items on the City standard details:
    - Typical length of the space from 19’ to 18’
    - ‘Clear Overhang’ distance from the face/front of the wheel stop to the front of the space/face of sidewalk from 3’ to 2’
    - Minimum width of the concrete sidewalk along front of the space from 5’ to 6’ based upon a 1’ overhang of the proposed sidewalk as per location of proposed wheel stop at only 2’ per from front of the 18’ long parking space per the ‘Design Guidelines’ compared to the code typical 3’ clear overhang

An acceptable alternate to the preparing the aforementioned “KHA Detail” would be utilize the City Standard R-32 and R-41 and then to provide a “Clarification Note” in ‘Bold Text’ within a ‘Bold Box’ just below the City Standard Details noting the amendments to the City Standard Details based

upon the approved 'Design Guidelines' for this project under the Hospital District.

- City Accessibility and Pavement Markings and Signage Requirements Notes
  - Curbing Details – City Standard R-26 has been provided for the different types of curbing
  - 'Typical Parking Area Detail' utilizing City Standard R-22 with the appropriate amendments as noted above for City Standard R-32 and R-41 related to space length and clear overhang distance from the wheel stop the front of the space to correspond with the approved 'Design Guidelines'.
  - Typical 'Concrete Sidewalk/Walkway Detail' and 'Thickened Edge Concrete Sidewalk/Walkway Detail'
  - City Standard R-43. 'Fire Lane Details'
2. Site Plan, Sheet C1.00 – Provide a 'Legend' for the typically noted 'Key Note' designations for the proposed pavement markings and signage as current reflected on the plan. Add the applicable legend designations (Key Note symbols) for the proposed pavement markings and signage currently depicted within the western north/south partially offsite access drive. Note that all depicted and denoted pavement markings and signage must comply with current BCTED/MTUCD standards per City Code and Engineering Standards.
3. Site Plan, Sheet C1.00 – All pedestrian ramps 5' outside the building and beyond must be depicted accurately and denoted/labeled by 'CR' type Sidewalk Curb Ramp per FDOT Standard Plans Index #522-002.
4. Site Plan, Sheet C1.00 – Remove the currently depicted 'Fire Truck AutoTurn Route/Path' from the plan and provide the typical Fire Prevention Bureau required separate 'Fire Lane Plan' and 'Fire Truck AutoTurn Maneuverability Plan'. Depict and denote/label the 'Fire Lane' areas as required by the Fire Prevention Bureau.

Note that the 'Fire Lane Plan' must reflecting the 20' wide Fire Lane limits and clearly label all minimum inside (38'), centerline (50') and outside (62') radii along the entire limits of the Fire Lane. The 'Fire Truck AutoTurn Maneuverability Plan' must be prepared utilizing the attached latest 'Fire Truck Template' to simulate the truck moving through the site along the designated 'Fire Truck Path/Route'.

5. Site Plan, Sheet C1.00 – Clearly depict and/or denote/label the following items:
- All recorded Easements of record on the property – City water and/or sewer easements do not appear to be reflected on the plan and are required to be reflected based upon recorded instruments
  - Designated 'Accessible Route' from the public right-of-way to the 'Accessible Entrance' of the proposed building
  - Widths of all proposed parking landscape island areas (10' clear area from back of curb to back of curb required)

- Radii for all proposed parking landscape islands, ingress/egress driveways (including the rear truck loading driveway and existing driveway on Flamingo Road)
  - All proposed curbing types and proposed sidewalk/walkway types (thickened edge, etc)
  - Pavement type (if applicable) 'Normal' and 'Heavy Duty' or 'Concrete' (possibly for the truck loading area)
  - Typical width and length of the existing parking spaces
  - Parking stripe adjacent to the curb for all parking spaces abutting an existing and proposed landscape island
  - Concrete Wheel Stops for all proposed and existing parking spaces with the proposed project limits
  - 'Special Emphasis' Crosswalk Markings as required for 'Mid-Block' type pedestrian crossings in lieu of the currently depicted typical 'Pedestrian Crossing' crosswalk markings for the two (2) proposed 'Pedestrian/Accessible Crossings'. In addition, the 'Pedestrian Crossing Warning Signage (W11-7 sign with W16-7P plaque) for the northern pedestrian crossing and 'Accessible Crossing Warning Signage (W11-9 sign with W16-7P plaque) for the southern accessible crossing
6. Site Plan, Sheet C1.00 – Reflect the by way of a Legend' item, the sealcoating of the existing parking lot area (to remain as is) prior to restriping. Note that all existing signage, including the support post must be depicted and denoted/labeled by way of 'Key Note' designations to be replaced
7. Demolition Plan, Sheet C2.00 – Clearly depict and denote/label the following items on the plan:
- Detailed information on the existing city water system and private water and fire services improvements to be removed and/or modified based upon the attached 'Water and Sewer Systems As-built Drawing' for the originally constructed Toys R Us
  - Detailed information on the existing city sewer lateral and private sewer service improvements to be removed and/or modified based upon the attached 'Water and Sewer Systems As-built Drawing' for the originally constructed Toys R Us
  - Removal/modification of all existing storm drainage system improvements
  - Detailed removal of all existing above ground improvements within the rear truck loading/dumpster area of the existing building
  - Removal of existing irrigation pump and abandonment of existing irrigation well
  - Removal of existing FP&L Transformer and electrical supply cables/conduits
  - All existing trees to be removed and/or relocated and note method of protection of other existing trees to remain that could potentially be damage by construction activities ibn close proximity to the tree

8. Demolition Plan, Sheet C2.00 – Provide appropriate ‘Notes’ associated with the proposed and required demolition work/activities, in particularly as related to the removal and/or plugging/capping of any existing city water and sewer system related improvements.
9. Paving, Grading and Drainage Plan, Sheet C3.00 – Proposed grading within the parking lot areas does not adequately address the following minimum Code requirements for sloping:

The pavement shall have a cross slope of 2% and a longitudinal slope of 0.5% minimum for normal crown section. The pavement shall have crown slope of 2% and a longitudinal slope of 1% minimum for inverted crown section of runs greater than 100 feet. The pavement shall have a crown slope of not less than 1% with an average crown slope of 2% and a longitudinal slope of not less than 0.5% for runs less than 100 feet. The ‘run’ is defined as the length of pavement between the high and low elevation points.

10. Utility Plan, Sheet C4.00 – The proposed 3” sanitary sewer line at the southwest corner of the building to serve the ‘Fire Drain Riser’ is proposed to be connected to what appears as an existing sewer line running west out of the existing terminal sewer manhole. Based upon the attached Water and Sewer As-built Plan for the original Toys R Us, there is no sewer line running west out of the terminal sewer manhole. Note that the City typically requires all sewer laterals to connect directly to the sewer main and does not allow direct sewer lateral connection to sewer manholes. Revisit the proposed connection to the existing sewer system and check if it is possible to utilize the existing sewer lateral/wye connection to the existing sewer main that previously served the ‘Kids R Us’ store area as noted on the aforementioned attached Water and Sewer As-built Plan. Is it possible to discharge this water to the existing storm drainage system?
11. Utility Plan, Sheet C4.00 – If the existing sewer laterals on the south side of the proposed building are not proposed to be utilized for the project, then depict and denote/label the removal of the existing sewer line/lateral back to the existing ‘wy’ connection to existing sewer main and for a permanent ‘plug’ to be installed on existing ‘wy’ for each of the existing sewer laterals.
12. Utility Plan, Sheet C4.00 – Clearly depict and denote/label the removal of all existing water and fire main/service line improvements impacted by the proposed building and its site related improvements or not to be modified and/used for serving the proposed building/site. Detailed information should be provided relative to the proposed removal and/or modification of the city’s existing water system improvements and private water and fire services improvements located on the northern portion of the site that will be impacted by the proposed project’s building and site improvements.
13. Utility Plan, Sheet C4.00 – The proposed sewer lateral connection to proposed Sanitary Sewer Manhole SS-01 is not permitted by the City. All sewer lateral connection must be connected directly to a sewer main by way of a ‘wy’ connection.

14. Utility Plan, Sheet C4.00 – Provide ‘Crossing Data’ for all crossings of the proposed 8” PVC Sanitary Sewer main and other existing/proposed utilities/ storm drainage lines (proposed Exfiltration Trench, existing 36” RCP storm drain line, existing 8” PVC water main, etc).
15. Utility Plan, Sheet C4.00 – Provide a “Blow-Up Detail” to scale of the proposed 8” Double Detector Check Valve and 4” Water Meter/Backflow Assemblies within the landscape area/island detailing the various appurtenance of each assembly and demonstrating that these assemblies will in fact fit within the given area between the existing 12” water main and the back of curb of the ingress driveway radius and rear truck loading area. Denote the 8” Gate Valve of the ‘Filling Connection’ (Tapping Sleeve & Valve with 8” Gate Valve) as the ‘Point of Fire Service’ as required by the Fire Prevention Bureau.
16. Utility Plan, Sheet C4.00 – Clearly depict and denote/label the required 15’ City Water and Sewer Easements for the those proposed water and sewer system improvements to be turned over to the City for ownership and maintenance.
17. Utility Details, Sheet C4.01 & C4.02 – Add the following attached City Water and Sewer related Standards to the sheets or a third Utility Details sheet if needed:
  - W-1, Fire Hydrant, Sheet 2 of 2
  - W-2, Filling and Flushing Connection
  - W-6, Double Detector Check Valve for Fire Line, Sheet 2 of 2
  - W-8, Guard Post
  - W-9, Large (3” or Greater) Water Meter and Backflow Preventer Assembly, Sheet 2 of 2
  - G-1, Typical Trench Backfill
  - G-2, Restrained Joints
  - G-3, Valve and Box
  - S-5, Manhole Coupling
  - R-38, Pavement Restoration for Local Roads and Parking Lots
  - R-43, Fire Lane Marking and Signage
18. General Comment – Provide a separate Pavement Markings and Signage Plan depicting and denoting all pavement markings and signage as reflected on the Site Plan and as required for the proposed project’s ingress/egress access drives and parking lot related improvements/scope of work per BCTED/MTUCD standards for vehicular and pedestrian traffic.
19. General Comment – Note that the proposed project is currently located in a within two (2) designated Flood Zones. Per the current 2014 FEMA Flood Map in effect for the property area on which the proposed building is to be constructed, Flood Zone X applies, while for the existing parking area south of the proposed building, Flood Zone AH applies. **However** per current ‘Preliminary Flood Zone Changes’ being proposed by FEMA, some areas within the northern portion of the property (in which the proposed building will be located) would be located within a designated Flood Zone AE (El 6) and the southern portion of the property to remain as parking would still be located within designated Flood Zone AH (El 7), if and

when these Flood Zone Changes would take effect. (Refer to the attached “Comparison of Flood Hazard Exhibits denoting the current Flood Zone and Preliminary Flood Zone Change information/limits for the property.)

If the proposed Flood Zone Change to Zone AE for some areas of the northern portion of the proposed project takes effect while the building within this site area/limit is still under or to be constructed, then per Chapter 152, ‘Flood Plain Administration’, of the City’s Code of Ordinances, a ‘Letter of Map Change’ (LOMC) would be required for the building due to some of site area being within Flood Zone AE. However, if the aforementioned proposed Flood Zone Change does go into effect for the northern portion of the property/site area then no ‘Letter of Map Change’ (LOMC) would be required for the building.

In accordance with the above, the ‘Letter of Map Revision Based Upon Fill’ (LOMR-F) that removes the portion proposed building from the ‘revised ‘Flood Hazard’ area/limits (Flood Zone AE) must be provided to the City Building Department prior to City issuance of a Certificate of Occupancy for those proposed building.

**NOTE:** All resubmittals must include ‘Responses’ to all ‘Comments’ in letter format.

**NOTE** that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans 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.

**To:** John L. England, P.E., City Engineer, Assistant City Engineer  
**From:** Myra E. Patino, P.E., PMP, Project Manager, Marlin Engineering, Inc.  
**Cc:** Karl Kennedy, P.E., City Engineer, City of Pembroke Pines  
**Date:** October 21, 2020  
**Subject:** Memorial Cancer Institute (Hospital District Expansion) – Traffic Review

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A development review has been made of the site plan application for the proposed Memorial Center Institute Expansion project located on the southeast corner of Flamingo Road and NW 4<sup>th</sup> Street in Pembroke Pines, Florida.

**Traffic Statement, September 30, 2020**

**1) Trip Generation, Table 1:**

- a. The square footage listed in the table on page 2 does not exactly match development program shown on the site plan.
- b. The PM peak hour trip generation values for the existing Commercial land use are incorrect. The total trips should be 376, not 1007. Please correct the table and revise the figures and analysis as needed throughout the report.
- c. Please remove the 34% pass-by trip reduction for the Daily and AM trip calculations since this is only applicable for the PM peak hour per the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition.

**2) Trip Generation, General Comment:** It is understood that the vested trips are based on the existing commercial land use. The trip credits are questionable in light of the lack of use for the two retail components (Petco and Toys 'R Us), particularly with the vacant store that went out of business a while ago. However, this does not impact the results of the operational analysis since the gross project trips were applied at the intersection, as well as the driveways.

**3) Trip Distribution:** The percentage split of 40/60 (north/south) for the project trips is a conservative approach since some of the trips may be coming to/from the cross-site traffic at the internal driveways along NW 4<sup>th</sup> Street, particularly from the Pembroke Lakes Mall. With this approach, however, impacts along NW 4<sup>th</sup> Street are being disregarded. Please advise.

**4) Traffic Assignment:** Although the trip distribution is proposed as 40/60 (north/south), the actual split calculated with the project trips shown on **Figure 2** is 30/70. Please advise which is the correct one being proposed for this project.

**5) Driveway Analysis:**

- a. The cross-access traffic from the right-in/right-out driveway on Pines Boulevard was indicated to be minimal for the project. However, there was no mention of traffic coming from the east at the Pembroke Lakes Mall. To re-state the Trip Distribution comment above, the impacts along NW 4<sup>th</sup> Street are not being considered.
- b. **Figure 3**, on page 7, is showing that the majority of northbound project trips on Flamingo Road (58 of 102 in the AM peak and 26 of 45 in the PM peak) will be making a right-turn

at the signal at NW 4<sup>th</sup> Street to head to the development. Please advise why the majority of northbound trips would not simply enter the site at the first right-in only driveway along Flamingo Road.

**6) Intersection Analysis:**

- a. The build-out year of the project is not mentioned in the text. This is only shown as 2025 on the Volume Development Sheet in the attachments. Please confirm.
- b. There is no mention of any approved committed developments in the text. Only a mention is made in the attachments on the Volume Development Sheet, but there are no details provided.
- c. Please advise if there are any programmed transportation projects impacting the study area.
- d. Please expand the study limits to include the following intersections/driveways in the analysis:
  - i. The proposed full access driveway on NW 4<sup>th</sup> Street, which aligns with the Memorial Hospital West entrance.
  - ii. Pines Boulevard and Flamingo Road since the majority of the traffic is coming from the south.
- e. Please use Synchro for the operational analysis and provide the output sheets for the 95<sup>th</sup> percentile queues.

**7) Figure 4 “Existing Adjusted Intersection Volumes”** was attached twice on Pages 8 and 9. **Figure 5** for the background volumes is missing.

**8) Data Collection:** The “2020 Counts (During COVID)” shown on the Flamingo Road Traffic Counts table on page 21 do not match the field collected data shown on pages 17 and 18 for the AM and PM peak hours. Also, please provide the “2019 Existing (Pre-COVID)” counts listed in the table.

**9) Signal Timing Sheet, Page 26:** The existing signal is not pre-empted for emergency vehicles. Please advise on the circulation of emergency vehicles and coordinate with Broward County if necessary.

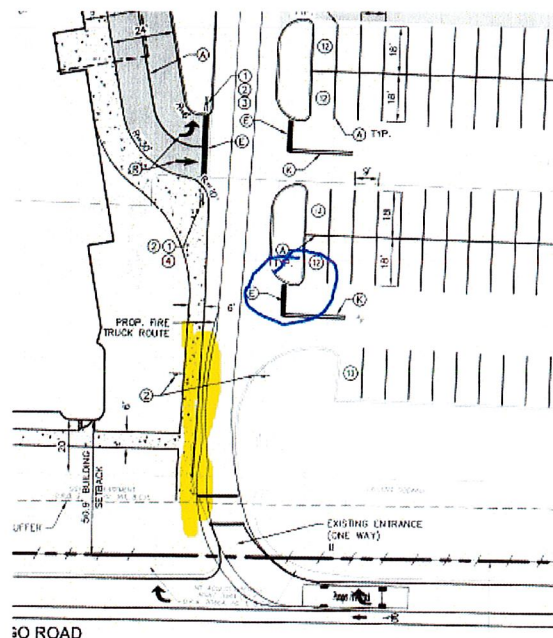
**10) “Volume development sheet”, Page 29:**

- a. Correct the PM peak project traffic based on the Trip Generation comment above.
- b. Please revise the traffic assignment for both AM and PM peak hours based on the comment above related to Figure 2 for the distribution split.
- c. A 1% growth rate is listed on the sheet. Please provide the supporting documentation for the growth rate analysis and reference this in the body of the report.

**11) HCS7 Signalized Intersection Results Summary:** The WB right turn movement deteriorates from a LOS E with 77.2 seconds of delay under the background scenario to an F with 109.1 seconds of delay under the project (future total scenario). This represents a 41% increase in delay and a 581.7 ft/ln 95<sup>th</sup> percentile back of queue. Please advise since the distance from the signal to the full Hospital driveway is about 375 feet.

### Site Plan Critique

- There are too many driveways located on NW 4<sup>th</sup> Street between Flamingo Road and the Pembroke Lakes Shopping Mall. Please advise on the pedestrian safety concerns with this design.
- There are also two bus stops on NW 4<sup>th</sup> Street that could impact traffic flow and safety, which were not addressed in the study. The westbound stop is between the two driveways for the project.
- The right-in only driveway located on the northbound turn lane on Flamingo Road may cause conflicts with the pedestrians and ADA for those accessing the building from the surface parking lot located on the south.
- Exit driveways should be shown with the sight distance triangles drawn for both pedestrians and vehicles and be clear of any visual obstructions.
- Please advise why the proposed fire truck route is not shown with access coming from Flamingo Road and NW 4th Street. Would southbound emergency vehicles have to come down all the way down to Pines Boulevard instead?
- The wheel paths and locations are not shown for any service/delivery trucks. Please advise where this is being proposed on the site plan.
- Will there be any valet operations onsite?
- The fire truck route is encroaching the sidewalk being built at the entrance (see yellow highlight). Please consider moving this back a few feet since it appears there is room for that. Also, consider adding a right turn only sign at the location shown in blue.



# MEMORANDUM

October 20, 2020

To: Joseph Yaciuk  
Planning Administrator

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SP2020-11) Memorial Cancer Institute

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

1. Plant schedule needs to include quantity and specifications per plant material.
2. Based on my calculation, required mitigation is 71 hardwood trees and 70 palm trees. The tree mitigation summary states you are proposing 81 hardwood trees and 23 palm trees. Based on the 3 palm trees are the equivalent of 1 hardwood tree, you are still missing 16 palm trees.
3. Any plant material damaged during construction must be removed and replanted.
4. 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.

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**Kristen Jensen**

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

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## DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE  
FIRE PREVENTION BUREAU

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

PROJECT NAME: Memorial Cancer Institute

REFERENCE #: SP 2020 - 11

DATE REVIEWED: 10/12/2020

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

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**Note: Please provide Building Construction Type**

**Note: Please Place All Notes Below On a Separate Fire Access (FA) Sheet**

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

**2. Place Note on Plan:** Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6<sup>th</sup> 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. 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](http://www.knoxbox.com).*

#### **NFPA 1-18.2.2.1**

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

**5. Required Access.** Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA 1-18.2.3.1.1**

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

**b.** Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.

#### **COPP CO 93.11 (B)**

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

**d.** When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of **NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2 (add this comment to your plans)**

**6. Demonstrate and depict the measurement for "Proposed Access to Building". Access to Building.** A fire department access road shall extend to within 50 ft. of a single exterior door that can

be opened from the outside and that provides access to the interior of the building. **NFPA18.2.3.2.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

**7.** Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire department access roads as measured by an approved route around the exterior of the building or facility. **NFPA 1-18.2.3.2.2 and NFPA 1-18.2.3.2.2.1 (add this comment to your plans)**

**8. Must Depict** the required “measured” road widths throughout **(see below requirements).**

**a. Dimensions.** Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA 1-18.2.3.4.1.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

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

**c. Driving Lanes.** Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5) (add this comment to requested Separate Fire Access (FA) Sheet)**

**Note: It appears Building Canopy expands over Fire Access. Demonstrate and depict that it meets the following:**

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

**e.** Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA 1-18.2.3.4.1.2 .2 (add this comment to requested Separate Fire Access (FA) Sheet)**

**f.** There shall be a **14’ minimum width at level 6’ to 8’** from roadway to accommodate vehicle mirrors where applicable. (Applicable areas are truck access routes.) **(add this comment to requested Separate Fire Access (FA) Sheet)**

**9. Turning Radius.** Fire access roads shall be a minimum centerline turning radius of 50’. Show min. 38’ inside radius and min 62’ outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout. *COPP Engineering department verification is required.* **COPP CO 154.35 (3) (add this comment to requested Separate Fire Access (FA) Sheet)**

**Note:** The end of the paragraph states “*All centerline turning radii must be a minimum 50 feet.*”

**a.** On a separate page demonstrate fire apparatus ability to maneuvering throughout the fire access road using the fire apparatus specifications provided.

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

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

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

## **Separate Fire Access (FA) Sheet)**

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

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 (add this comment to your plans)**

**a.** Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.

**See Fire Lane Detail.**

**b.** Fire Lane Sign(s) shall be 18" by 24", shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" OR SIMILAR WORDING. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA 1-18.2.3.5.3 (add this comment to requested Separate Fire Access (FA) Sheet)**

**12.** A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA 1-16.4.3.1.1 (add this comment to requested Separate Fire Access (FA) Sheet)**

**a.** Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA 1-16.4.3.1.3 and NFPA 241-8.7.2.3 (add this comment to requested Separate Fire Access (FA) Sheet)**

**Note:** It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA 1-A.16.4.3.1.3**

**13. Water Supplies.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4 Fire Flow Requirements for Buildings. **NFPA 1-18.3.1 (add this comment to Utility Sheet C4.00)**

**a.** Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4**. Fire flow calculations must be provided on separate sheets, sign and sealed by a Professional Engineer. **(add this comment to Utility Sheet C4.00)**

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

**14. Fire Hydrant Spacing and Installation.** The number and type of fire hydrant and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations. **NFPA 1-18.5.1 (add this comment to Utility Sheet C4.00)**

**a.** Fire hydrants and connection to other approved water supplies shall be accessible to the fire department. (Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions). **NFPA 1-18.5.2 (add this comment to Utility Sheet C4.00)**

**b.** A 15 ft. clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. **NFPA 1-18.5.3 (add this comment to Utility Sheet C4.00)**

c. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.5 (add this comment to Utility Sheet C4.00)**

**d. Marking of Hydrants.** Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.7 (add this comment to Utility Sheet C4.00)**

e. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C) (add this comment to Utility Sheet C4.00)**

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

f. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E) – Fire Hydrant Detail to be provided on submittal. (add this comment to Utility Sheet C4.00)**

g. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F) (add this comment to Utility Sheet C4.00)**

h. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels.* **COPP CO 93.25 (C) (G) (add this comment to Utility Sheet C4.00)**

i. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA 14-6.4.5.4 (2010) (add this comment to Utility Sheet C4.00)**

**15. Location of Fire Department Connections.** Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections. **NFPA 14-6.4.5.1.1 (2010) (add this comment to Utility Sheet C4.00)**

a. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA 14-6.4.5.1(2010) (add this comment to Utility Sheet C4.00)**

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

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 (2010) (add this comment to Utility Sheet C4.00)**

The fire department connection should be located not less than 18” or more than 4’ above grade. Pembroke Pines Fire Department requires FDC to be installed at 3’ above grade. **NFPA 14-6.4.6 (2010) (add this comment to Utility Sheet C4.00)**

**16. Point of Service.** Show and label point of service on water Civil plans, the tie in where the water is being used exclusively for the sprinkler/standpipe system. **(add this comment to Utility Sheet C4.00)**

A Florida Certified Sprinkler Contractor shall pull permits and begin work from the point of service.

**FAC 69A-46.040 (2) (add this comment to Utility Sheet C4.00)**

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

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

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

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

**b.** Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D) (add this comment to requested Separate Fire Access (FA) Sheet)**

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

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

**NFPA-1:11.10.1**

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

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

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

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

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

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

**20. 11.8.6\* Emergency Command Center.**

**11.8.6.1** An emergency command center shall be provided in a location approved by the fire department.

**11.8.6.2** The emergency command center shall contain the following:

- Voice fire alarm system panels and controls
- Fire department two-way telephone communication service
- panels and controls where required by another section
- of this Code

- Fire detection and fire alarm system annunciation panels
- Elevator floor location and operation annunciators
- Elevator fire recall switch in accordance with ASME A17.1/CSA B44, *Safety Code for Elevators and Escalators*
- Elevator emergency power selector switch(es) where provided in accordance with ASME A17.1/CSA B44
- Sprinkler valve and waterflow annunciators
- Emergency generator status indicators
- Controls for any automatic stairway door unlocking system
- Fire pump status indicators
- Telephone for fire department use with controlled access to the public telephone system
- Stairway video monitoring equipment as required by 11.8.8
- **11.8.7 Emergency Action Plans.** Emergency action plans shall be provided in accordance with 4.8.2.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: October 6, 2020  
To: SP 2020-11 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Memorial West Cancer Center Expansion

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

1. Provide scope of work letter.
2. Need a narrative showing how the site plan complies with the HD regulations.
3. Provide proper notice for this site plan.
4. Site plan will require P&Z and City Commission review.
5. Each application type should have a separate application and fee. Application and fees so far have been provided for only HD rezoning applications and site plan application. No application – No Fees – No processing. Call if you have any questions.
6. Proposal is not consistent with DRI.
7. Plat note is not consistent with proposal.
8. Site data should provide net site data for this site as well as gross data of entire hospital.
9. Provide floor Area ratio for entire Hospital – including parking structures.
10. All plat changes regarding access must be applied for through the engineering division. All plat changes regarding plat notes will need to be applied for through the Planning Division.
11. Property must be rezoned to a HD before consideration of site plan. Staff reviewed first draft of HD guideline update and has many concerns about the guidelines presented.
12. Site plan is being reviewed as best one can given that the guidelines have not been finalized yet. All comments are subject to change at a later date once guidelines are finalized.
13. Any vacation or relocation of easements as a result of this application? If so, you will need to apply for such vacations / relocations of easements through the Engineering Department. These vacations requests may impact timetables for building permits.
14. Need a letter from Waste Pro acknowledging dumpster adequacy and pickup.
15. Provide details of dumpster and enclosure. Provide colors. Dumpster enclosure gates must be metal.
16. Provide closest bufferyard measurements on site plan. Pines Boulevard corridor buffer as well as others. Buffers are currently under consideration in the HD district and not finalized.
17. Please show how the building will be staged on this property. Show how access to remainder of adjacent retail to the east will be provided.

18. Provide setbacks of building from property lines.
  19. Provide wheel stops on all plans. Parking must comply with HD guidelines to be determined.
  20. Provide strong (well defined, safe) pedestrian connection and path to parking garage across NW 4 Street. This is especially important if parking provided if garage parking is needed to satisfy parking requirements for the cancer center.
  21. Provide parking study to justify parking provided on this site.
  22. Continue landscaping themes with the north property where possible. Areas such as NW 4 street should be designed to compliment the northern side of the road.
  23. Provide details of accessways on NW 4 Street. Show driveways on both sides of the road. How will traffic flow east/west on site as well as north / south?
  24. Any off-site roadway improvements as a result of this application?
  25. Provide architectural elevations of buildings. Include building heights and colors. Provide all four sides of building. Provide sign locations.
  26. Provide details, setbacks, locations, colors etc... of ground signs. Those ground signs must match proposed Master sign plan.
  27. Provide color chips of proposed colors and associated materials on a material board. List colors on elevations and include manufacturer color number and color name. Any awnings or other projections not shown on building which will be incorporated into the design? If so, provide details.
  28. Verify all landscape islands widths are at minimum 10 feet of that space green area. Provide widths of landscape islands.
  29. Provide details of covered areas, awnings trellises, etc. Porte cache may be required to meet clearance heights for fire.
  30. Verify handicapped accessible routes with Engineering Department.
  31. Provide fire protection plan. Provide fire turning radii.
  32. Provide lighting plan. Lighting must meet section 116 of Code of Ordinances.
  33. Show typical screening of roof top air conditioning units.
  34. Provide finish floor elevation of buildings. Finish floor measurements for buildings need to meet flood criteria. Verify compliance with the City Environmental Services Division.
  35. Provide vertical features (light poles, hydrants, transformers, lift stations, ground signs, etc... on landscape plan so as to eliminate conflicts with landscape).
  36. Provide widths of sidewalks.
  37. Staff reserves the rights to add comments as HD is not approved and additional comments may arise based on answers during this review.
  38. Resubmit 10 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. All plans must be stapled together as one set. Provide an electronic set of plans on resubmittal also.
  39. 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.**
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## MEMORANDUM

October 2, 2020

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: SP 2020-11 (Memorial Hospital West Cancer Caring - PRJ 2020-08)

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The following are my comments regarding the above Site Plan:

1. Memorial West HD Guidelines being updated (ZC 2020-05) and this proposed site plan could be affected by comments made for that process, also, additional comments may be made in the future for this site plan based on final version of the updated HD Guidelines.
2. This Site Plan will require Planning & Zoning Board and City Commission approvals.
3. Provide a 10' side yard landscape buffer along east property line to be consistent with adjacent properties.
4. Provide a 15' Landscape buffer along Flamingo Road to be consistent with commercial development along Flamingo Road.
5. Provide 10' Landscape Buffer along NW 4<sup>th</sup> Street.
6. Code requires parking spaces to be 9' x 19'.
7. Show pedestrian and vehicular access/connection(s) from this site to the existing Memorial West Hospital operations/buildings.
8. Provide all elevations of building with all colors, materials, finishes, etc.
9. Provide elevations, and all details, of any signage on site and on the building.
10. Provide site triangles at all entrances to show they are clear of all structures/signs.
- 11.
12. Provide all details and elevations of dumpster, generator, etc. enclosures.
13. Provide letter from Waste Pro approving location of dumpsters and garbage service being provided.
14. Provide detail(s) to show that any roof mounted equipment will be screened from view to a 6' person on all property lines.
15. Provide ADA route from building to Right-of-Way.
16. Include setbacks from property lines to closest part of building.
17. North side of building on site plan and same area on architectural plans appear to not match.
18. Provide Photometric Plan with details of all light poles, light fixtures, etc.
19. Any new parking islands must be a minimum 10' from inside of curb to inside of curb.

20. How will Fire have access through gated Loading Dock Space and guarantee that it will always be clear?
21. Elevation Certificate and updated survey will need to be submitted at Building Permit, Spot Survey and Final Survey stages.
22. Provide details of canopy, tables, chairs, planters, structures, etc. in roof garden and seating areas.
23. Provide construction staging plan.
24. 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.

Please contact me with any questions.