





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

Summary

Agenda Date:	August 14, 2025	Application ID:	MSC 2024-0024
Project:	Lexus Canopy Extension	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Owner:	Countyline Auto Center Inc.	Agent:	Stiles Architecture
Location:	16150 Pines Boulevard	Commission District:	3
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP2022-01, SP 2020-01, SP 2017-01, SN 2016-10, SP 2015-20, MSC 2011-17, SN 2011-04, SP 2007-26, SP 2004-51, SP 2002-42, SP 97-15		
Applicant Request:	Extension of an existing canopy.		
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

Stiles Architecture, agent for owner Countyline Auto Center Inc., is requesting approval for the proposed expansion of the existing Lexus service lane canopy. Lexus of Pembroke Pines is located at 16150 Pines Boulevard (AKA: Pines Auto Plaza).

The City Commission at its June 26, 1997 meeting approved the Pines Auto Plaza (SP 97-15) on the underlying property. The following other site plan amendments of significance were approved for this site over time:

- SP 2004-51: Lexus Used car showroom / parts / service bay addition.
- SP 2007-26: Pines Auto Plaza Monument Sign
- SP 2015-20: Lexus Car Wash Addition
- SP 2017-01: Lexus Car Detail Canopies
- SP 2020-01: Collision Center Expansion
- SP 2022-01: Architectural and Color Modifications

BUILDINGS / STRUCTURES:

The applicant is proposing to extend the existing service lane canopy 40'-7" to the north. The service lane is located adjacent to the existing showroom. The additional space is to allow for the installation of two UVEYE machines, which are utilized to quickly perform thorough vehicle inspections.

All proposed colors and materials shall match the exiting canopy, which consists of grays and metal paneling.

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 Zoning Division (7/22/25)
- Memo from Planning Division (7/17/25)
- Memo from Landscape Planner (6/25/25)
- Memo from Zoning Division (6/25/25)
- Memo from Planning Division (6/24/25)
- Memo from Engineering Division (4/23/25)
- Memo from Zoning Division (4/23/25)
- Memo from Landscape Planner (4/15/25)
- Memo from Planning Division (4/8/25)
- Memo from Engineering Division (2/19/25)
- Memo from Landscape Planner (1/23/25)
- Memo from Zoning Division (1/21/25)
- Memo from Planning Division (1/15/25)
- Memo from Engineering Division (11/6/24)

Memo from Landscape Planner (10/15/24)
Memo from Planning Division (10/15/24)
Memo from Zoning Division (10/15/24)
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: Not required

Plans for DRC 5 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 foot 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: _____ Project #: PRJ 20____ - ____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:Project Name: LEXUS OF PEMPROKE PINESProject Address: 16150 W PINES BOULEVARD, PEMBROKE PINES FL 33027

Location / Shopping Center: _____

Acreage of Property: 19.3 ACRESBuilding Square Feet: 209,515 SF

Flexibility Zone: _____

Folio Number(s): _____

Plat Name: _____

Traffic Analysis Zone (TAZ): _____

Legal Description:

PARCEL "C" OF "PEMBROKE SHORES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°39'56" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, A DISTANCE OF 1,377.77 FEET, THENCE SOUTH 00°20'02" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH LINE OF SAID PARCEL "C", THENCE CONTINUE SOUTH 30°20'02" EAST, A DISTANCE OF 224.00 FEET, THENCE SOUTH 69°29'59" WEST, ALONG A LINE 328.30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 175.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS SOUTH 55°18'32" WEST, THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 10°35'34", A DISTANCE OF 32.51 FEET TO THE POINT OF TANGENCY, THENCE NORTH 45°20'02" WEST, A DISTANCE OF 116.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTH-WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 4°59'00", A DISTANCE OF 61.06 FEET TO THE POINT OF TANGENCY, THENCE NORTH 00°20'02" WEST, A DISTANCE OF 75 FEET, THENCE NORTH 69°39'56" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PINES BOULEVARD, AS DESCRIBED IN DEED BOOK 181 AT PAGE 114 AND DEED BOOK 123 AT PAGE 263 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF SAID PARCEL "C", A DISTANCE OF 356.32' TO THE POINT OF BEGINNING, AND A PORTION OF PARCEL "C" "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST

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: Countyline Auto Center, Inc.

Owner's Address: 16150 Pines Blvd, Pembroke Pines, FL 33027

Owner's Email Address: pparke@czag.net

Owner's Phone: 954/967-4111 Owner's Fax: none

Agent: Olson Group International, Inc.

Contact Person: Glenn W. Olson

Agent's Address: c/o Craig Zinn Automotive Group 1841 North State Road 7, Hollywood, FL 33021

Agent's Email Address: golson@olsongrp.com

Agent's Phone: 954/648-7034 Agent's Fax: none

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: B-3

Land Use / Density:

Use:

Plat Name:

Plat Restrictive Note:

PROPOSED

Zoning:

Land Use / Density:

Use:

Plat Name:

Plat Restrictive Note:

ADJACENT ZONING

North:

South:

East:

West:

ADJACENT LAND USE PLAN

North:

South:

East:

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

FACADE RENOVATION OF EXISTING DRIVE TROUGH SERVICE CANOPY

EXTENDING EXISTING CANOPY AT SERVICE DRIVE TROUGH TO ACOMODATE NEW SCANNER MACHINES.

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 is no 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.

Patricia Parke

September 3, 2024

Signature of Owner

Date

Patricia Parke

Sworn and Subscribed before me this 3rd day

of September, 2024



Fee Paid

Signature of Notary Public

August 9, 2027

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.

Glenn Olson

9/4/24

Signature of Agent

Date

Glenn Olson

Sworn and Subscribed before me this 4th day

of September, 2024



Fee Paid

Signature of Notary Public

August 9, 2027

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Countyline Auto Center, Inc.

Authorized Representative: Patricia A. Parke

Application Number: _____

Application Request: _____

I, Patricia A. Parke (print Applicant/Authorized Representative name), on behalf of Countyline Auto Center, Inc. (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



September 3, 2024

Signature of Applicant or Applicant's
Authorized Representative

Date

Countyline Auto Center, Inc. / Patricia A. Parke
Print Name of Applicant/Authorized Representative

MEMORANDUM

July 22, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2024-0024 (Lexus of Pembroke Pines)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 17, 2025
To: MSC 2024-0024
From: Cole Williams, Senior Planner
Re: Lexus Canopy

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
June 25, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0024) Lexus canopy extension 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. No additional landscaping is to be added to the existing interior island. Staff has no further landscape comments at this time.**

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.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com

MEMORANDUM

June 25, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2024-0024 (Lexus of Pembroke Pines)

The following are my comments regarding the above Miscellaneous Plan:

- ~~1. Provide confirmation from the County that the proposed addition is in compliance with the underlying plat. 1/21/25- Not provided. 4/23/25- Not provided.~~
- ~~2. Is any signage proposed on the canopy?~~
3. Is any lighting proposed on/ under the canopy? **1/21/25- Not provided. 4/23/25- Provide details of lighting fixtures. 6/25/25- Confirm maximum lighting CCT to be 4,000K.**
- ~~4. Provide details of new scanning car machines. 1/21/25- Not provided~~
- ~~5. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board. 1/21/25- Not provided~~
6. After review of resubmittal, additional comments may be made.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 24, 2025
To: MSC 2024-0024
From: Cole Williams, Senior Planner
Re: Lexus Canopy

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

1. Provide physical material board with samples of all paint chips and materials to be used. **Not provided.**
- ~~2. Clarify if any signage will be installed.~~
3. Clarify if any lighting will be installed. **Not provided.**
 - a. **Clarify lighting CCT does not exceed 4,000k**
- ~~4. Provide confirmation from the county that what is being proposed is consistent with the underlying plat. **Not provided.**~~
- ~~5. Provide details of what the canopy expansion will be used for. Not provided~~
- ~~6. Provide details of the car scanning machines. Not provided~~
- ~~7. Provide comment response sheet.~~

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



DRC REVIEW FORM

April 23, 2025

Project: *LEXUS OF PEMBROKE PINES – CANOPY EXTENSION*
City Reference Number: *MSC2024-0024*

To: Cole Williams, AICP
Senior Planner, Planning and Economic Development Department
From: John L. England, P.E., Assistant City Engineer
Engineering Division/Public Services Department
(954) 518-9046

RECOMMENDATION:

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

NOTE that an Engineering Permit is required for construction of the proposed project site related improvements. Submittal of a completed and executed Engineering Permit application, one (1) signed and sealed set of Site Engineering Plans along with copy in PDF format, Plans Review Fee payment and Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

April 23, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2024-0024 (Lexus of Pembroke Pines)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide confirmation from the County that the proposed addition is in compliance with the underlying plat. **1/21/25- Not provided. 4/23/25- Not provided.**
- ~~2. Is any signage proposed on the canopy?~~
3. Is any lighting proposed on/ under the canopy? **1/21/25- Not provided. 4/23/25- Provide details of lighting fixtures.**
- ~~4. Provide details of new scanning car machines. 1/21/25- Not provided~~
- ~~5. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board. 1/21/25- Not provided~~
6. After review of resubmittal, additional comments may be made.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

MEMORANDUM
April 15, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0024) Lexus canopy extension v3

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. The additional proposed quantities, species by common and scientific names (even if matching), and specs are required to be shown on the plans, for review and approval. Please note the outlined Code requirement below, for consideration. This memo must be added onto the plans, for the GC.**
 - a. As per the recent Code amendment, LDC SEC. 155.663 (A) Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed 24 inches in height in addition to requirements listed below.**
- 2. Additional comments may apply.**

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.

Should you have any questions pertaining to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 8, 2025
To: MSC 2024-0024
From: Cole Williams, Senior Planner
Re: Lexus Canopy

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

- ~~1. Provide physical material board with samples of all paint chips and materials to be used. **Not provided.**~~
- ~~2. Clarify if any signage will be installed.~~
3. Clarify if any lighting will be installed. **Not provided.** Provide details of lighting fixtures.
4. Provide confirmation from the county that what is being proposed is consistent with the underlying plat. **Not provided.** Written confirmation from the county must be provided. You may contact Luchong, Jennifer JLUCHONG@broward.org for this.
- ~~5. Provide details of what the canopy expansion will be used for.~~
- ~~6. Provide details of the car scanning machines.~~
7. Provide comment response sheet.

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



DRC REVIEW FORM

February 19, 2025

Project: Lexus of Pembroke Pines Canopy Extension

City Reference Number: MSC2024-0024

To: Cole Williams, AICP

Senior Planner, Planning and Economic Development Department

From: Juan Sorza, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9093

COMMENTS/RECOMMENDATIONS:

Proposed Floor Plan A-2.1

1. **Proposed Floor Plan:** Clearly depict and denote/label the limits of Pavement/Asphalt Restoration required per City Standard R-39 in association with the required pavement demolition work and new Type 'D' Curb construction. Per City Standard R-39, a minimum of 2' of pavement restoration will be required beyond the limits of the pavement demolition/face of new curb.
2. **Proposed Floor Plan:** Refer to Plan Mark-Ups on Sheet A-2.1 for additional marked comments and/or clarification of design items.

General Comments

1. Note that it will be necessary to provide the appropriate Civil Plans, Cover Sheet, Demolition Plan, Engineering Plan and Details Sheet reflecting the existing conditions and proposed site engineering related modifications and improvements for processing of the required Engineering Permit after receipt of Site Plan approval.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

MEMORANDUM

January 23, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0024) Lexus canopy extension v2

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.** As per sheet A-2.1 it is noted that new landscape area is proposed, however no proposed plant material is noted anywhere on the plans. Please provide the Plant Schedule proposed for the said area. **Comment not addressed.**
- 2.** Additional comments may apply.

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.

Should you have any questions pertaining DRC comments please contact me directly.

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
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

MEMORANDUM

January 21, 2024

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2024-0024 (Lexus of Pembroke Pines)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide confirmation from the County that the proposed addition is in compliance with the underlying plat. **1/21/25- Not provided**
- ~~2. Is any signage proposed on the canopy?~~
3. Is any lighting proposed on/ under the canopy? **1/21/25- Not provided**
4. Provide details of new scanning car machines. **1/21/25- Not provided**
5. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board. **1/21/25- Not provided**
6. After review of resubmittal, additional comments may be made.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 15, 2025
To: MSC 2024-0024
From: Cole Williams, Senior Planner
Re: Lexus Canopy

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

1. Provide physical material board with samples of all paint chips and materials to be used. **Not provided.**
- ~~2. Clarify if any signage will be installed.~~
3. Clarify if any lighting will be installed. **Not provided.**
4. Provide confirmation from the county that what is being proposed is consistent with the underlying plat. **Not provided.**
5. **Provide details of what the canopy expansion will be used for.**
6. **Provide details of the car scanning machines.**
7. **Provide comment response sheet.**

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



DRC REVIEW FORM

November 6, 2024

Project: Lexus of Pembroke Pines Canopy Extension

City Reference Number: MSC2024-0024

To: Laura Arcila Bonet

Planning and Economic Development Department

From: Juan Sorza, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9093

COMMENTS/RECOMMENDATIONS:

Proposed Floor Plan A-2.1

1. **Demolition Floor Plan:** Clearly indicate the proposed asphalt to be removed on the plans. All asphalt repairs must comply with the city's R-47 standard. Add details to the detail sheet.
2. **Demolition Floor Plan:** Clearly show irrigation and electrical lines on the plans. If these lines are to be modified, indicate the proposed work on the proposed floor plan.
3. **Proposed Floor Plan:** Clearly show on plans the detail for the proposed column. Details must include measurements and materials.
4. **Proposed Floor Plan:** Clearly show on plans the proposed curb that is going to be extended with the note placed on Plan Mark Ups. All Curb must comply with city's R-26 standard, Curb must be Type D. All broken curbs within the project limits must be replaced with Type D.

General Comments

1. Provide a full set of civil plans showing existing conditions (demolition plan), Proposed work, Detail sheet and cover sheet.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

MEMORANDUM

October 15, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2024-0024) Lexus canopy extension

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. As per sheet A-2.1 its noted that new landscape area is proposed, however no proposed plant material is noted anywhere on the plans. Please provide the Plant Schedule proposed for the said area.**
- 2. Additional comments may apply.**

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.

Should you have any questions pertaining DRC comments please contact me directly.

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
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 15, 2024
To: MSC 2024-0024
From: Laura Arcila Bonet, Planner / Zoning Technician
Re: Lexus Canopy

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

1. Provide physical material board with samples of all paint chips and materials to be used.
2. Clarify if any signage will be installed.
3. Clarify if any lighting will be installed.
4. Provide confirmation from the county that what is being proposed is consistent with the underlying plat.

Contact me if you have any questions lcastanoarcila@ppines.com

MEMORANDUM

October 15, 2024

To: Laura Bonet Arcila
Planner / Zoning Technician

From: Julia Aldridge
Planner / Zoning Technician

Re: MSC 2024-0024 (Lexus of Pembroke Pines)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide confirmation from the County that the proposed addition is in compliance with the underlying plat.
2. Is any signage proposed on the canopy?
3. Is any lighting proposed on/ under the canopy?
4. Provide details of new scanning car machines.
5. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.
6. After review of resubmittal, additional comments may be made.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

Lexus Canopy Expansion (MSC2024-0024)

