





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>	November 18, 2021	<b>Application ID:</b>	SP 2021-09
<b>Project:</b>	Boyd Panciera Family Funeral Care Remodel	<b>Project Number:</b>	PRJ 2021-11
<b>Project Planner</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	DMN Funeral Properties, LLC	<b>Agent:</b>	Wesley Mills
<b>Location:</b>	6400 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 General Business		
<b>Existing Land Use:</b>	Commercial		
<b>Reference Applications:</b>	AM 2019-02, MSC 2006-1, SP 78-7		
<b>Applicant Request:</b>	Architectural, landscape, parking lot and lighting modifications.		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director:  Planning Administrator: 		

## Project Description / Background

Wesley Mills, agent, is requesting approval of architectural, landscape, parking lot and lighting modifications to the existing Boyd Panciera Family Funeral Care site located at 6400 Pines Boulevard.

Boyd Panciera Family Funeral Care was approved in 1978 through site plan application SP 78-7. Modifications were made to the site in 2006 (architectural modifications) through miscellaneous application MSC 2006-1.

### **BUILDINGS / STRUCTURES:**

The applicant proposed the following modifications to the existing building:

- Remove and replace the existing windows
- Removal of concrete trim
- Removal and replacement of existing mansard roof tiles and parapet with a new parapet and Nichha Cement Board Siding. The new parapet will result in an increase in the building height to 18'-7". The new parapet will enable all mechanical equipment to be screened from view.
- Removal and replacement of existing porte-cochere on the north side of the building. The new porte-cochere will have a maximum height of 22' and have a clearance of 13'-1"
- The following colors and materials are proposed for the building.
  - Main Body: OC-152 (Super White)
  - Upper Façade: Ash Nichha Cement Board Siding
  - Trim: 2133-10 (Black Onyx)
- Addition of black wall sconces.
- Installation of a 6' tall white PVC fence along the western property line.

### **LANDSCAPING:**

The following landscaping is proposed for the property.

- Installation of 19 trees consisting of the following species: Verawood, Green Buttonwood, Silver Buttonwood, Christmas Palm, Royal Palm and Florida Thatch Palm.
- Installation of 367 shrubs consisting of the following species: Shell Ginger, Green Island Ficus, Pink Muhly Grass, Philodendron Burle Marx, Cocoplum, Aechmea Blanchetiana Orange, Cordyline Fruticosa 'auntie lou' and Orange Bird of Paradise.

### **SIGNAGE:**

No modifications to the existing signage are proposed.

### **PARKING:**

The applicant proposes to remove the existing ADA space, to be replaced with two new ADA spaces directly northeast of the main entrance. The improvement will result in a net gain of 1 parking space for the site.

### **OTHER SITE FEATURES:**

Removal and replacement of the existing site lighting with full cut off LED lighting fixtures mounted atop concrete poles (25' tall). All light fixtures will be 3,000 K Correlated Color Temperature (CCT).

**Staff recommendation: Approval**

**Enclosed:** Site Plan Application  
Memo from Engineering Division (11/10/21)  
Memo from Planning Division (11/9/21)  
Memo from Landscape Planner (11/9/21)  
Memo from Engineering Division (10/26/21)  
Memo from Landscape Planner (10/26/21)  
Memo from Zoning Administrator (10/25/21)  
Memo from Planning Division (10/21/21)  
Memo from Engineering Division (7/26/21)  
Memo from Zoning Administrator (7/13/21)  
Memo from Landscape Planner (7/13/21)  
Memo from Fire Prevention Bureau (7/12/21)  
Memo from Planning Division (7/7/21)  
Site Plan  
Subject Site Aerial Photo





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

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

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

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

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

### INSTRUCTIONS:

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

### Staff Use Only

Project Planner: Cole Project #: PRJ 20 21 - Application #: SP 2021-11

Date Submitted: 05/27/21 Posted Signs Required: (1) Fees: \$ \_\_\_\_\_



**SECTION 1-PROJECT INFORMATION:**Project Name: Boyd-Panciera Family Funeral Care - Site and Building ImprovementsProject Address: 6400 Hollywood Blvd, Pembroke Pines, FL 33024

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: 0.95 ac Building Square Feet: \_\_\_\_\_Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141-14-10-7831

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:

See Sheet C-1 Existing Conditions PlanHas this project been previously submitted? Yes ☐ No ☒

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: DMJ Funeral Properties, LLC.

Owner's Address: 6400 Hollywood Blvd., Hollywood, FL 33024

Owner's Email Address: jyoung9264@gmail.com

Owner's Phone: 772-341-1767 Owner's Fax: \_\_\_\_\_

Agent: Mills, Short & Associates

Contact Person: J. Wesley Mills, P.E.

Agent's Address: 700 22nd Place, Suite 2C

Agent's Email Address: Wmills@MillsShortAssociates.com

Agent's Phone: 772-226-7282 Agent's Fax: \_\_\_\_\_

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

## SECTION 3- LAND USE AND ZONING INFORMATION:

### EXISTING

Zoning: General Business (B-3)

Land Use / Density: Commercial

Use: Funeral/Crematorium

Plat Name: Boulevard Heights  
Section 10

Plat Restrictive Note: N/A

### PROPOSED

Zoning: General Business (B-3)

Land Use / Density: Commercial

Use: Funeral/Crematorium

Plat Name: Boulevard Heights  
Section 10

Plat Restrictive Note: N/A

### ADJACENT ZONING

North: B-1

South: B-1

East: B-1

West: County

### ADJACENT LAND USE PLAN

North: Low Medium Flex No. 3

South: Low Medium Flex No. 3

East: Low Medium Flex No. 3

West: County



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

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):    Variance       Zoning Appeal       Interpretation

Related Applications: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

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

The proposed project consist of site maintenance improvements that included re-surfacing the asphalt parking lot, landscape improvements, perimeter fence repair and site lighting. The project also includes a new cbs dumpster enclosure to match the building facade.

The project also includes exterior building enhancements and improvements as detailed in the construction plans submitted with this package.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

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

Jameal Jory 5-27-2021  
Signature of Owner Date

Sworn and Subscribed before me this 27<sup>th</sup> day  
of May, 2021

Rachel Delashmatt 6/14/2024  
Fee Paid Signature of Notary Public My Commission Expires



### AGENT CERTIFICATION

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

\_\_\_\_\_  
Signature of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

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



## **DRC REVIEW FORM**

**November 10, 2021**

**Project: *BOYD-PANCIERA FAMILY FUNERAL HOME***  
**City Reference Number: *SP 2021-09***

**To: Cole Williams, Planner and Zoning Technician**  
**Planning and Economic Development Department**

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

### **RECOMMENDATION:**

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

1. Applicant agrees to prepare and submit a Pavement Marking and Signage Plan and Details for Engineering Permit Review for the required refurbishment of the existing vehicular traffic and parking pavement markings and replacement of all applicable vehicular traffic and parking related signage and installation of any applicable pedestrian traffic related pavement markings and signage to address Accessibility requirements, City Code and MUTCD/BCTED/City Engineering Standards.
2. Applicant further agrees to provide additional Engineering design information for Engineering Permit review relative to the proposed Accessible Parking Spaces and Accessible Route/Path from the Accessible Parking to the Accessible Entry to the existing building as necessary to confirm ADA compliancy for these Accessible elements.

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



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 9, 2021  
**To:** SP 2021-09 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boyd Panciera

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

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.**

## MEMORANDUM

November 9, 2021

To: Cole Williams  
AICP, Planner

From: Sayleen Arocha  
Landscape Planner/ Designer

Re: (SP 2021-09) Boyd Panciera

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

**Landscape Comments:**

All comments have been addressed.

*Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.*

Please contact me with any questions.

*Please consider the environment before printing this email.*

Sayleen Arocha  
Landscape Planner/ Designer  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [sarocha@ppines.com](mailto:sarocha@ppines.com)

## Williams, Cole

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**From:** England, John  
**Sent:** Tuesday, October 26, 2021 8:42 AM  
**To:** Williams, Cole  
**Cc:** Manning, Dena  
**Subject:** Boyd Panciera Funeral Home (SP 2021-09 & PRJ 2021-11)  
**Attachments:** R-40.pdf

Cole,

Based upon a cursory review of the Responses to comments and revised plans, the proposed configuration of the ADA Parking does not provide the current Code required 24' wide parking access/drive lane for 90° Parking. Based upon the current width of the existing parking access/drive lane along the north side of the building, only Angled Accessible Parking can be accommodated along the north side of the building. (Refer to attached City Standard R-40. 'Typical Parking Area Dimensional Requirements for Angled and Parallel Parking' for additional information on angled parking layout requirements.) In addition, the proposed configuration of the ADA Parking and Parking Access Aisle is not ADA compliant in that the easternmost Accessible Parking user must "roll"/travel behind the other proposed Accessible Parking Space to get to the proposed Accessible Sidewalk/Route) for access to the Accessible Entry of the building.

The 'Engineering Division Recommendation' to the Planning and Zoning Board can only be issued for the project based upon ADA complaint Accessible Parking being provided on the current plans and acknowledgement by the applicant that all existing vehicular traffic pavement markings will be refurbished and all existing vehicular traffic sign assemblies will be replaced per Broward County Traffic Engineering Division (BCTED) and/or Manual of Uniform Traffic Control Devices (MUTCD) standards under the required Engineering Permit process. (Note that the 'Engineering Recommendation' would have a "Condition" related to the refurbishment of the vehicular traffic pavement markings and replacement of the vehicular traffic signage being address during the Engineering Permit process.)

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)

## MEMORANDUM

October 26, 2021

To: Cole Williams  
AICP, Planner

From: Sayleen Arocha  
Landscape Planner/ Designer

Re: (SP 2021-09) Boyd Panciera Funeral Home (6400 Pines Boulevard)

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

### **Landscape Comments:**

1. Please provide an updated plant schedule. The west side of the property boundary line shows a plant tag for "CI-90" but it not listed on the proposed plant schedule.
2. Per the Plant Schedule, LP-2 please remove existing trees and palms that state "see tree disposition chart".
3. Per the Plant Schedule, LP-2 please update the quantities for SR-*Strelitzia reginae*-Orange Bird of Paradise. Plans show amount of 8 total but plant schedule shows 4 total, please revise.
4. Per LP-1, please add plant tags with quantities for the following
  - BAR-*Bulnesia arborea*-verawood
  - CER-*Conocarpus erectus*-Green Buttonwood
  - CES-*Conocarpus erectus* 'sericeus'-Silver Buttonwood
  - RRE-*Roystonea regia*-Royal palm
  - TRA-*Thrinax Radiata*-Florida thatch Palm
  - AB-*Aechmea blanchetiana*'Orange'
  - CF-*Cordyline fruticosa*'Auntie Lou'-Ti Plant
  - SR- *Strelitzia reginae*-Orange Bird of Paradise
  - NV-*Pentalinon luteum*-Wild-Allamanda Vine
5. Please provide an updated Tree disposition chart. It appears that the existing *Jatropha* to remain is not listed on the tree disposition chart.

*Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.*

**Please contact me with any questions.**

Please consider the environment before printing this email.

Sayleen Arocha  
Landscape Planner/ Designer  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [sarocha@ppines.com](mailto:sarocha@ppines.com)



MEMORANDUM

October 25, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-09 (PRJ 2021-11: Boyd Panciera Funeral Home @ 6400 Pines Blvd.)

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

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** October 21, 2021  
**To:** SP 2021-09 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boyd Panciera

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

1. Provide completed public notice affidavit.
2. ~~Provide detailed scope of work letter.~~
3. ~~Proposed work within the right-of way is not allowed at this time. Work can only be permitted within the property lines. All work shown within the alleyway will need to be removed from the plans in order to proceed at this moment.~~
4. ~~Provide updated site plan showing the building and new porte cochere. Please include site data (square footage of building, number of parking spaces, etc.)~~
5. Provide details of the fence to installed around the perimeter. Please indicate height and color of the fence. **Plans still indicated proposed fence, see sheet C-2**
6. Clarify if any wall lighting will be added to the building, if so provide specification sheets. **Not details provided. Please provide specification sheets and indicate the location of the proposed lights.**
7. ~~Photometric plan needs to be for the entire site.~~
8. ~~Foot candles cannot exceed 0.5 at the property line.~~
9. ~~Lighting shall not exceed 4,000k.~~
10. ~~Add note to plans that the new light fixtures will be angled at 90 degrees~~
11. ~~Clarify where the equipment will be staged during construction.~~
12. Provide color elevations of all sides to the building. Label all colors and materials to be used. **Not provided.**
13. ~~Provide details and color elevations of the trash enclosure including the gates. Gates must be metal.~~
14. ~~Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week. DO NOT OBTAIN LETTER UNTIL LOCATION IS ACCEPTABLE BY THE CITY.~~
15. ~~Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.~~
16. ~~Provide details of all signage proposed for the site (monument, wall, ground, etc.) Reference 155.699-6100.~~
17. ~~Provide letter detailing the sustainable practices utilized. Reference 155.6120—155.6123~~
18. Further comments may apply as more details are provided.

19. 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.
20. Please contact me prior to resubmittal 954-392-2100.

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



# **DRC REVIEW FORM**

**July 26, 2021**

**Project: *BOYD PANCIERA FUNERAL HOME***

**City Reference Number: *SP 2021-09***

**To: Cole Williams, Planning and Zoning Technician  
Planning and Economic Development Department**

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

## **COMMENTS:**

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1. Site Plan, Sheet C-2 – Provide a ‘Site Data Table’ with a breakdown of the Impervious Areas and associated Percentage of Site Coverage. Provide a ‘Parking Data Table’ with the Required Parking Calculation and Provided Parking Breakdown for project data clarification review and record purposes.
2. Site Plan, Sheet C-2 – Provide “strings” of dimensions across the western parking area identifying the width of the landscape strip along west property line (parking setback), parking areas, one-way access drive, curbed landscape strip along the east side of the parking area (separating parking from one-way northbound access drive), northbound access drive. Provide similar “strings” of dimensions for the parking area on the south side of the existing building and for the access drives on the north and east sides of the existing building.

Refer to attached City Standard R-40, ‘Typical Parking Area Dimensional Requirements for Angled and Parallel Parking’ to insure that proposed parking areas and access drives comply with current Engineering Standards and Code requirements.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN  
LETTER FORMAT ACCOMPANIED WITH THE PLANS.**



3. Site Plan, Sheet C-2 – Provide the minimum 11' wide (face of curb to face of curb) terminus landscape island at each end of the parking space areas, in particularly at the north end of the eastern parking spaces.
4. Site Plan, Sheet C-2 – All Accessible Parking Spaces, Accessible Parking Access Aisles, Sidewalk Curb Ramps, Accessible Routes and Ramps must be ADA compliant per Florida Building Code, Sixth Edition, 'Accessibility'. The existing Accessible Parking Spaces are not ADA compliant based upon their current location and associated Accessible Route.

The existing Accessible Parking Space is ADA non-complaint from the standpoint that there is no dedicated Accessible Route to the Accessible Entry of the existing building. Provide an Accessible Route by way of a proposed Concrete Sidewalk from the Accessible Parking Space Access Aisle to the Accessible Entry of the existing building. Provide sufficient existing and/or proposed elevations within the existing Accessible Parking Space pavement area and along the proposed Accessible Route (Concrete Sidewalk and crossing of the paved access drive/porte cochere drive lane) to confirm ADA compliant slopes.

Depict and denote/label on the plan the extent of any required pavement modifications (including associated pavement grade transition to match back into the existing pavement), any required Sidewalk Curb Ramps along the Accessible Route (concrete sidewalk), applicable pavement markings (10' Wide Special Emphasis Crosswalk markings) and Accessible Crossing Warning signage on each side of the crosswalk for the eastbound vehicular approach to the crosswalk.

Note that all Sidewalk Curb Ramps 5' outside and beyond the building envelope shall be per FDOT 'Standard Plans', Index No. 522-002. Accurately depict and denote/label all Sidewalk Curb Ramps by "CR" type per the noted FDOT

5. Site Plan, Sheet C-2 – Provide an ADA compliant Accessible Route to the nearest public sidewalk (along Pines Boulevard). It is recommended that a 5' Concrete Sidewalk be extended from the required Accessible Route from the Accessible Parking Space to the Accessible Entry of the existing building to the existing sidewalk along Pines Boulevard with the preferred location being near or at the existing porte cochere area, if resulting slopes will allow.
6. Site Plan, Sheet C-2 – Proposed "private" site improvements such as the Vinyl Privacy Fence, Dumpster Enclosure on the south side and southeast corner respectively of the project site are not allowed to be constructed in the Right of Way (Alley). Relocate the proposed fencing and dumpster enclosure to be within the property limits.
7. General Comment - Note that all existing pavement markings and signage within the site must comply with current Broward County Traffic Engineering Division (BCTED)

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN LETTER FORMAT ACCOMPANIED WITH THE PLANS.**

and Manual of Uniform Traffic Control Devices (MUTCD) standards as adopted by Code by the City. Accordingly, all existing pavement markings (including any Fire Lane markings and access driveway connection to the adjacent street/road right-of-ways) are required to be 'refurbished'/redone and all existing vehicular and pedestrian traffic sign assemblies (sign panels and support posts) are required to be replaced to address BCTED and/or MUTCD standards.

(Refer to the attached 'Site Plan Mark-Up' for additional information related to pavement markings and signage items related to this comment.)

8. General Comment – Provide a separate 'Pavement Marking and Signage Plan' in the DRC plans set for continued Engineering DRC review, as this plan will be required for Engineering Permit submittal and approval. Note that all required Pavement Markings and Signage items must also be depicted on the Site Plan, Sheet C-2, but only generally denoted/labeled (such as by 'Stop Sign & Stop Bar') of the Site Plan and not by detailed specifications (such as R1-1 'Stop Sign (30"x30") & 24" Stop Bar') as required on the Pavement Marking and Signage Plan. Depict and denote/label the following typical applicable pavement marking and signage items on the required 'Pavement Markings and Signage Plan':

- For Stop conditions – R1-1 Stop Sign (30"x30") and 24" Stop Bar with 15' (min.) of 6" Double Yellow (centerline marking) w/Yellow/Yellow RPM's @ 20' O.C. Centerline
- Painted Center Median Divider for Pines Boulevard Driveway – 6" Double Yellow Edge Lines with 18" Yellow Chevrons/Crosshatching @ 10' O.C. w/Yellow RPM's
- For the Accessible Parking Space Access Aisle – Three (3) Equally Space 4" White Diagonals and 4" Blue and White Edge Line per City Standard R-32, 'Accessible Parking Space Details' (Sheet 1 & 4 of 4)
- For Standard Parking Spaces – 4" White Edge Line each side of all spaces per City Standard R-41, 'Standard Parking Space Details' (Sheet 1 of 3)
- For 'Mid-Block Pedestrian/Accessible Crossing' (non-stop condition) - 10' Wide Special Emphasis Crosswalk Markings with W11-9 'Accessible Crossing Warning' Sign (30"x30") w/W16-7P 'Arrow' Plaque (24"x12") on each side of the of the crosswalk for the eastbound vehicular approach to the crossing per FDOT 'Design Manual', Section 230 and MUTCD standards.

(Refer to Site Plan Mark-Up for additional information related to this comment.)

In addition, the attached 'City Accessibility and Pavement Markings and Signage Requirements Notes' must be reflected on both plans for continued DRC review.

9. General Comment – Note that the following City Standards (PFDs attached only) must be included in the DRC Plans set for continued review:

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN LETTER FORMAT ACCOMPANIED WITH THE PLANS.**



- R-32, 'Accessible Parking Space Details', Sheet 1 & 4 of 4
- R-41, 'Standard Parking Space Details', Sheet 1 of 3
- R-40, 'Typical Parking Dimensional Requirements for Angled and Parallel Parking'
- R-43, 'Fire Lane Marking and Signage' Detail

The CADD drawing files of the aforementioned City Standards can be download by way of the following 'Link':

<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>

10. General Comment – A copy of the latest attached Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' sheet along with the BCTED 'Ground Signs Assembly Details' and 'Stop and Street Sign Identification Assembly Detail' sheets must be included on a "Details Sheets" in the DRC plans set for continued review.

**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 the Plans Review Fees will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN LETTER FORMAT ACCOMPANIED WITH THE PLANS.**

## MEMORANDUM

July 13, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-09 (PRJ 2021-11: Boyd Panciera Funeral Home @ 6400 Pines Blvd.)

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The following are my comments regarding the above Site Plan:

1. Provide all color names, color numbers, materials, etc. on all elevations.
2. Photometric Plan should show readings over entire site and to property lines to show there is no spillage onto adjacent parcels.
3. Highlight temperature of light fixture on Sheet E-02. 3,000, 4,000 & 5,000K fixtures are shown on chart "Ordering Information". Max allowed is 4,000K and Sheet E-03 shows fixtures will be 3,000K.
4. Include all details of any building wall, fixtures can be wall wash style only and under canopy lighting, fixtures must be recessed.
5. Provide elevations, with all details, of any proposed building signage.
6. Provide elevations, with all details, of new proposed monument sign.
7. Maximum square footage of signage allowed on site is 120 total square feet with monument sign limited to maximum of 24 sq. ft. and primary wall sign to maximum of 60 sq. ft.
8. Provide setback from front property line to new monument sign.
9. "Ex. Monument Signs" identified at eastern most entrance are not permitted.  
Note: Directional signs, at a maximum 1.5 sq. ft. each, can be proposed with locations, elevations and all details being provided.
10. No new improvements can proposed with existing alley way right of way.
11. Provide new location, with all details, for dumpster enclosure.
12. Provide letter from Waste Pro approving location and service provided.
13. After review of responses, additional comments may be made.
14. Contact Sherrell Jones-Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review Building Permit submittal/review process.

Please contact me with any questions.



## MEMORANDUM

July 13, 2021

To: Cole Williams  
Planner / Zoning Technician

From: Christian Zamora  
Planner/ Zoning Specialist

Re: (SP 2021-09) Boyd Panciera Funeral Home (6400 Pines Boulevard) - DRC #1

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The City of Pembroke Pines Planning and Economic Development Department has conducted a landscape review for Boyd Panciera Funeral Home as per landscape plans provided –by Christopher Cabezas (RLA #666-7347). The following items need to be addressed:

Landscape material in property is existing non-conforming as approved via SP 78-7. Site modifications to the landscape element needs to be in compliance with adopted City Code Sections (ORD NO. 1963)

1. Need to show “location, number, species, size, and condition of existing vegetation along abutting properties within 25 feet of property line.” City Code 155.657
2. “All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system.” Need to show such distance, where and what root barrier will be installed. City Code 155.652 (P) (4)
3. Site plan indicates thirty (30) parking spaces on the parcel. Per Code, need a tree per every five (5) parking spaces; and every 100 square feet of interior landscaping. City Code 155.663
  - o Need dimensional information in order to perform further review.
4. “Trees in excess of five shall have no more than 20% of a single species”. The current plant schedule (LP-1) provides 1 tree species. To obtain the required 20% per species parcel needs a minimum of 5 different species.
5. Non-residential properties are required to provide (1) tree per every 5,000 square feet (sf) of building gross area. Building is 8,958 sf, need to provide an additional 1.8 trees. City Code 155.622 (C) (1)
6. For clarity, on plant schedule, clarify what is new what is existing. Need to show amount, size for proposed “Lantana Camera-New Gold” .
  - o Shrubbery shall be installed using a minimum of 6 inches in depth of new top soil @ 24 inches in height and 12 inches in spread. City Code 155.624 (L) 1, 2, 3, 4, 5.
7. Need to provide hedge parallel to the west property boundary line. 155.661 (J) show material, specs, quantity.
8. On plans need to call out all mechanical equipment to be properly screened.
9. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A “wet-check” shall be done at time of final inspection to ensure all irrigation heads are working properly, coverage, etc.
10. Once requested info is provided, additional comments may follow.

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.

Feel free to download an available copy of the City’s Landscape Code @  
<https://www.ppines.com/DocumentCenter/View/13581/City-of-Pembroke-Pines-Land-Development-Code-April-26-2021?bidId=>

## **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:** Boyd-Panciera Family Funeral Care

**REFERENCE #:** SP 2021 – 09

**DATE REVIEWED:** 07/12/2021

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** July 7, 2021  
**To:** SP 2021-09 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boyd Panciera

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

1. Provide completed public notice affidavit.
2. Provide detailed scope of work letter.
3. Proposed work within the right-of-way is not allowed at this time. Work can only be permitted within the property lines. All work shown within the alleyway will need to be removed from the plans in order to proceed at this moment.
4. Provide updated site plan showing the building and new porte cochere. Please include site data (square footage of building, number of parking spaces, etc.)
5. Provide details of the fence to installed around the perimeter. Please indicate height and color of the fence.
6. Clarify if any wall lighting will be added to the building, if so provide specification sheets.
7. Photometric plan needs to be for the entire site.
8. Foot candles cannot exceed 0.5 at the property line.
9. Lighting shall not exceed 4,000k.
10. Add note to plans that the new light fixtures will be angled at 90 degrees
11. Clarify where the equipment will be staged during construction.
12. Provide color elevations of all sides to the building. Label all colors and materials to be used.
13. Provide details and color elevations of the trash enclosure including the gates. Gates must be metal.
14. Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week. DO NOT OBTAIN LETTER UNTIL LOCATION IS ACCEPTABLE BY THE CITY.
15. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
16. Provide details of all signage proposed for the site (monument, wall, ground, etc.) Reference 155.699-6100
17. Provide letter detailing the sustainable practices utilized. Reference 155.6120 – 155.6123
18. Further comments may apply as more details are provided.
19. 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.

20. Please contact me prior to resubmittal 954-392-2100.



