





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

Summary

Agenda Date:	May 14, 2026	Application ID:	MSC 2026-0009
Project:	O'Reilly's Dumpster Enclosure	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Broward County Board of County Commissioners	Agent:	GreenLite Technologies
Location:	7930 Pines Blvd	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2024-0026, MSC 2019-25, MSC 2017-17, SP 2013-03, SP 2008-05, SP 2004-18, SP 2000-66, SN 86-01, SP 85-22		
Applicant Request:	Architectural Modifications to Building (New dumpster enclosure and generator pad)		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: <u></u>	Assistant Director: <u></u>	

Project Description / Background

Kevin Rogovich, agent, is requesting approval for a new dumpster enclosure and generator pad for the existing O'Reilly's tenant in the Big Lots Plaza located at 7930 Pines Boulevard.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2013 (Color change and installation of 2 monument signs), in 2019 (Color change to the existing buildings and monument signs) and in 2024 (Replacement of screening walls).

BUILDINGS / STRUCTURES:

The applicant proposes to construct a 14' x 14' dumpster pad/enclosure on the south side of the O'Reilly's tenant space. The dumpster enclosure will be constructed of 6-foot high gray polymer composite material with metal gates painted to match the existing building.

In addition to the dumpster enclosure, a 9'-10" X 20'-6" concrete pad for future generator installation is also being proposed at the same location. One 3' high bollard painted "Safety Yellow" will be installed in front of the generator pad. The generator and enclosure/ screening will be applied for under a separate application at a future date.

The applicant is also proposing to paint a 28' X 6' area of the AC screening wall behind the O'Reilly's sign SW 6871 Positive Red.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Planning Division (4/28/26)
- Memo from Landscape Division (4/28/26)
- Memo from Engineering Division (3/16/26)
- Memo from Fire Prevention Bureau (3/17/26)
- Memo from Landscape Division (3/17/26)
- Memo from Planning Division (3/17/26)
- Memo from Waste Pro (2/24/26)
- Miscellaneous 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:

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

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ___/___/___ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: FL-OR-FD4 (PE3) (Pembroke)-7930 PINES BLVD (Pembroke Pines)

Project Address: 7930 Pines Blvd, Fort Lauderdale, FL 33324

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 84465

Flexibility Zone: _____ Folio Number(s): 514115060012

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: NORTH PERRY AIRPORT PORT TRACT A DES AS FOLL, COMM

AT NW COR OF SW1/4 OF SEC 15 THEN SLY APPROX 95 TO POB, CONT SLY

APPROX 420 THEN ELY APPROX 800, THEN NLY APPROX 580, THEN WLY APPROX

Has this project been previously submitted? Yes No

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

Date	Application	Request	Action	Resolution/ Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Broward County Board of Commissioners

Owner's Address: 115 S. Andrews Ave., RM. 409 Ft. Lauderdale FL 33301

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: GreenLite Technologies

Contact Person: Kevin Rogovich

Agent's Address: 250 Hudson St 4th Floor New York, New York 10013

Agent's Email Address: regulatory@greenlite.com

Agent's Phone: 917-540-4523 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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 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.

Nina MacPherson Digitally signed by Nina MacPherson
Date: 2020.02.27 15:48:02 -0500

Signature of Owner Date

Sworn and Subscribed before me this 27th day
of February, 20 26

 **KENDALL SHARPE**
Notary Public
State of Florida
Comm# HH629393
Expires 3/30/2029

0 Kendall Sharpe 3/30/2029
Fee Paid Signature of Notary Public My Commission Expires

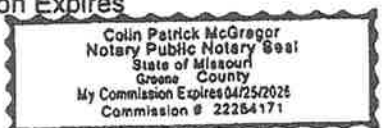
AGENT CERTIFICATION

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] 3-4-2026
Signature of Agent Date

Sworn and Subscribed before me this 4th day
of March, 20 26

Colin Patrick McGregor 04-25-2026
Fee Paid Signature of Notary Public My Commission Expires

 Colin Patrick McGregor
Notary Public Notary Seal
State of Missouri
Greene County
My Commission Expires 04/25/2026
Commission # 22264171



GreenLite Technologies, Inc.

250 Hudson Street, Floor 4

New York, NY 10013

regulatory@greenlite.com

March 4, 2025

Pembroke Pines Planning Department

601 City Center Way

Pembroke Pines, FL 33025

Subject: Miscellaneous Planning Submission Scope of Work

Dear Pembroke Pines Planning Department,

The scope of work for this project encompasses the construction of a new dumpster enclosure (building permit #: CN25-09693) and Generator Pad (building permit # CO25-10485) to serve the commercial tenant, O'Reilly Auto Parts, located at 7930 Pines Boulevard, Pembroke Pines, FL 33024.

Sincerely,

Greenlite Technologies, Inc

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 28, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0009 (O'Reilly's Dumpster Enclosure)

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

MEMORANDUM
April 28, 2026

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2026-0009) New Dumpster Enclosure landscape review – Sign off

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

Landscape Inspection Comments:

1. All landscape comments provided were resolved.

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

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.382.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

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



DRC REVIEW FORM

March 16, 2026

PROJECT: *O'Reilly Autoparts*
CITY REFERENCE NUMBER: *MSC2026-0009*

To: Julia Aldridge
Planning and Economic Development Department

From: Eliheser Rayo, E.I
Engineering Division, Public Services Department
(954) 518-9074

RECOMMENDATION:

The Engineering Division takes 'No Exception' to the proposed project and we hereby recommend it for 'Consideration' by the Planning and Zoning Board.



DRC REVIEW FORM

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

PROJECT NAME: O'Reilly Auto Parts
REFERENCE #: MSC 2026 - 009
DATE REVIEWED: 3/17/2026

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

MEMORANDUM
March 17, 2026

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2026-0009) New Dumpster Enclosure landscape review – v1

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

Landscape Inspection Comments:

- 1. Will any of the proposed work affect the existing landscaping? Special care must be taken to protect any existing landscape materials on site.**
- 2. Per Land Development Code Section 155.623 (D) 4. All exterior sides of such enclosure, except the open end, shall be landscaped with shrub material, a minimum of 24 inches in height, spaced 24 inches on center at planting.**
- 3. Additional comments may apply, based on responses provided by the applicant.**

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

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 17, 2026
To: MSC 2026-0009
From: Julia Aldridge, Planner / Zoning Technician
Re: O'Reilly Dumpster Enclosure

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

1. Provide letter from Wastepro approving the proposed dumpster location.
2. Provide color renderings/ elevations of enclosure. All paint colors and materials being proposed must be labelled.
3. Proposed generator must be screened by fencing or landscape.
4. Elevations/ renderings show red backer behind O'Reilly Auto Parts sign. If this is being proposed, please include all the details for the sign backer within this submission for review.
5. Provide material board of all exterior colors, finishes. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.



February 24, 2026

**RE: O'REILLY AUTO PARTS STORE
7930 PINES BOULEVARD
PEMBROKE PINES, FL. 33324**

To: CASCO

WastePro USA has reviewed the site plan information for the above-mentioned location. This approval is based on clear access to the dumpsters on the site. If you have any questions, please do not hesitate to call us to discuss.

Thank you,

Juan Compres
WastePro USA, Sales Territory Representative
954-967-4200

O'Reilly AUTO PARTS

PEMBROKE PINES (FT. LAUDERDALE), FL 7930 PINES BOULEVARD



SHEET INDEX

C S COVER SHEET - DUMPSTER ENCLOSURE

ARCHITECTURAL

A02.1 EXISTING SITE PLAN

A02.2 DUMPSTER ENCLOSURE DETAILS

STATE OF FLORIDA
Professional Seal
Michael S. Sundermeyer
License: HAW10005
Exp. Date: 02/28/27
Professional of Record

1/13/26

DATE: 2026.04.15 13:44 47-0400

CAS
12 Greenlit Drive, Suite 100
St. Louis, MO 63143
T: 314-821-1100

PROJECT:
O'REILLY AUTO PARTS STORE - FD4
7930 PINES BOULEVARD
PEMBROKE PINES (FT LAUDERDALE), FL 33024
COVER SHEET-DUMPSTER ENCLOSURE

O'Reilly AUTO PARTS

REV.	DESCRIPTION	DATE
▲	FOR REVIEW	MM/DD/YYYY
▲	CODE / ADD #1	01/13/26

DRAWN BY: MAM
CHECKED BY: MGC
DATE: 08/11/25

PROJECT NUMBER: 2504990
SHEET NUMBER: C.S.

PROJECT INFORMATION

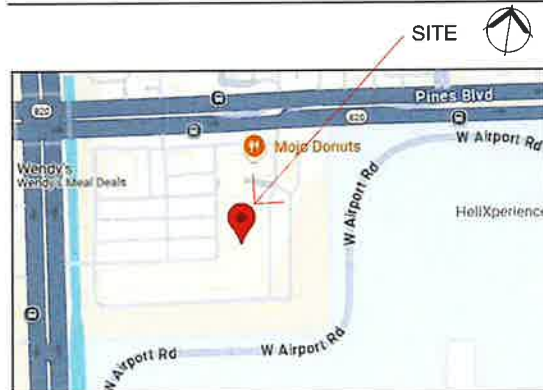
BUILDING ADDRESS	7930 PINES BOULEVARD PEMBROKE PINES (FT. LAUDERDALE), FL., 33024
CONSTRUCTION TYPE	IIB
DESCRIPTION OF USE:	M - MERCANTILE / RETAIL
OCCUPANCY CLASSIFICATION	EXISTING - M (FBC) CLASS A MERCANTILE (FFPC) PROPOSED - M / S-1 (FBC)
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2 (FBC CHAPTER 6)
OCCUPANCY LOAD:	170 OCCUPANTS (REFER TO SHEET A0 1 FOR CALCS)
SPRINKLERED BUILDING:	YES
FIRE ALARM SYSTEM	YES
NUMBER OF FLOORS	1
BUILDING HEIGHT:	26'-5"
AREA OF WORK	32,965 SF
TENANT:	O'REILLY AUTOMOTIVE STORES, INC 233 S PATTERSON AVENUE SPRINGFIELD MO 65802 CONTACT: 417 862 2674
ARCHITECT	CASCO 12 SUNNEN DRIVE SUITE 100 ST. LOUIS, MO 63143 CONTACT: MIKE CHURA 314 802 8160
MEP ENGINEER	CASCO 12 SUNNEN DRIVE SUITE 100 ST. LOUIS, MO 63143 CONTACT: MIKE KINDLE 314-821-1100 (MECH & PLUMB) BRAD GILMORE 314-821-1100 (ELECT)
STRUCTURAL ENGINEER	VAA ENG, LLC 2300 BERKSHIRE LANE NORTH SUITE 200 PLYMOUTH, MN 55441 CONTACT: MOUNIR NAJM & TERENCE J MAHR 763 577 9165
FIRE PROTECTION ENGINEER	KCI TECHNOLOGIES, INC 11830 WEST MARKET PLACE SUITE 200 FULTON, MD 20759 CONTACT: MICHAEL PRICE 410 316 7988

PROJECT DESCRIPTION

NEW DUMPSTER ENCLOSURE WITH CONCRETE PAD FOR SITE

LANDLORD SCOPE OF WORK
WE HAVE ASSUMED THE PREVIOUS TENANT (BIG LOTS) LEASE THERE IS NO CURRENT LANDLORDS WORK

LOCATION PLAN



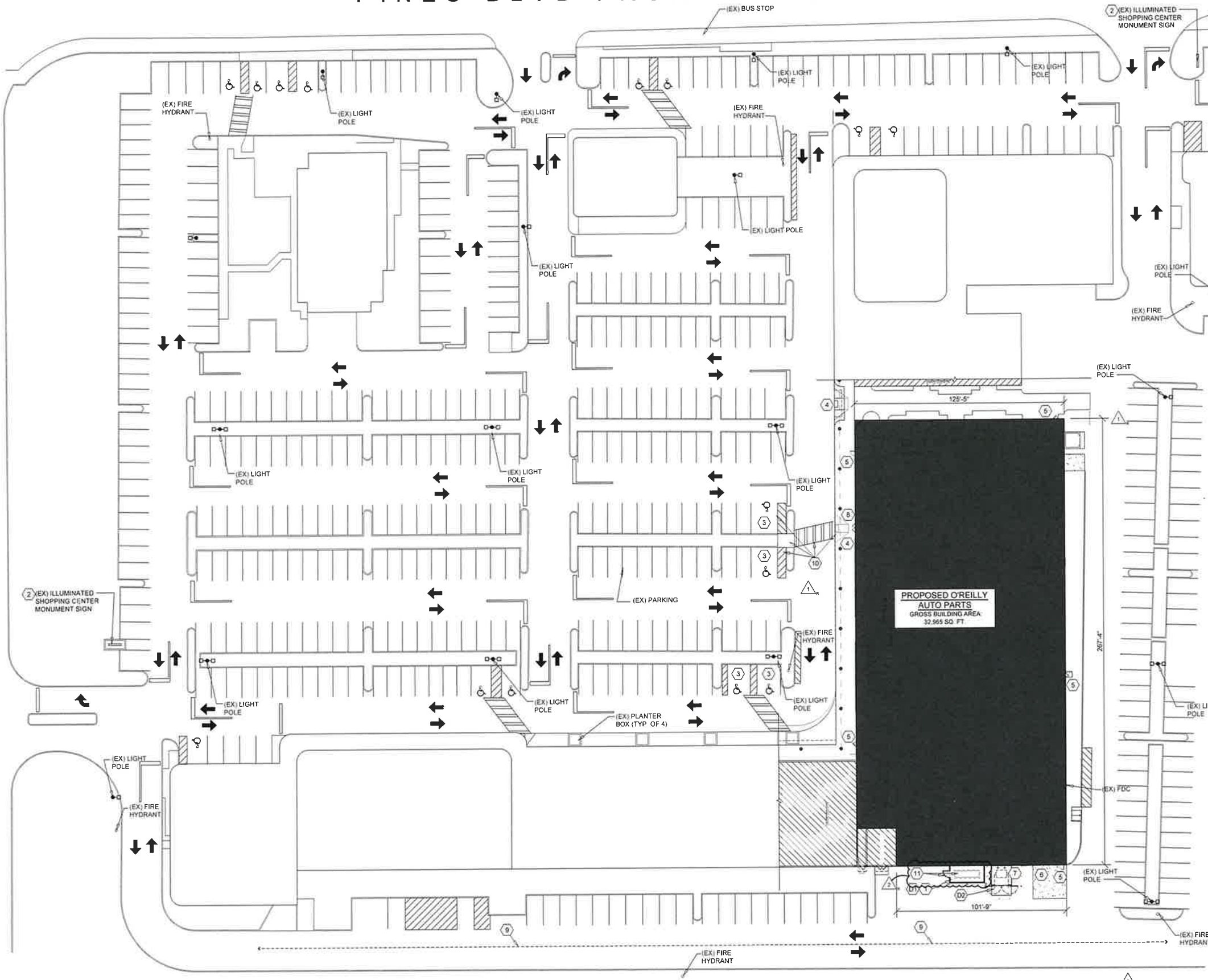
BIDDING INFORMATION

REFER TO O'REILLY CONSTRUCTION'S WEBSITE FOR ADDITIONAL REQUIREMENTS
HTTP://WWW.O'REILLYPLANROOM.COM
REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS

- REFER TO PLANS, SECTIONS, AND DETAILS FOR CONSTRUCTION OF FIRE RATED ASSEMBLIES WHERE UNDERWRITERS LABORATORY (UL) TEST NUMBERS ARE REFERENCED, CONTRACTOR SHALL PROVIDE CONSTRUCTION MATERIALS, MEANS AND METHODS TO COMPLY WITH TESTED ASSEMBLY
- REFER TO ALL INDEXED CONSULTANTS FOR ADDITIONAL REQUIREMENTS
- O'REILLY CONSTRUCTION PROVIDED AND INSTALLED FURNISHINGS AND FIXTURES SHOWN FOR REFERENCE ONLY
- CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED TO PROTECT THE WORK AREA AND EACH STORAGE UNIT AND JOB TRAILER PER THE FIRE CODE
- CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK
- FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN
- REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS
- WHERE REQUIRED, O'REILLY CONSTRUCTION SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED
- ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY
- CONTACT O'REILLY CONSTRUCTION'S DESIGNATED REPRESENTATIVE FOR ADDITIONAL PROJECT INFORMATION
- THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN

PINES BLVD FRONTAGE ROAD

S. UNIVERSITY DR. FRONTAGE ROAD



SYMBOLS LEGEND

- EXISTING CONDITIONS TO BE REMOVED
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- LIGHT POLE

GENERAL NOTES

- A LAND SURVEY HAS NOT BEEN PROVIDED. EXISTING SITE CONDITIONS INDICATED HEREIN ARE DIAGRAMMATIC ONLY AND PROVIDED FOR GENERAL REFERENCE.
- B SITE DIMENSIONS TO FACE OF BUILDING, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- D ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- E PROVIDE SMOOTH ELEVATION AND GRADING TRANSITIONS FROM NEW CONSTRUCTION TO EXISTING CONSTRUCTION TO REMAIN.
- F CONTRACTOR TO ENSURE EXISTING LANDSCAPING IS FREE OF WEEDS, FREE OF OVERGROWTH AND IS WELL MANICURED.

⊗ SITE DEMOLITION KEYNOTES

- D1 REMOVE ASPHALT AND PREP AS REQUIRED FOR NEW GENERATOR AND CONCRETE PAD. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- D2 REMOVE METAL GATE DUMPSTER ENCLOSURE AND PREP AS REQUIRED FOR NEW TRASH ENCLOSURE AND CONCRETE PAD. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- D3 NOT USED.

⊗ SITE KEYNOTES

- 1 NEW CONCRETE PAD (FOR FUTURE DIESEL GENERATOR). NEW COND. PAD WILL NOT OBSTRUCT FIRE DEPARTMENT ACCESS ROUTE. PAD ONLY.
- 2 EXISTING PYLON SIGN.
- 3 EXISTING ACCESSIBLE PARKING SPACES WITH SIGNAGE ON BOLLARDS.
- 4 EXISTING CONCRETE ACCESSIBLE CURB RAMP.
- 5 EGRESS DOOR.
- 6 EXISTING RECEIVING OVERHEAD COILING DOOR.
- 7 NEW DUMPSTER AND ENCLOSURE.
- 8 EXISTING STOREFRONT ENTRY DOORS.
- 9 EXISTING FIRE DEPARTMENT ACCESS ROUTE.
- 10 EXISTING ADA ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING TO HAVE 1/2" MAX. CHANGE IN ELEVATION, 2% MAX. CROSS SLOPE AND 5% MAX. RUNNING SLOPE.
- 11 FUTURE GENERATOR AND ENCLOSURE/SCREENING (SEPARATE PERMIT APPLICATION REQUIRED - FUTURE).

SITE PLAN GENERAL NOTE:

SITE PLAN PROVIDED FOR GENERAL REFERENCE OF EXISTING CONDITIONS. SCOPE OF WORK IS IDENTIFIED IN KEYNOTES ON THIS SHEET.
 PARKING LAYOUT AS SHOWN, DRIVE AISLES, PUBLIC WALKWAYS, ADJACENT STRUCTURES, PARKING LAYOUT GRADE SLOPES, ETC. ARE EXISTING CONDITIONS AND NOT VERIFIED. NO NEW PARKING SITE LAYOUT SCOPE.
 G.C. TO CONFIRM THAT ACCESSIBLE ROUTE TO PARKING SPACES IS ADA COMPLIANT.

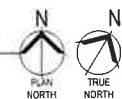
ENVIRONMENTAL GENERAL NOTES

AN ENVIRONMENTAL ANALYSIS HAS NOT BEEN PERFORMED ON THE EXISTING SITE.
 IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.



Know what's below.
 Call before you dig.

3 SITE PLAN (NO CHANGE IN BUILDING SQUARE FOOTAGE OR PARKING)
 SCALE: 1" = 30'-0"



STRUCTURAL	MECHANICAL	ELECTRICAL	PLUMBING
Date: 2026-04-15 13:44:48-0400 CAS 12 Seaside Drive, Suite 100 Ft. Lauderdale, FL 33304 T: 954.825.1100			

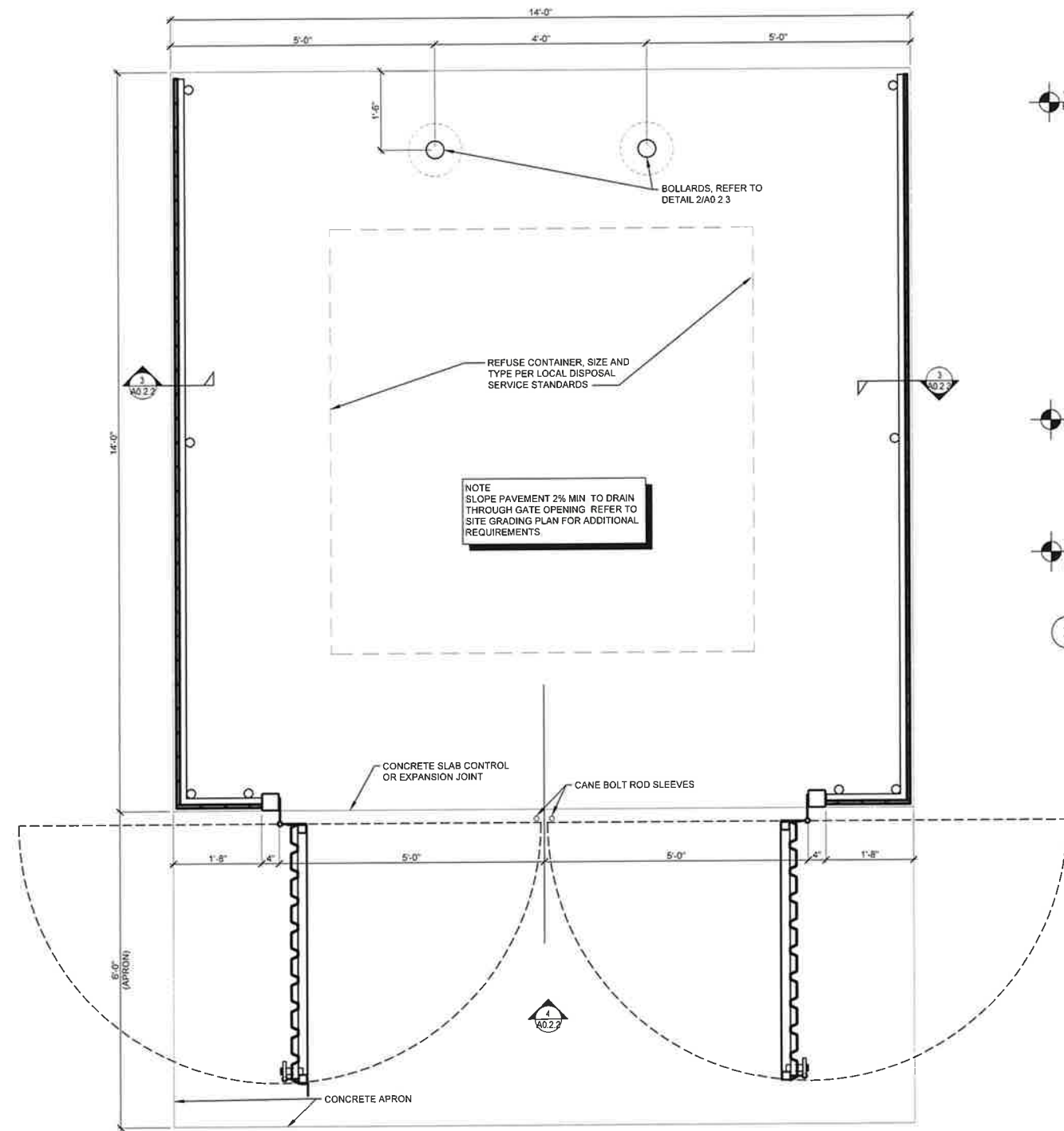
PROJECT: O'REILLY AUTO PARTS STORE - FD4
 7930 PINES BOULEVARD
 PEMBROKE PINES (FT LAUDERDALE), FL 33024
 EXISTING SITE PLAN

REV.	DESCRIPTION	DATE
FOR REVIEW		MM/DD/YY
CODE / ADD #1		01/13/26
CODE / ADD #2		04/09/26

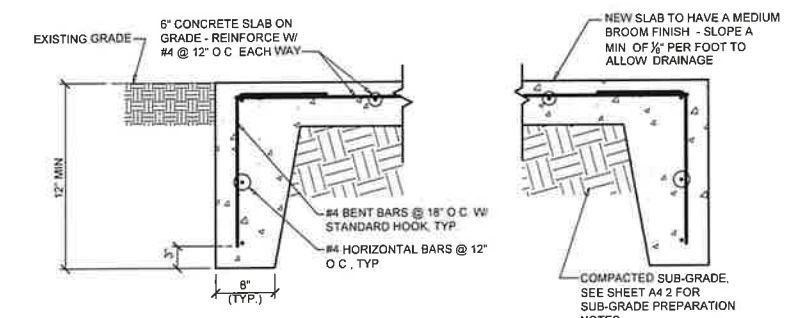
DRAWN BY: MAM	CHECKED BY: MGC
DATE: 08/11/25	
PROJECT NUMBER: 2504990	
SHEET NUMBER:	

A0.2.1

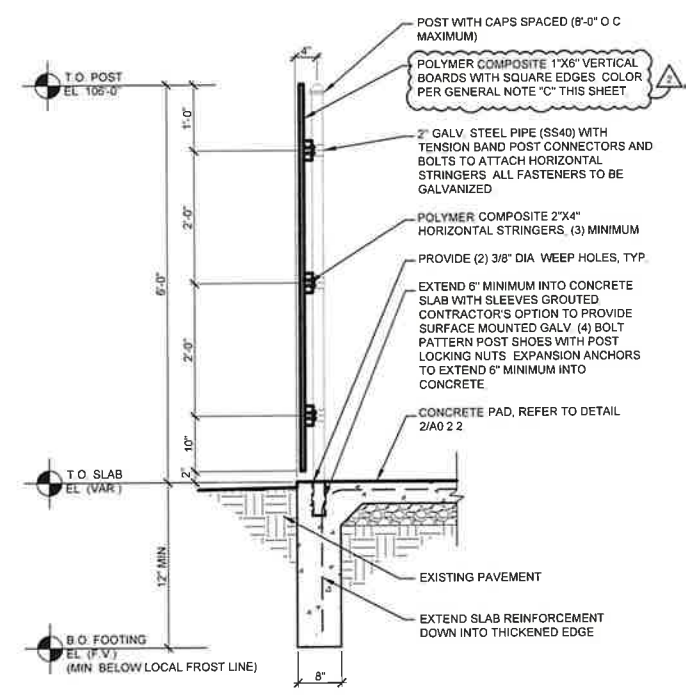
CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



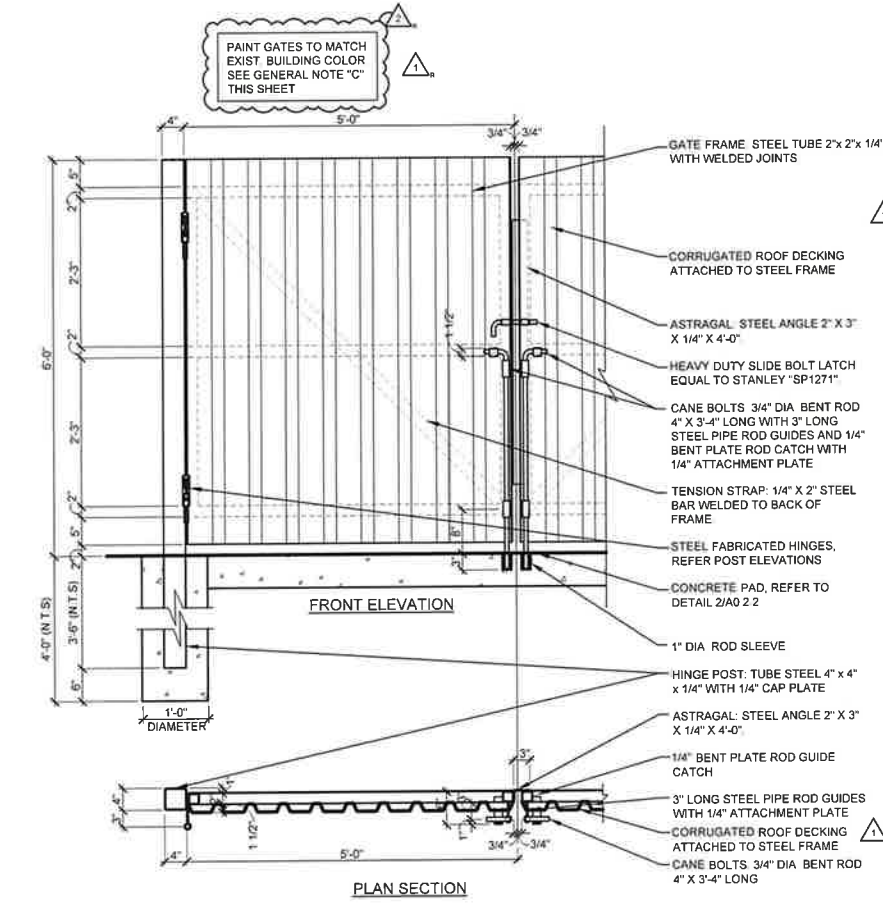
1 POLYMER COMPOSITE MATERIAL SCREEN FENCE REFUSE ENCLOSURE
SCALE: 3/4"=1'-0"



2 CONCRETE PAD DETAIL
SCALE: 1"=1'-0"



3 SCREEN FENCE SECTION
SCALE: 3/4"=1'-0"



4 SCREEN FENCE GATE DETAILS
SCALE: 3/4"=1'-0"

GENERAL NOTES

- A REFER TO ARCHITECTURAL GENERAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- B DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS NOTED OTHERWISE
- C PROVIDE FINISHES AS FOLLOWS
 - 1 ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS TO MATCH EXISTING BUILDING COLOR
 - 2 POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO FIBERON 'GOOD LIFE ESCAPES BEACH HOUSE'



Michael S. Sundermeyer
License #AR100105
Exp. Date: 02/28/27
Professional of Record

DATE: 2026 04 15 13 44 48-04'00"

CAS
12 Sycamore Drive, Suite 100
St. Louis, MO 63113
T: 314.821.1199

PROJECT: O'REILLY AUTO PARTS STORE - FD4
7930 PINES BOULEVARD
PEMBROKE PINES (FT LAUDERDALE), FL 33024

DUMPSTER ENCLOSURE DETAILS



REV.	DESCRIPTION	DATE
FOR REVIEW	MAM/DDY	
CODE / ADD #1		01/13/20
CODE / ADD #2		04/09/26
DRAWN BY: MAM	CHECKED BY: MGC	
DATE: 08/11/25		
PROJECT NUMBER: 2504990		
SHEET NUMBER:		

A0.2.2

O'Reilly AUTO PARTS

PEMBROKE PINES (FT. LAUDERDALE), FL 7930 PINES BOULEVARD



SHEET INDEX

C S COVER SHEET - GENERATOR

ARCHITECTURAL

A02 1 EXISTING SITE PLAN

A02 3 SITE DETAILS AND GENERATOR PAD



CASCO
12 Sunnen Drive, Suite 100,
St. Louis, MO 63143
T 314-821-1100

PROJECT:
O'REILLY AUTO PARTS STORE - FD4
7930 PINES BOULEVARD
PEMBROKE PINES (FT LAUDERDALE), FL 33024
COVER SHEET-GENERATOR

O'Reilly
AUTO PARTS

REV. DESCRIPTION DATE

FOR REVIEW MWO/PTT

CODE / ADD #1 01/13/26

DATE 08/11/25

DRAWN BY MAM CHECKED BY MGC

PROJECT NUMBER 2504990

SHEET NUMBER

C.S.

PROJECT INFORMATION

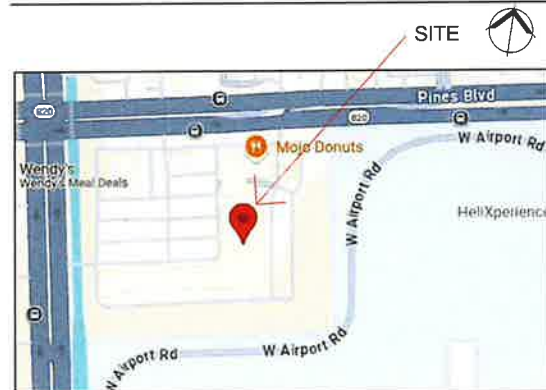
BUILDING ADDRESS	7930 PINES BOULEVARD PEMBROKE PINES (FT. LAUDERDALE), FL, 33024
CONSTRUCTION TYPE	IIB
DESCRIPTION OF USE	M - MERCANTILE / RETAIL
OCCUPANCY CLASSIFICATION	EXISTING - M (FBC) CLASS A MERCANTILE (FFPC) PROPOSED - M / S-1 (FBC)
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2 (FEBC CHAPTER 6)
OCCUPANCY LOAD	170 OCCUPANTS (REFER TO SHEET A0 1 FOR CALCS)
SPRINKLERED BUILDING	YES
FIRE ALARM SYSTEM	YES
NUMBER OF FLOORS	1
BUILDING HEIGHT:	26'-5"
AREA OF WORK	32,965 SF
TENANT:	O'REILLY AUTOMOTIVE STORES, INC 233 S PATTERSON AVENUE SPRINGFIELD MO 65902 CONTACT: 417 862 2674
ARCHITECT:	CASCO 12 SUNNEN DRIVE SUITE 100 ST. LOUIS, MO 63143 CONTACT: MIKE CHURA 314 602 8160
MEP ENGINEER	CASCO 12 SUNNEN DRIVE SUITE 100 ST. LOUIS, MO 63143 CONTACT: MIKE KINDLE 314-821-1100 (MECH & PLUMB) BRAD GILMORE 314-821-1100 (ELECT)
STRUCTURAL ENGINEER	VAA ENG, LLC 2300 BERKSHIRE LANE NORTH SUITE 200 PLYMOUTH, MN 55441 CONTACT: MOUNIR NAJM & TERENCE J. MAHR 763 577 9165
FIRE PROTECTION ENGINEER:	KCI TECHNOLOGIES, INC 11850 WEST MARKET PLACE SUITE 200 FULTON, MD 20759 CONTACT: MICHAEL PRICE 410 316 7988

PROJECT DESCRIPTION

NEW GENERATOR AND CONCRETE PAD FOR SITE

LANDLORD SCOPE OF WORK
WE HAVE ASSUMED THE PREVIOUS TENANT (BIG LOTS) LEASE THERE IS NO CURRENT LANDLORDS WORK

LOCATION PLAN



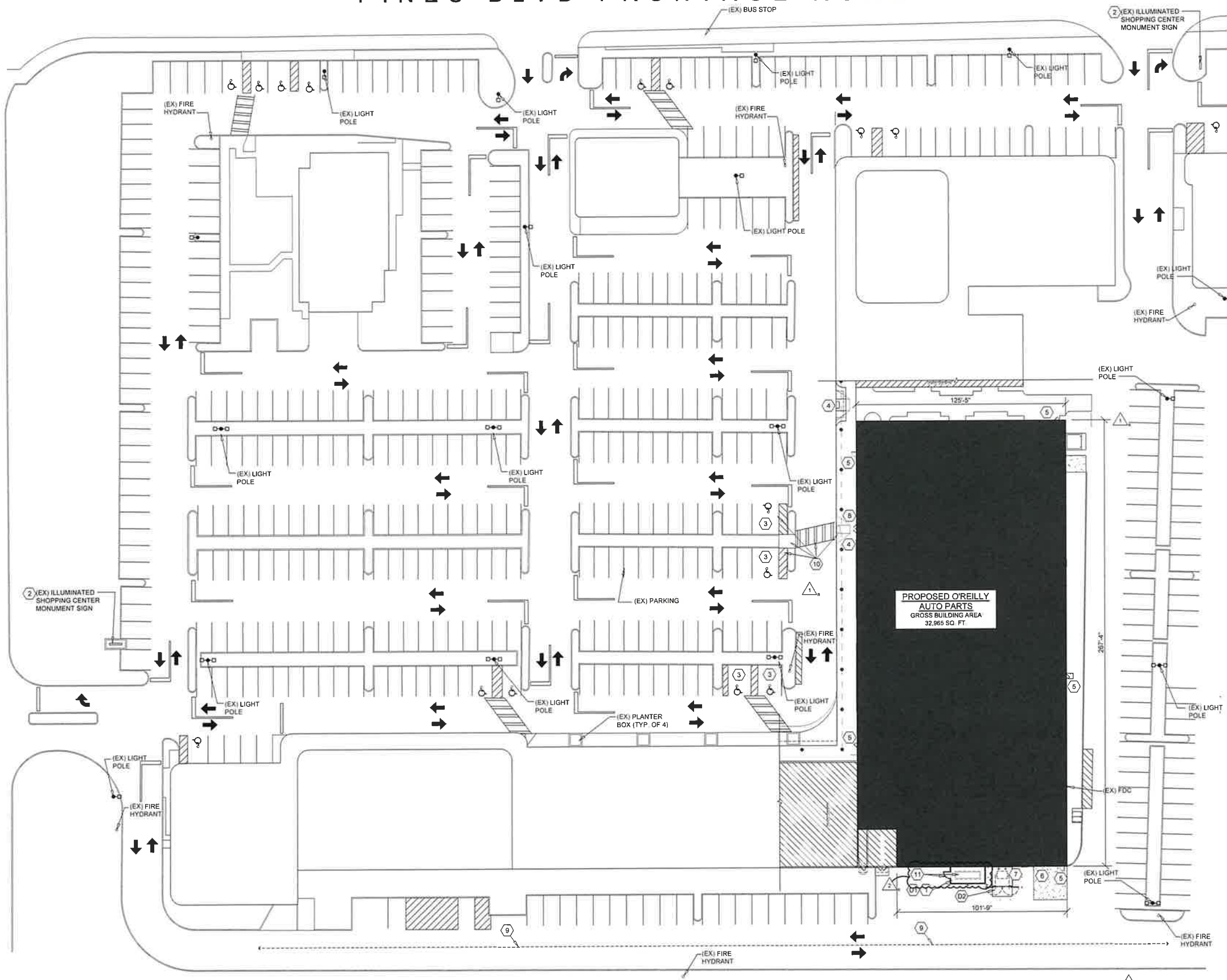
BIDDING INFORMATION

REFER TO O'REILLY CONSTRUCTION'S WEBSITE FOR ADDITIONAL REQUIREMENTS:
[HTTP://WWW.OREILLYPLANROOM.COM](http://www.oreillyplanroom.com)
REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS

- REFER TO PLANS, SECTIONS, AND DETAILS FOR CONSTRUCTION OF FIRE RATED ASSEMBLIES WHERE UNDERWRITERS LABORATORY (UL) TEST NUMBERS ARE REFERENCED. CONTRACTOR SHALL PROVIDE CONSTRUCTION MATERIALS, MEANS AND METHODS TO COMPLY WITH TESTED ASSEMBLY.
- REFER TO ALL INDEXED CONSULTANTS FOR ADDITIONAL REQUIREMENTS
- O'REILLY CONSTRUCTION PROVIDED AND INSTALLED FURNISHINGS AND FIXTURES SHOWN FOR REFERENCE ONLY.
- CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED TO PROTECT THE WORK AREA AND EACH STORAGE UNIT AND JOB TRAILER PER THE FIRE CODE
- CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK
- FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN
- REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS
- WHERE REQUIRED, O'REILLY CONSTRUCTION SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED
- ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.
- CONTACT O'REILLY CONSTRUCTION'S DESIGNATED REPRESENTATIVE FOR ADDITIONAL PROJECT INFORMATION
- THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN

PINES BLVD FRONTAGE ROAD

S. UNIVERSITY DR. FRONTAGE ROAD



SYMBOLS LEGEND

- EXISTING CONDITIONS TO BE REMOVED
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- LIGHT POLE

GENERAL NOTES

- A A LAND SURVEY HAS NOT BEEN PROVIDED. EXISTING SITE CONDITIONS INDICATED HEREIN ARE DIAGRAMMATIC ONLY AND PROVIDED FOR GENERAL REFERENCE.
- B SITE DIMENSIONS TO FACE OF BUILDING, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- D ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- E PROVIDE SMOOTH ELEVATION AND GRADING TRANSITIONS FROM NEW CONSTRUCTION TO EXISTING CONSTRUCTION TO REMAIN.
- F CONTRACTOR TO ENSURE EXISTING LANDSCAPING IS FREE OF WEEDS, FREE OF OVERGROWTH AND IS WELL MANICURED.

(X) SITE DEMOLITION KEYNOTES

- D1 REMOVE ASPHALT AND PREP AS REQUIRED FOR NEW GENERATOR AND CONCRETE PAD. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- D2 REMOVE METAL GATE DUMPSTER ENCLOSURE AND PREP AS REQUIRED FOR NEW TRASH ENCLOSURE AND CONCRETE PAD. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- D3 NOT USED.

(X) SITE KEYNOTES

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- 4 EXISTING CONCRETE ACCESSIBLE CURB RAMP.
- 5 EGRESS DOOR.
- 6 EXISTING RECEIVING OVERHEAD COILING DOOR.
- 7 NEW DUMPSTER AND ENCLOSURE.
- 8 EXISTING STOREFRONT ENTRY DOORS.
- 9 EXISTING FIRE DEPARTMENT ACCESS ROUTE.
- 10 EXISTING ADA ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING TO HAVE 1/2" MAX. CHANGE IN ELEVATION, 2% MAX. CROSS SLOPE AND 5% MAX. RUNNING SLOPE.
- 11 FUTURE GENERATOR AND ENCLOSURE/SCREENING (SEPARATE PERMIT APPLICATION REQUIRED - FUTURE).

SITE PLAN GENERAL NOTE:

SITE PLAN PROVIDED FOR GENERAL REFERENCE OF EXISTING CONDITIONS. SCOPE OF WORK IS IDENTIFIED IN KEYNOTES ON THIS SHEET.
 PARKING LAYOUT AS SHOWN, DRIVE AISLES, PUBLIC WALKWAYS, ADJACENT STRUCTURES, PARKING LAYOUT GRADE SLOPES, ETC. ARE EXISTING CONDITIONS AND NOT VERIFIED. NO NEW PARKING SITE LAYOUT SCOPE.
 G. C. TO CONFIRM THAT ACCESSIBLE ROUTE TO PARKING SPACES IS ADA COMPLIANT.

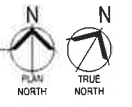
ENVIRONMENTAL GENERAL NOTES

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 IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.



Know what's below.
 Call before you dig.

3 SITE PLAN (NO CHANGE IN BUILDING SQUARE FOOTAGE OR PARKING)
 SCALE: 1" = 30'-0"



CASCO
 13 Summit Drive, Suite 100,
 St. Louis, MO 63147
 T. 314.621.1100

PROJECT:
O'REILLY AUTO PARTS STORE - FD4
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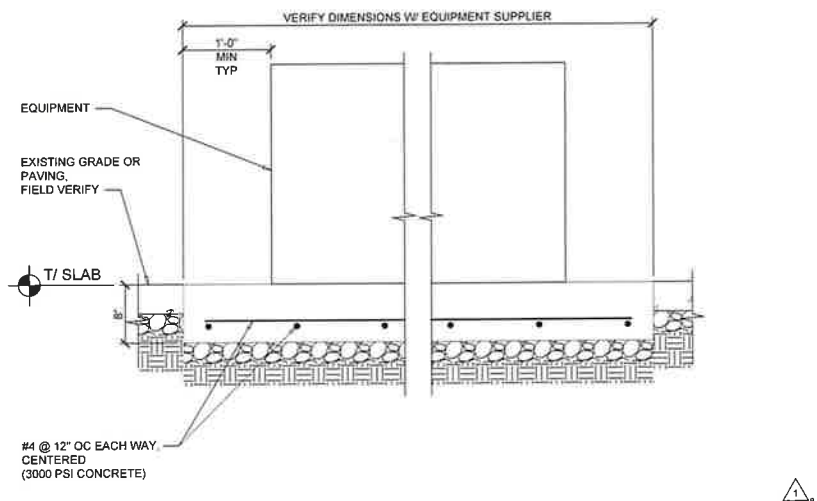
O'Reilly
AUTO PARTS

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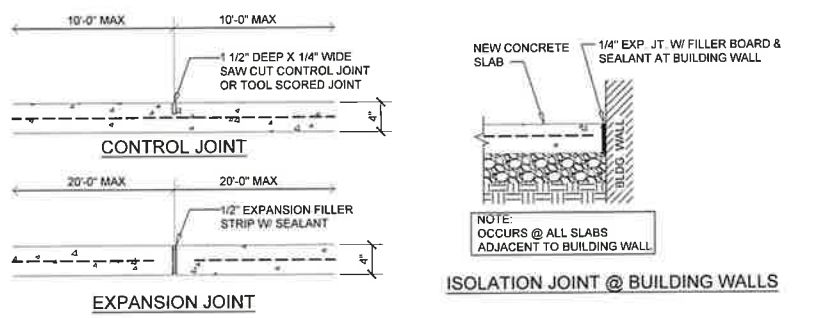
A0.2.1

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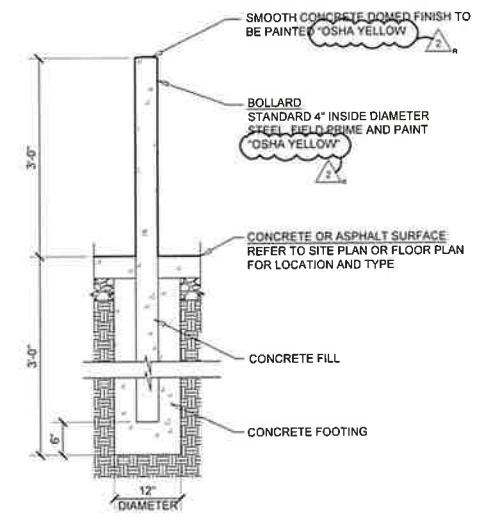
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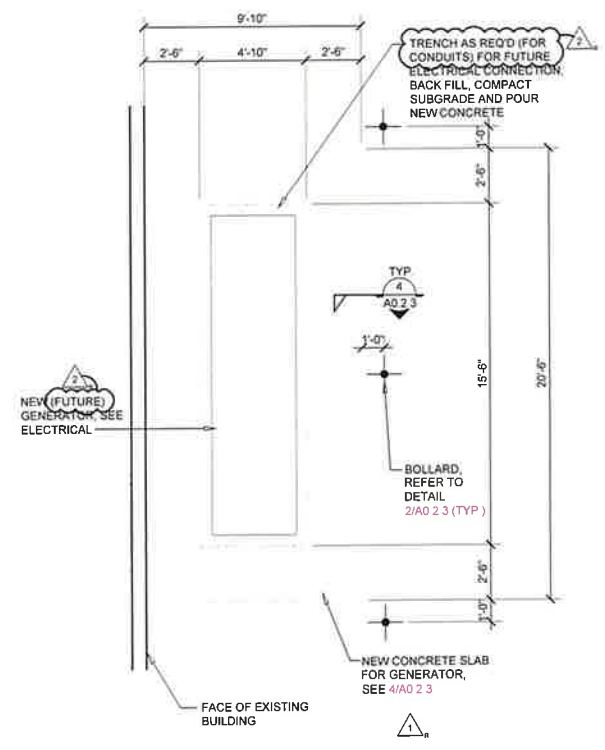
4 CONCRETE PAD DETAIL
 SCALE: 1"=1'-0"



1 TYPICAL CONC. SLAB JOINTS
 SCALE: 1"=1'-0"



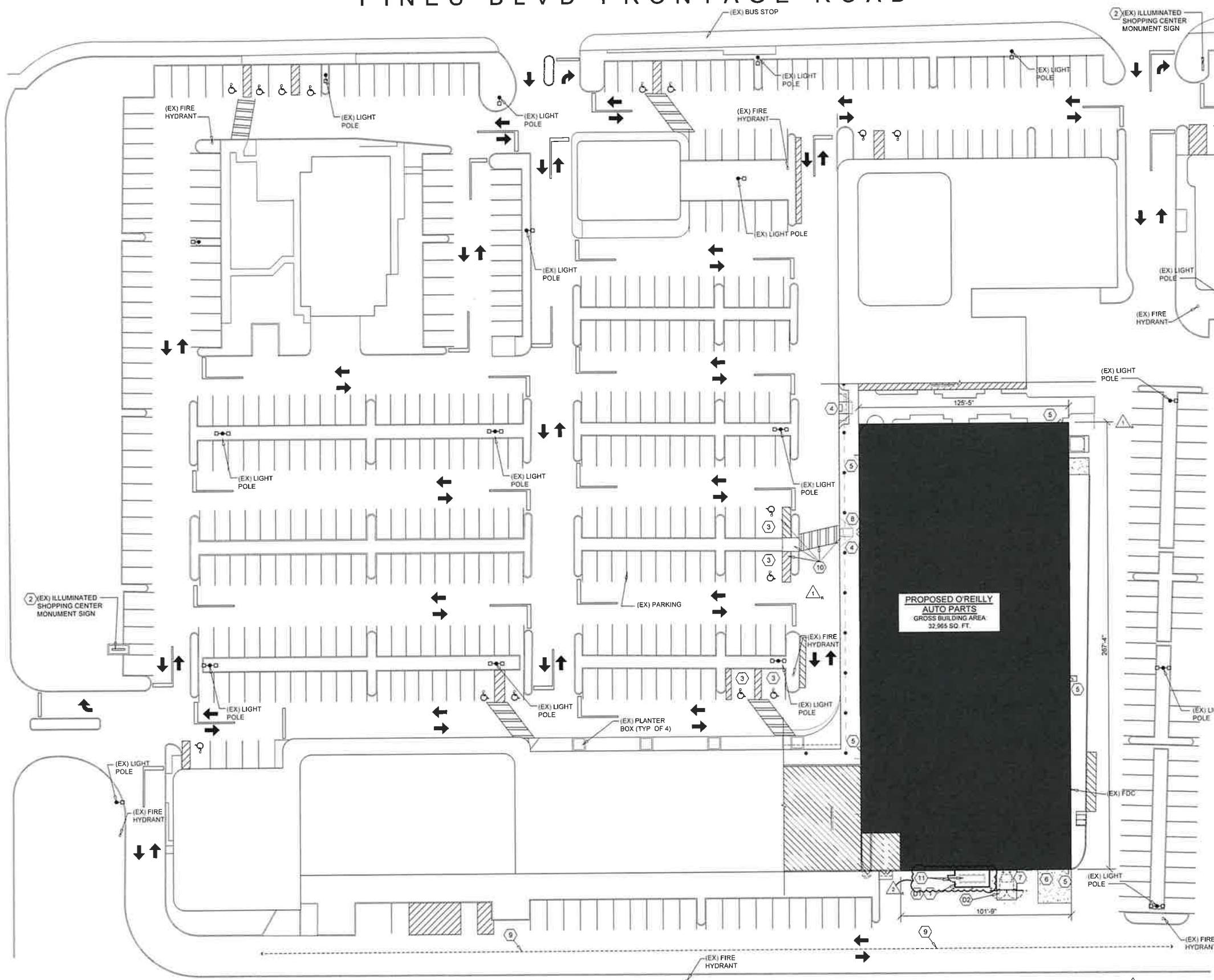
2 STEEL BOLLARD DETAIL
 SCALE: 3/4"=1'-0"



3 GENERATOR PAD ENLARGED DETAIL
 SCALE: 1/4"=1'-0"

PINES BLVD FRONTAGE ROAD

S. UNIVERSITY DR. FRONTAGE ROAD



SYMBOLS LEGEND

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ENVIRONMENTAL GENERAL NOTES

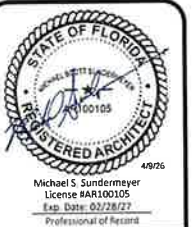
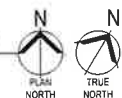
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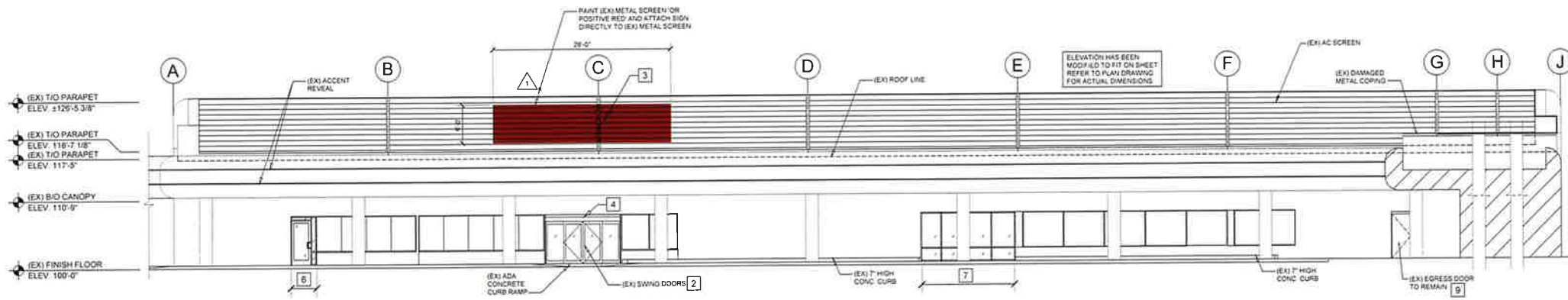


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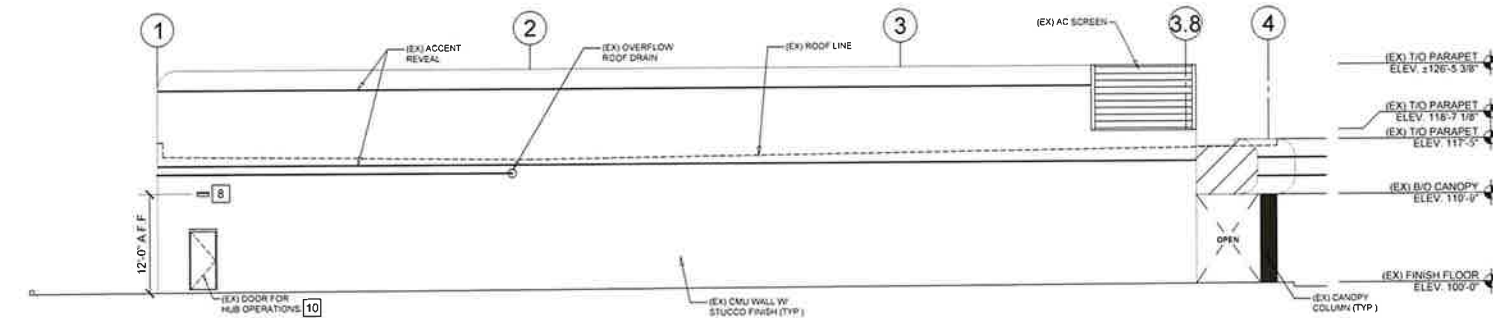
PROJECT:
 O'REILLY AUTO PARTS STORE - FD4
 7930 PINES BOULEVARD
 PEMBROKE PINES (FT LAUDERDALE), FL 33024
 EXISTING SITE PLAN

O'Reilly
 AUTO PARTS

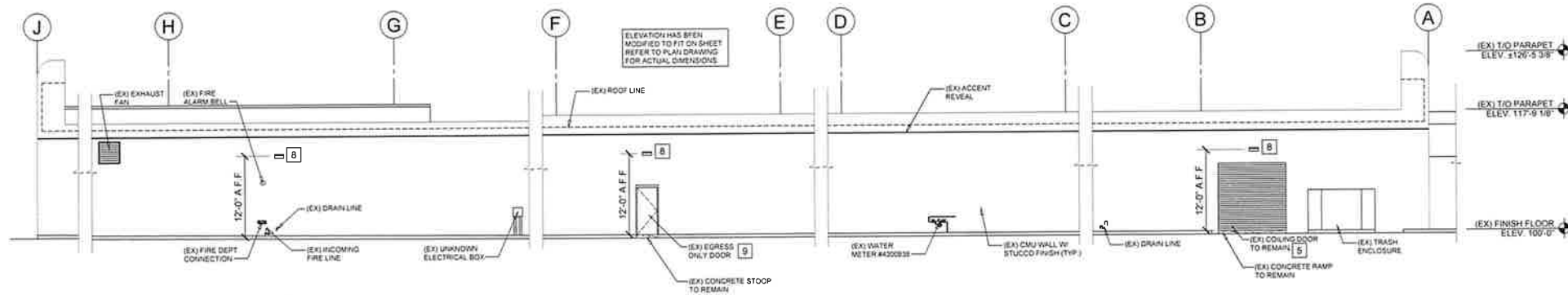
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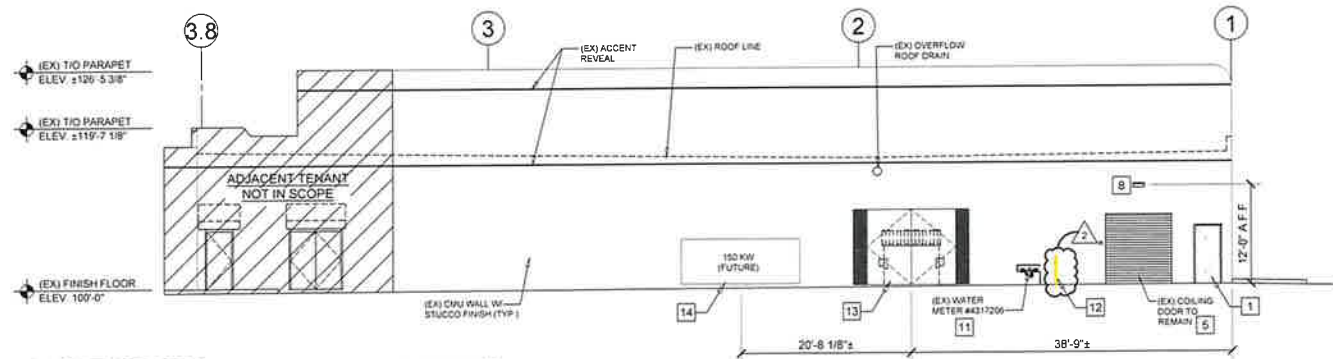
1 FRONT (WEST) EXTERIOR ELEVATION 15
SCALE: 3/32"=1'-0"



2 LEFT (NORTH) EXTERIOR ELEVATION 15
SCALE: 3/32"=1'-0"



3 REAR (EAST) EXTERIOR ELEVATION 15
SCALE: 3/32"=1'-0"

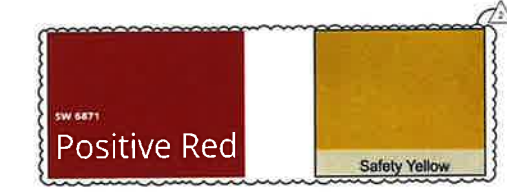


4 RIGHT (SOUTH) EXTERIOR ELEVATION 15
SCALE: 3/32"=1'-0"

EXTERIOR FINISH SCHEDULE

NOTE REFER TO ELEVATIONS FOR FINISH LOCATIONS

- STEEL DOORS AND FRAMES**
MFG. REFER PROJECT MANUAL
FINISH: FACTORY PRIMED AND FIELD PAINTED, SEMI-GLOSS FINISH
COLOR TO MATCH ADJACENT WALL COLOR, SHERWIN WILLIAMS OR APPROVED EQUAL
- STOREFRONT SYSTEM**
MFG. EPFO, KAWNEER OR VISTA (NO SUBSTITUTES)
FINISH: FACTORY PRIMED AND FIELD PAINTED, SEMI-GLOSS FINISH
COLOR TO MATCH EXISTING (CLEAR ANODIZED-GC TO FIELD VERIFY)
- WINDOW TINT**
MFG. 3M
STYLE: LAYER 1 - NIGHT VISION 15 (APPLY FIRST), LAYER 2 - FASERA, MILANO (APPLY OVER)
REP. JIM MANNIX | 912 325 6509
NOTE: INSTALL PRIOR TO INSTALLATION OF INTERIOR WALL CONSTRUCTION
- 1 NEW STOREFRONT SYSTEM TO MATCH EXISTING STYLE, FINISHES AND COLORS OF THE SHOPPING CENTER
- 2 ALL EXISTING SERVICE AND EXIT DOORS TO MATCH EXISTING STYLE, FINISHES AND COLORS OF THE SHOPPING CENTER



EXTERIOR GENERAL NOTES

- A. MANUFACTURER SHERWIN WILLIAMS SPECIFIED EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES)
- B. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED

EXTERIOR KEYNOTES

- NEW HOLLOW METAL DOOR AND FRAME INTO EXISTING FRAME. REFER TO SHEET A6.1 FOR FURTHER INFORMATION
- EXISTING DOUBLE DOORS. GC TO VERIFY PROPER OPERATION AND FUNCTION
- AREA FOR SURFACE MOUNTED SIGN, O'REILLY CONSTRUCTION FURNISHED AND INSTALLED. PROVIDE ROUGH-IN ELECTRICAL. PAINTED BACKING (SW POSITIVE RED) FOR SIGNAGE AS INDICATED. COORDINATE REQUIREMENTS WITH O'REILLY CONSTRUCTION. REFER TO SHEET SG2.1 IN SEPARATE EXTERIOR DESIGN PACKAGE
- PREFERRED BUILDING ADDRESS NUMBERS 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING. CONFIRM WITH LANDLORD/JURISDICTION REQUIREMENTS
- EXISTING OVERHEAD DOOR TO REMAIN. GC TO VERIFY PROPER OPERATION AND FUNCTION
- NEW EXTERIOR STOREFRONT DOOR AND FRAME SYSTEM. REFER TO SHEET A6.1 AND A12.1 FOR FURTHER INFORMATION. PATCH AND REPAIR JAMB AREAS AS REQUIRED TO MAKE WEATHERTIGHT CONDITION AT NEW SYSTEM
- NEW EXTERIOR STOREFRONT GLAZING SYSTEM. REFER TO SHEET A6.1 AND A12.1 FOR FURTHER INFORMATION
- NEW WALLPACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
- EXISTING EXTERIOR DOORS TO REMAIN. GC TO VERIFY PROPER OPERATION AND FUNCTION OF DOOR AND HARDWARE
- EXISTING EXTERIOR DOORS TO REMAIN. REPLACE HARDWARE AS INDICATED ON SHEET A6.1
- PROTECT EXISTING WATER METER DURING ALL DEMOLITION AND CONSTRUCTION WORK
- PAINT EXISTING STEEL BOLLARD "OSHA YELLOW"
- INSTALL NEW DUMPSTER ENCLOSURE AND CONC PAD. REFER TO SHEET A12.2 AND A12.3 FOR FURTHER INFORMATION
- INSTALL NEW CONC GENERATOR PAD ONLY. REFER TO SHEET A12.2 AND A12.3 FOR FURTHER INFORMATION (GENERATOR IS FUTURE AND WILL BE PERMITTED SEPARATELY)
- PATCH AND REPAIR ALL MSC HOLES, RIPS, TEARS, PENETRATIONS, ETC AS REQUIRED AND MAKE EXTERIOR WEATHERTIGHT



Michael S. Sundermeyer
License #100105
Exp. Date: 02/28/27
Professional of Record

CASCO
15000 Pine Ridge Blvd. Suite 100
St. Louis, MO 63143
T: 314.871.1100

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O'Reilly
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