


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

Summary

Agenda Date:	December 9, 2021	Application ID:	MSC 2021-30
Project:	Exxon Mobil Rebranding	Project Number:	N/A
Project Planner	Cole Williams, Planner / Zoning Technician		
Owner:	Anabi Real Estate Development LLC	Agent:	Daniel Vater
Location:	19600 Pines Boulevard		
Existing Zoning:	B-3 General Business		
Existing Land Use:	Commercial		
Reference Applications:	MSC 2014-46, SN 2012-17, SN 2009-22, SP 98-35		
Applicant Request:	Rebranding of existing gas station including color, canopy and signage modifications		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Daniel Vater, agent, is requesting approval of rebranding of an existing gas station consisting of color, canopy and signage modifications an existing gas station located at 19600 Pines Boulevard. The proposed changes are the result of a recent sale of the property. The C-store will now be a Rebel convenience store with the gas provided by Exxon/Mobil.

The existing gas station was approved in 1998 through SP 98-35. The most recent modifications to the site came in 2014 (rebranding) through MSC 2014-46.

Code case 130061 is currently open for modifications made without Planning and Zoning Board approval. The approval of this application will put the site into compliance. Building permits are required for the signage and canopy modifications.

BUILDINGS / STRUCTURES:

The building's main body color shall remain the same as previously approved (Sherwin Williams – China White). The following colors are proposed for the trim bands:

- Lower Trim: SW 2297 (Delta Green)
- Upper Trim: SW 419 (Black)

Additionally, the applicant proposes to remove and replace the existing canopy and gas pumps, with Exxon/Mobil branded equipment which has a white and red color scheme. The new canopy will be illuminated via down lighting concealed in the canopy roof line.

SIGNAGE:

The following signs are proposed for the site:

- One, 16.48 square foot internally illuminated channel letter sign located on the northeast elevation reading, "Rebel" in black and green copy.
- One, 16 square foot internally illuminated push thru sign located on the canopy's north elevations reading, "Exxon" in red copy.
- The existing 30 square foot monument sign structure will be retrofitted with a blue and white LED price panels. The gasoline prices will be displayed in red LED text and Diesel prices displayed in green LED text. The sign will read "Exxon" in red and blue text on a white background, and "Rebel" in black and green copy on a white background.

Staff recommendation: Approval

Enclosed:

Site Plan Application
Memo from Planning Division (11/23/21)
Memo from Zoning Administrator (11/23/21)
Memo from Planning Division (11/22/21)
Memo from Zoning Administrator (11/22/21)
Memo from Engineering Division (11/17/21)

Memo from Engineering Division (11/1/21)
Memo from Zoning Administrator (10/4/21)
Memo from Planning Division (9/30/21)
Memo from Landscape Planner (9/29/21)
Memo from Fire Prevention (9/29/21)
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.ppin.es.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 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: Cole Project #: PRJ 20 11/1 Application #: MSC 2021-30
09 27 21 (no payment)
 Date Submitted: 11/1 Posted Signs Required: (n/a) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:Project Name: Exxon/Mobil Rebranding Site #20084Project Address: 19600 Pines BlvdLocation / Shopping Center: Corner of 196th Ave & Pines BlvdAcreage of Property: 3.348 Building Square Feet: 3642Flexibility Zone: N/A Folio Number(s): N/APlat Name: 196 Pines Plaza Traffic Analysis Zone (TAZ): N/A

Legal Description:
NW Corner of Tract "A" 196 Pines
Plaza PB 154, PG 6 Broward County, FL
(See attached ALTA Survey for more info)

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: Anabi Oil

Owner's Address: 1450 N. Benson Avenue, Suite A Upland, CA 91786

Owner's Email Address: arosen@anabioil.com

Owner's Phone: 909-552-9380 Owner's Fax: _____

Agent: Project CSI, LLC

Contact Person: Daniel Vater

Agent's Address: 11411 Overlook Drive Fishers, IN 46032

Agent's Email Address: daniel@projectcsi.com

Agent's Phone: 363-532-6597 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: _____

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)

□ Existing Monument Sign: Changing price signs from manual to digital/LCD. Replacing cabinet with no change in 52 FT size. Swapping old Speedway sign with Exxon/Rebel.

□ Canopy/Forecourt: Installing new red ACM on existing fascia. No change in height on canopy structure. Removal of any existing Speedway signage and installation of (1) one Exxon channel lettering on right side. Sign to be internally illuminated.

- Installation of (5) Synergy waves
- Installation of (10) Kugla's
- Installation of (5) Blades
- Installation of (20) Pump number wedges

(All will be under canopy w/ dispensers)

□ Building Signage/Backcourt: Installing (1) one "Rebel" branded sign on front of building (52 FT = 16.48'). Removal of any existing signage. Building has already been painted w/ green band and black stripes as shown in drawings attached.

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.

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20____

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.

David V.
Signature of Agent

09/23/21
Date

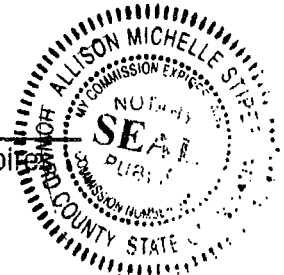
Sworn and Subscribed before me this 23rd day

of September, 2021

Allison S.
Signature of Notary Public

10/14/2021
My Commission Expires

Fee Paid



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.

Rawa Anabi 9/21/21
Signature of Owner Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee attached
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

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

On September 21 2021 before me, Deanna Speer, Notary Public
personally appeared Rawa Anabi

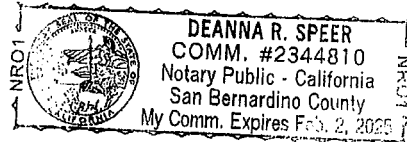
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Deanna Speer, Notary Public



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

Individual:
Attorney in Fact
Corporate Officer

Guardian of the Estate
Partner in a Partnership
Trustee
Other _____

representing _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

I examined the original electronic notary journal entry

Page # _____ Entry # _____

I am a contract

Other _____

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 23, 2021
To: MSC 2021-30 file
From: Cole Williams, Planner / Zoning Technician
Re: Exxon

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 23, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-30 (Exxon-Mobil @ 19600 Pines Blvd.)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 22, 2021
To: MSC 2021-30 file
From: Cole Williams, Planner / Zoning Technician
Re: Exxon

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

- ~~1. Provide material board of with physical samples of all paint chips and materials to be used.~~
- ~~2. Exterior elevations need to be provided for all sides of the building with the colors label.~~
- ~~3. The monument sign must be either pan formed or routed letters.~~
- ~~4. Clarify the height of the monument sign.~~

NEW COMMENTS

5. **Total signage (excluding the monument sign) cannot exceed 36 square feet. This would include any wall and canopy signage.**
6. **Letter height cannot exceed 48"**
7. Further comments may apply
8. Contact me prior to resubmittal 954-392-2100.

MEMORANDUM

November 22, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-30 (Exxon-Mobil @ 19600 Pines Blvd.)

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

2. Re-Submittal does not require structural/engineering drawings.
11/22/2021 – These drawings were submitted again. Remove for next re-submittal.
3. Correct Sheet #7 of 18 within “Brand Book” as it shows an additional awning sign and location being used for installation does not match proposed location shown on Sheet #5 of 18.
11/22/2021 – This sheet is one that should not be resubmitted.

New Comment 11/22/2021:

1. Proposed wall sign has been changed since first submittal and does not meet code for square footage or letter height. Total square footage of wall AND canopy signs is 36 square feet, with a maximum letter height of 48”.

After review of resubmittal, additional comments may be made.

Please contact me with any questions.

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



DRC REVIEW FORM

November 17, 2021

**Project: *EXXON MOBIL*
City Reference Number: *MSC 2021-30***

**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**

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed miscellaneous signage, pump cabinet, pump canopy fascia and building paint related changes and the proposed project/application is hereby recommended for 'Consideration' by the Planning and Zoning Board.

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



DRC REVIEW FORM

November 1, 2021

Project: *EXXON MOBIL*

City Reference Number: *MSC 2021-30*

**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:

1. Cover Sheet - 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'. Two of the three existing Sidewalk Curb Ramps are not ADA compliant. The above referenced ramps are in the Accessible Route on the northwest side of the project site. (Refer to Plan Mar-Ups for precise location)

Depict and denote/label on the plan the 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 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

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

2. Cover Sheet - The existing 'Do Not Enter' sign on the left side of the ingress (Northwest side of the project site) is faded and not visible for the drivers. Replace this sign with a Manual of Uniform Traffic Control Devices (MUTCD) compliant.
3. Cover Sheet – Existing Stop and Right Turn Only signs on the egress (East side of the project site) need to be raised for proper visualization. The vegetation on the edge of the curb is blocking both signs. (Note that the center of the uppermost sign needs to be 7 feet from the existing grade).
4. Cover Sheet – The current plan sheet (first sheet of the DRC plans set) is named as '7-Eleven'. Rename the project with the correct title.
5. General Comment – Based on a field preliminary inspection, it was observed a tripping hazard of 1 ¾ inch in the 'Accessible Route/Sidewalk' on the east side of the project. Reconstruct the flags of the sidewalk to be flush with each other with proper sloping.
6. General Comment - Note that all existing pavement markings and signage within the site must comply with current Broward County Traffic Engineering Division (BCTED) 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 'Plan Mark-Ups' for additional information related to pavement markings and signage items related to this comment.)

7. 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
 - For Standard Parking Spaces - Single 4" white paint stripes between standard parking spaces

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

- 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 the Accessible Parking Space Signs – Replace both signs for the ‘three-piece’ City Standard R-32 (Sheet 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) - 5’ 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.

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

- R-32, ‘Accessible Parking Space Details’, Sheet 1 & 4 of 4
- R-41, ‘Standard Parking Space Details’, Sheet 1 of 3

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>

9. 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

October 4, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-30 (Exxon-Mobil @ 19600 Pines Blvd.)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide all elevations of convenience store showing color numbers, color names, materials, finishes, etc.
2. Re-Submittal and does not require structural/engineering drawings.
3. Correct Sheet #7 of 18 within "Brand Book" as it shows an additional awning sign and location being used for installation does not match proposed location shown on Sheet #5 of 18.
4. Label all elevations as north, south, east and west.
5. Provide details of Monument Sign panels as Exxon/Rebel lettering must be routed out or pan formed.
6. After review of resubmittal, additional comments may be made.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 30, 2021
To: MSC 2021-28 file
From: Cole Williams, Planner / Zoning Technician
Re: Exxon

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

1. Provide material board of with physical samples of all paint chips and materials to be used.
2. Exterior elevations need to be provided for all sides of the building with the colors label.
3. The monument sign must be either pan formed or routed letters.
4. Clarify the height of the monument sign.
5. Further comments may apply
6. Contact me prior to resubmittal 954-392-2100.

MEMORANDUM

September 29, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Christian Zamora
Planner/ Zoning Specialist

Re: (MSC 2021-30) Exxon Mobile (formerly known as Speedway)

DRC #: 1

The City of Pembroke Pines Planning Division has conducted a courtesy landscape inspection and found the following items need to be addressed prior this property is found in compliance for the proposed project:

1. Landscape Plan:
 - Any missing trees or shrubs lost during the years will need to be replaced. Staff recommends reviewing previously approved landscape plans to assure material is not missing. (Approved Landscape Plans for the property via SP 98-35 are included)
2. Please note that mitigation may be required as per code: every 1 hardwood tree removed is equivalent to 1.5 hardwood trees for replacement.
3. If any replacement tree to be installed, must provide root barrier in parking lot islands or any other tree with aggressive root systems closer than 10' to a structure.
4. Existing trees need trimming and pruning with proper horticultural practices. City Code 155.664
5. All periphery shrubbery need to be properly trimmed, maintained. Landscape beds need to be mulched.
6. Irrigation check will take place at the time of installation. Please make sure all irrigation is working.
7. All Landscape comments to be addressed by comment response sheet and plans as needed.

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.

CHRISTIAN ZAMORA

Planner Zoning Specialist, Planning and Economic Development Department
954.392.2100 (Office) - czamora@ppines.com

City Hall Hours: Monday to Thursday 7am to 6pm - Closed Friday

Consider the environment before printing this email.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

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

PROJECT NAME: Exxon/Mobil Rebranding

REFERENCE #: MSC 2021 - 30

DATE REVIEWED: 9/29/2021

**THIS PROJECT CONFORMS TO
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

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

SUBJECT SITE AERIAL PHOTO

Exxon Mobil Rebranding (MSC 2021-30)

