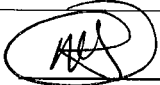





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	March 18, 2019	Application ID:	MSC 2018-27
Project:	Auto Detailing @ Chevron	Project Number:	N/A
Project Planner:	Christian T. Zamora, Planner / Zoning Specialist		
Owner:	South Florida Commercial Properties of Georgia LLC % MK Hewat	Agent:	Diana Dalley
Location:	10255 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2006-31, SP 2003-17, SN 2003-09, SP 93-64		
Applicant Request:	<ul style="list-style-type: none">• Installation of canopy for car detail• Addition of (3) parking spaces		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description/Background

Diana Dalley, agent, is requesting approval to install a permanent awing metal structure at the Chevron service station located at 10255 Pines Boulevard, east corner of Pines Boulevard and access road into Pembroke Place Shopping Center (originally approved as "K-mart Shopping Center"). The freestanding structure will be installed to the west side of the service station parcel for drying and buffing of cars only, washing of vehicles will continue to be performed inside the existing carwash tunnel, directly behind the convenience store building.

The existing service station was originally approved by the Planning and Zoning Board and built for the Chevron in the year 1993. In 2003, the Board approved color and signage modifications for the convenience store, rebranding it from the originally approved Chevron Food Mart to 7-Eleven colors and signs, as per the nationally registered trademark. Lastly, in 2006 the fueling canopies fascia were painted and illuminated with wall washing lighting to the west and east elevations with Chevron nationally registered colors and logos, accordingly.

BUILDINGS / STRUCTURES:

The applicant proposes an 11'-0" tall, 18'-0" x 30'-0" free standing anodized metal structure with Chevron Blue fabric top for a total of 540 Square Feet.

PARKING:

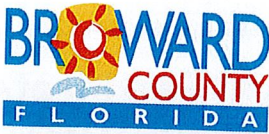
The applicant will be adding (3) parallel parking stalls to the south side of the property for a total of 11 parking spaces, where per City Ordinance 3.5/1,000 parking spaces are required for the convenience store and 2 parking spaces for the ancillary use as allowed by City Code -155.149 (B) (9) (d) - for a grand total of 11 parking spaces on the parcel. Furthermore, per City's Engineering request, applicant will be marking and re-striping the existing parking lot.

No other change are being proposed at this time

Staff has reviewed the proposed changes and find the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Broward County Approvals, Received 2/14/2019
Business Operation Letter, Received 2/27/2019
Memo from Fire Prevention Bureau, 2/27/2018
Memo from Zoning Administrator, 2/26/2019
Memo from Environmental Services, 2/26/2019
Memo from Planning Division, 2/26/2019
Memo from Environmental Services, 1/7/2019
Memo from Zoning Administrator, 12/31/2018
Memo from Planning Division, 12/27/2018
Memo from Fire Prevention Bureau, 12/27/2018
Memo from Landscape Planner, 12/24/2018
Site Plan
Site Aerials



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Transportation Concurrency Satisfaction Certificate

*** Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.**

Issue Date: 02/14/2019

DR Review #: 0064823

Application Number: 000420024

Title of Drawings: Extra Clean Car Wash

Project#: NA

Plan Last Revision Date: 01/17/19

Bldg Dept Jurisdiction: Pembroke Pines

Legal Description: Plat Name: PINES-PALM WEST

Plat Number: 143-MP-83 **Book:** 126 **Page:** 30

Lot: **Block:**

Address: 10255 Pines BLVD, Pembroke Pines, FL 33026

Construction Type: Addition

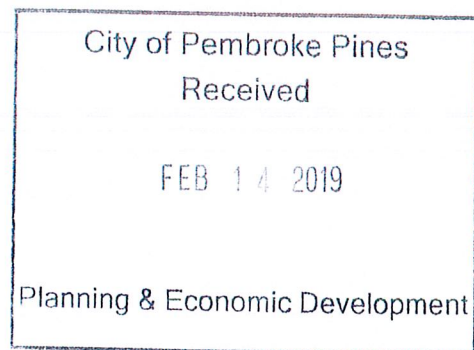
This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

☒ **BUILDING OFFICIAL:** No Impact/Concurrency Fees Due to Broward County Planning & Development Management Division
The installation of 540 SF Canopy for carwash located in a service plaza
Receipt# 0064823

☒ **TRANSPORTATION CONCURRENCY SATISFACTION:** Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.



If a building permit is not applied for within 30 days of the Environmental Review Approval, plans must be re-submitted to the Planning and Development Management Division for re-evaluation.

Development Reviewer Name: Howard Clarke



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Environmental Review Approval Certificate

Issue Date: 2/14/2019

ER Review #: 000420024

Title of Drawings: Extra Clean Car Wash

Project#: 19-017

Plan Last Revision Date: 01/17/19

Bldg Dept Jurisdiction: Pembroke Pines

Legal Description: Plat Name: PINES-PALM WEST Lot: Block:

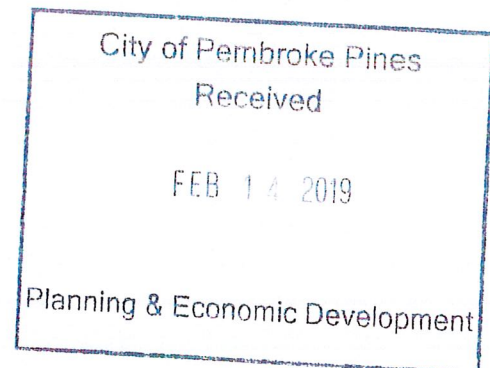
Address: 10255 Pines BLVD, Pembroke Pines, Fl. 33026

Construction Type: New Construction

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

APPROVED

- ☒ **NO DEWATERING PERMITTED - CONTAMINATION** In accordance with Section 27-353 of the Broward County Natural Resource Protection Code, dewatering operations shall not be conducted without approval from the Broward County Environmental Engineering and Permitting Division.
- ☒ **ATTENTION - UNDERGROUND FUEL PIPELINE** At least one underground fuel pipeline is in the vicinity of your proposed project. Prior to commencement of your construction activities you must ensure that work does not impact the pipeline(s) prior to beginning your work.
- ☒ **WARNING** NOTIFICATION TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION IS REQUIRED WITHIN TEN (10) WORKING DAYS AFTER ISSUANCE OF A BUILDING PERMIT, A CERTIFICATE OF OCCUPANCY, A TEMPORARY CERTIFICATE OF OCCUPANCY, CERTIFICATE OF COMPLETION, FINAL INSPECTION OR ANY OTHER ACTION THAT ALLOWS OCCUPANCY OF THE BUILDING OR FACILITY. THE BUILDING DEPARTMENT IS REQUIRED TO ELECTRONICALLY UPDATE BUILDING PERMIT AND CO DATA ONLINE AT [HTTPS://DMDWEB.BROWARD.ORG/DMDWEB/LOGIN.ASPX](https://dmdweb.broward.org/dmdweb/login.aspx)
- ☒ **COMMENTS** EXISTING GAS STATION-NEW CANOPY (18 X 30) FOR CAR DETAILING TENANT - NO CAR WASHING UNDER CANOPY
- ☒ **INDUSTRIAL REVIEW CONDITIONS**



If a building permit is not applied for within 30 days of the Environmental Review Approval, plans must be re-submitted to the Planning and Development Management Division for re-evaluation.

Environmental Reviewer Name: Asif Ali

To Whom It May Concern:

10255 Pines Boulevard installation of Canopy and associated parking for carwash/detailing

Dear Sir/Madam,

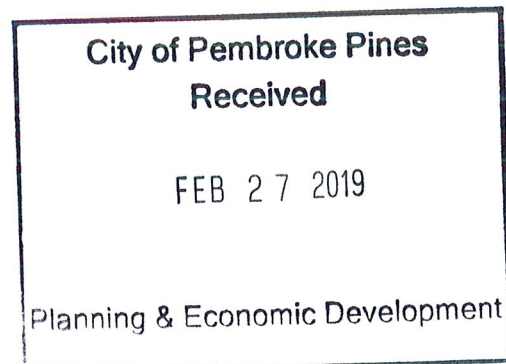
Chevron Car Wash is requesting miscellaneous plan approval for the creation of new parking spaces and a canopy for a car detailing business located at 10255 Pines Boulevard. We are proposing to use the existing automated car wash to continue washing the cars and detail them under the new canopy.

We are proposing to create three new parking spaces on the property. The additional spaces as required per code required for the storage of vehicles prior to washing. A total of 11 parking spaces will be provided on site. *10 c-2*

In addition to the new parking spaces, a new canopy will be installed. The 18'x30' Blue Canopy with steel post will be used as two work stations, for detailing business. We will employ two employee, work stations will be used for vacuuming and detailing vehicles. Two portable vacuums will be used and stored away after work.

Thank You in Advance Chevron Car Wash and Detailing.

Elmer Valverde
owner



DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Michael Testagrossa and Daniel Almaguer, Prevention Captains (954) 499-9560

PROJECT NAME: Auto Detailing @ Chevron

REFERENCE #: MSC 2018-27

DATE REVIEWED: 02/27/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

NOTE: At time of building permit, it shall be required that a Flame Resistive Certification be provided that states if the fabric was treated and with what chemicals, or if the fabric is inherently flame resistive. The certificate must also state if it loses resistance with washing. The canopy must provide a flame spread between 0-25. In addition, two - 4" x 4" Canopy material samples shall be submitted for field testing.

MEMORANDUM

February 26, 2019

To: Christian Zamora
Planner/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: MSC 2018-27 (Chevron Car Wash @ 10255 Pines Boulevard)

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

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

DRC REVIEW FORM



February 26, 2019

**PROJECT: CHEVRON GAS STATION
CITY REFERENCE NUMBER: MSC 2018-27**

**To: Christian Zamora, Planner and Zoning Specialist
Planning and Economic Development Department**

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

RECOMMENDATION:

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 26, 2019
To: MSC 2018-27 file
From: Christian Zamora, Planner / Zoning Specialist / Joe Yaciuk
Re: (Auto Detailing @ Chevron)
DRC: 2

Items which do not conform with the City of Pembroke Pines

- ~~1. Need to provide permanent structure. Show methodology of attachment...as proposed missing footing to the ground. (Subject to permitting after formal approval is provided)~~
2. Need to provide, finish and color for the canopy frame. For aesthetics purpose, staff recommends to match existing gas station canopy color. Applicant indicated finish of poles as "metal paint". What color? Silver?
3. Any signage? If so, need to provide inventory of signage on site. All existing and new sign areas shall not exceed 36 Square Feet. No signage proposed.
 - a. Existing building signage needs to be re-faced. Signage will be referred to Code Compliance to ensure it meets minimum property maintenance requirements.
- ~~4. Need to show how standing water will NOT be created and, at the same time, not to drain into drainage system...show method, equipment. Will the existing automatic car wash tunnel will be dismantle/active? Clarify~~
- ~~5. Proposed parking stalls missing wheel stops. Indicate installation 3' away from existing curb.~~
6. Existing parking lot needs re-striping/markings. Existing is not adequate. No additional action necessary at this time- Striping of the parking lot will be listed as in scope of work and required as part of approval of final permit for this site.
7. Provide property owner authorization document –in letter head- allowing the use, and the proposed changes to occur in the site. Letter needs to be signed and notarized. Letter provided however the owner indicates the presence of 12 parking spaces where **less** appear to be provided.
8. Provide Approval Letter from Broward County Planning and Development Management Division. Call Howard Clarke @ (954) 357-5760 or Thuy Turner @ (954) 357-6623. Awaiting letter from Broward County.
9. There is debris/waste between the Gas Station and the Brake Shop that needs to be permanently removed and cleaned. Maintenance issues will

be referred to Code Compliance to ensure site meets minimum property maintenance requirements.

10. Need to address one by one ALL comments by all DRC Disciplines in an 8.5x11 response sheet.

If any questions call me at (954) 392-2110 or to czamora@ppines.com

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

DRC REVIEW FORM



January 7, 2019

**PROJECT: *CHEVRON GAS STATION*
*MSC 2018-27***

**To: Christian Zamora, Planner and Zoning Specialist
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/RECOMMENDATIONS:

1. Provide a 'Site Plan' in the DRC plans sets denoting the vehicular traffic movements/patterns within the existing site and reflecting and denoting all vehicular and pedestrian traffic related pavement markings and signage for continued Engineering DRC review and sign-off
2. Provide a separate 'Pavement Marking and Signage Plan' in the DRC plans set denoting all proposed pavement markings and signage replacements and/or additions for continued Engineering DRC review and sign-off.
3. All pavement markings and signage must confirm to the latest 'Broward County Traffic Engineering Division' (BCTED) and Manual of Uniform Traffic Control Devices' (MTUCD) standards.

Existing pavement markings and signage do not currently meet BCTED standards. Note on the Site Plan and Pavement Markings and Signage Plan for all existing pavement markings to be 'refurbished'/redone and existing traffic signage replaced as needed to address BCTED standards. All pavement markings and signage shall be field checked at the time of final Engineering inspection to confirm compliance with BCTED standards. Any non-compliant pavement markings and/or signage found at the time of final

engineering inspection will be required to be replaced prior to Engineering sign-off of the project through the Building Department.

4. All Accessible Parking Spaces, Accessible Parking Access Aisles, Sidewalk Curb Ramps, Accessible Routes and Ramps must be ADA Compliant per Florida Building Code – Accessibility, Sixth Edition.

Insure that the existing Accessible Parking Space, Accessible Parking Space Access Aisle, Sidewalk Curb Ramp and 'Accessible Route' from the Accessible Parking Space to the 'Accessible Entry' of the building are ADA compliant and/or note any non-compliant aforementioned "Accessible Elements" to be reconstruct.

5. Note that the current proposed configuration of the Accessible Parking Space appears possibly not to be ADA compliant from the standpoint that the 'Accessible Route' from the Accessible Parking Space Access Aisle to the 'Accessible Entry' to the building may be sharing the 'vehicular access travel lane'. Confirm on the Site plan by way of clear dimensions that the 'Accessible Route' is not sharing the required vehicular travel lane.
6. Note that the Accessible Parking Spaces must be in accordance with latest attached City Standard Detail R-32, 'Accessible Parking Space Details'. Include this detail as part of the resubmitted plans set.
7. As the 'Pedestrian Crossing/Accessible Route' to the public right-of-way on the south side of the existing building is considered a "Mid-Block" type crossing, the Crosswalk markings must be 'Special Emphasis' type and 10' in width. In addition, Pedestrian Crossing signage consisting of a (W11-2) Sign with W16-7p (Downward Pointing Arrow) Plaque must be installed on the "far side" of the crossing for both vehicular approaches (eastbound and westbound) to the crossing. The aforementioned signage requirements are the minimum requirements for this 'Pedestrian Crossing' to be MTUCD compliant. Reflect this additional information on both the Site Plan and Pavement Markings and Signage Plan.
8. The following 'Notes' must be included on both the 'Site Plan' and Pavement Markings and Signage Plan for Engineering DRC review and sign-off purposes:

- *ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MTUCD) STANDARDS.*
- *ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.*
- *ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH 'STOP BARS' ARE TO HAVE YELLOW YELLOW RPM's AT 40' O.C.*
- *REFLECTIVE PAVEMENT MARKERS (RPM's) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH EXPOXY OR BITUMINOUS ADHESIVE PER FDOT'S 'APPROVED PRODUCTS LIST' (APL). PLACEMENT OF RPM's SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 1-352.*

- *PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'DESIGN STANDARDS', INDEX NOS. 17346 AND 17355 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.*
 - *WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.*
 - *ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING/STRIPE ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.*
 - *ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', INDEX NO. 304.*
 - *ALL PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MTUCD STANDARDS. "SPECIAL EMPHASIS" PAVEMENT MARKINGS AND ANY APPLICABLE PEDESTRIAN/ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN/ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE SHALL COMPLY WITH FDOT INDEX NO. 17346.*
 - *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'.*
 - *ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE PARKING AISLES SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS.*
9. Per current City standards for typical Accessible and Standard Parking Spaces of 12' x 19' and 9' x 19' dimensions, respectively, a 3' clear overhang is required to be provided from the inside/front face of the required Wheel Stop to the front of the parking space. Provide Code compliant parking spaces with the required Wheel Stop and 3' Clear Overhang indicated on the Site Plan sheet.

In association with the proposed 90 degree parking spaces, clearing dimension the required minimum 24 foot two-way drive lane/aisle.

10. The existing pavement markings and signage associated with the 'Car Wash Exit' drive do not meet BCTED standards. Note that a 'Do Not Enter' sign is required on each side of the exit drive along with a 24" Stop Bar and Stop Sign.
11. Note that all vehicular traffic related signage must have a minimum 7 foot clearance from existing grade to the bottom of the sign. Not all existing signage currently meets this BCTED standard/requirement.

12. Any Traffic Engineering 'Comments' applicable to the proposed project will be forthcoming in the near future by way of a separate 'Traffic Engineering DRC Comments Memo' from the Engineering Division.
13. General Comment – **NOTE** a copy of the latest attached Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' sheet along with the latest attached BCTED 'Ground Signs Assembly Details' and 'Stop and Street Sign Identification Assembly Detail' must be included on a 'Details Sheet' in the DRC plans set for continued Engineering DRC review and sign-off.

MEMORANDUM

December 31, 2018

To: Christian Zamora
Planner/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: MSC 2018-27 (Chevron Car Wash @ 10255 Pines Boulevard)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide all color names, and color numbers of structural elements of canopy.
2. Provide structural detail of how canopy will be permanently installed per code requirements.
3. Provide typical parking stall detail showing how any new parking spaces meet required tire stop, overhang or curbing requirements.
4. Provide back-up confirming owner information to show that signature on application is a qualified person.
5. Provide details to show any drainage from canopy area will not be into City sewer system.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 27, 2018
To: MSC 2018-27 file
From: Christian Zamora, Planner / Zoning Specialist
Re: (Auto Detailing @ Chevron)
DRC: 1

Items which do not conform with the City of Pembroke Pines

1. Need to provide permanent structure. Show methodology of attachment...as proposed missing footing to the ground. (Subject to permitting after formal approval is provided)
2. Need to provide, finish and color for the canopy frame. For aesthetics purpose, staff recommends to match existing gas station canopy color.
3. Any signage? If so, need to provide inventory of signage on site. All existing and new sign areas shall not exceed 36 Square Feet.
 - a. Existing building signage needs to be re-faced
4. Need to show how standing water will NOT be created and, at the same time, not to drain into drainage system...show method, equipment. Will the existing automatic car wash tunnel will be dismantle/active? Clarify
5. Proposed parking stalls missing wheel stops. Indicate installation 3' away from existing curve.
6. Existing parking lot needs re-striping/markings. Existing is not adequate
7. Provide property owner authorization document –in letter head- allowing the use, and the proposed changes to occur in the site. Letter needs to be signed and notarized.
8. Provide Approval Letter from Broward County Planning and Development Management Division. Call Howard Clarke @ (954) 357-5760 or Thuy Turner @ (954) 357-6623.
9. There is debris/waste between the Gas Station and the Brake Shop that needs to be permanently removed and cleaned.
10. Need to address one by one ALL comments by all DRC Disciplines in an 8.5x11 response sheet.
11. After corrections are received, further comments may apply.

If any questions call me at (954) 392-2110 or to czamora@ppines.com

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Sandra Lluís, Fire Marshal
(954) 499-9557

PROJECT NAME: Auto Detailing @ Chevron

REFERENCE #: MSC 2018-27

DATE REVIEWED: 12/27/18

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

All submittals for Site Plan Approval must first be stamped by our Planning Department and delivered by planning per their procedures.

Submittal was reviewed by Sandra Lluís, Fire Marshal. Please defer questions or comments to Michael Testagrossa or Daniel Almaguer.

1. On plans clearly show measured available and unobstructed clearance between the two proposed parking areas, canopy and the edge of the existing gas pump canopy. (North and South sides of the site).

NOTE: At time of building permit, it shall be required that a Flame Resistive Certification be provided that states if the fabric was treated and with what chemicals, or if the fabric is inherently flame resistive. The certificate must also state if it loses resistance with washing. The canopy must provide a flame spread between 0-25. In addition, two - 4" x 4" Canopy material samples shall be submitted for field testing.

MEMORANDUM

December 24th, 2018

To: Christian Zamora
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC 2018-27) Auto Detailing @ Chevron

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

1. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.
2. A landscape inspection will be done to the entire property to ensure all existing landscape areas match landscape plan on record. If the landscape on the property is not up to compliance, Code Enforcement will be notified and property will need to be brought up to compliance.

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.

Kristen Jensen

Landscape Planner/ Designer

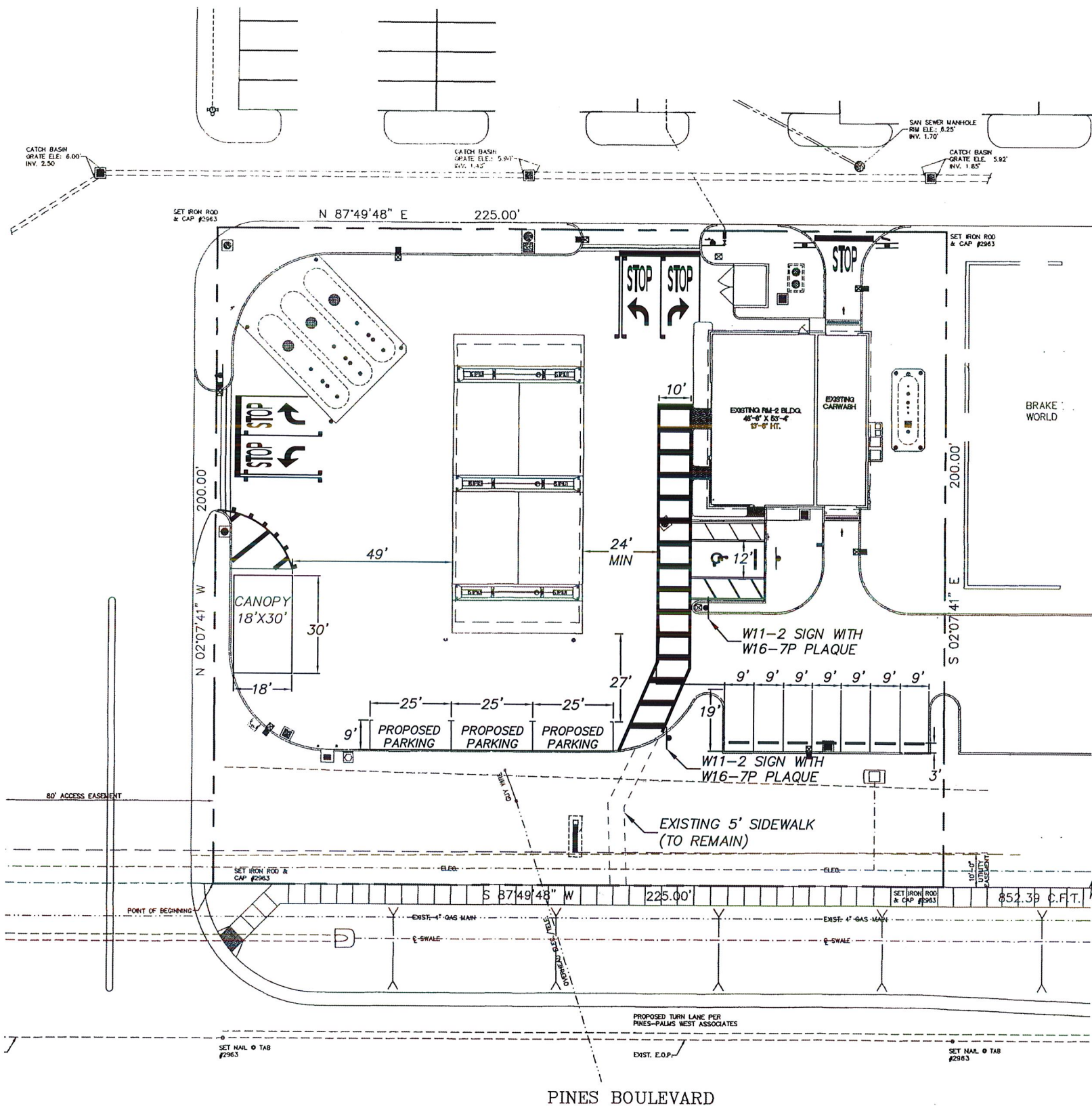
Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

P:\Proj-2019\19-017 Detailing Canopy\Eng\19-017 Base.dwg 05/2/2012 3:01 PM



INDEX OF SITE PLANS

SHEET NO.

SHEET DESCRIPTION

1
2
3 - 7

SITE PLAN
SIGNING AND PAVEMENT MARKING PLAN
DETAIL SHEET

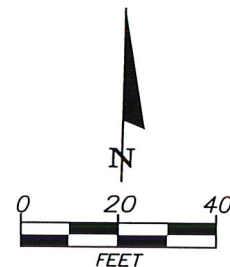
GENERAL NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
- ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.
- ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH 'STOP BARS' ARE TO HAVE YELLOW/YELLOW RPM'S AT 40' O.C.
- REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH EXPOXY OR BITUMINOUS ADHESIVE PER FDOT'S 'APPROVED PRODUCTS LIST' (APL). PLACEMENT OF RPM'S SHALL BE IN ACCORDNACE WITH FDOT INDEX NO. 17352.
- PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'DESIGN STANDARDS', INDEX NOS. 17346 AND 17355 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
- ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING/STRIPE ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
- ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', INDEX NO. 304.
- ALL PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MUTCD STANDARDS. "SPECIAL EMPHASIS" PAVEMENT MARKINGS AND ANY APPLICABLE PEDESTRIAN/ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN/ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE SHALL COMPLY WITH FDOT INDEX NO. 17346.
- 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'.
- ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE PARKING AISLES SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS.
- ALL EXISTING PAVEMENT MARKINGS TO BE 'REFURBISHED'/REDONE AND EXISTING TRAFFIC SIGNS REPLACED AS NEEDED.
- ALL VEHICULAR TRAFFIC RELATED SIGNAGE MUST HAVE A MINIMUM 7 FOOT CLEARANCE FROM EXISTING GRADE TO THE BOTTOM OF THE SIGN.

City of Pembroke Pines
Received

FEB 27 2019

Planning & Economic Development



REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 19-017

DESIGNED BY
ELB 02-05-19

DRAWN BY
ELB 02-05-19

CHECKED BY
SKM

CHECKED BY
JE

ENGINEER OF RECORD:
ELIOT BROWN, P.E. NO. 82232



CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

EXTRA CLEAN CAR WASH

PROJECT NAME

FINANCIAL PROJECT ID

DETAIL CANOPY

N/A

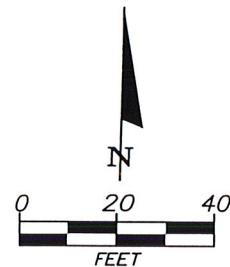
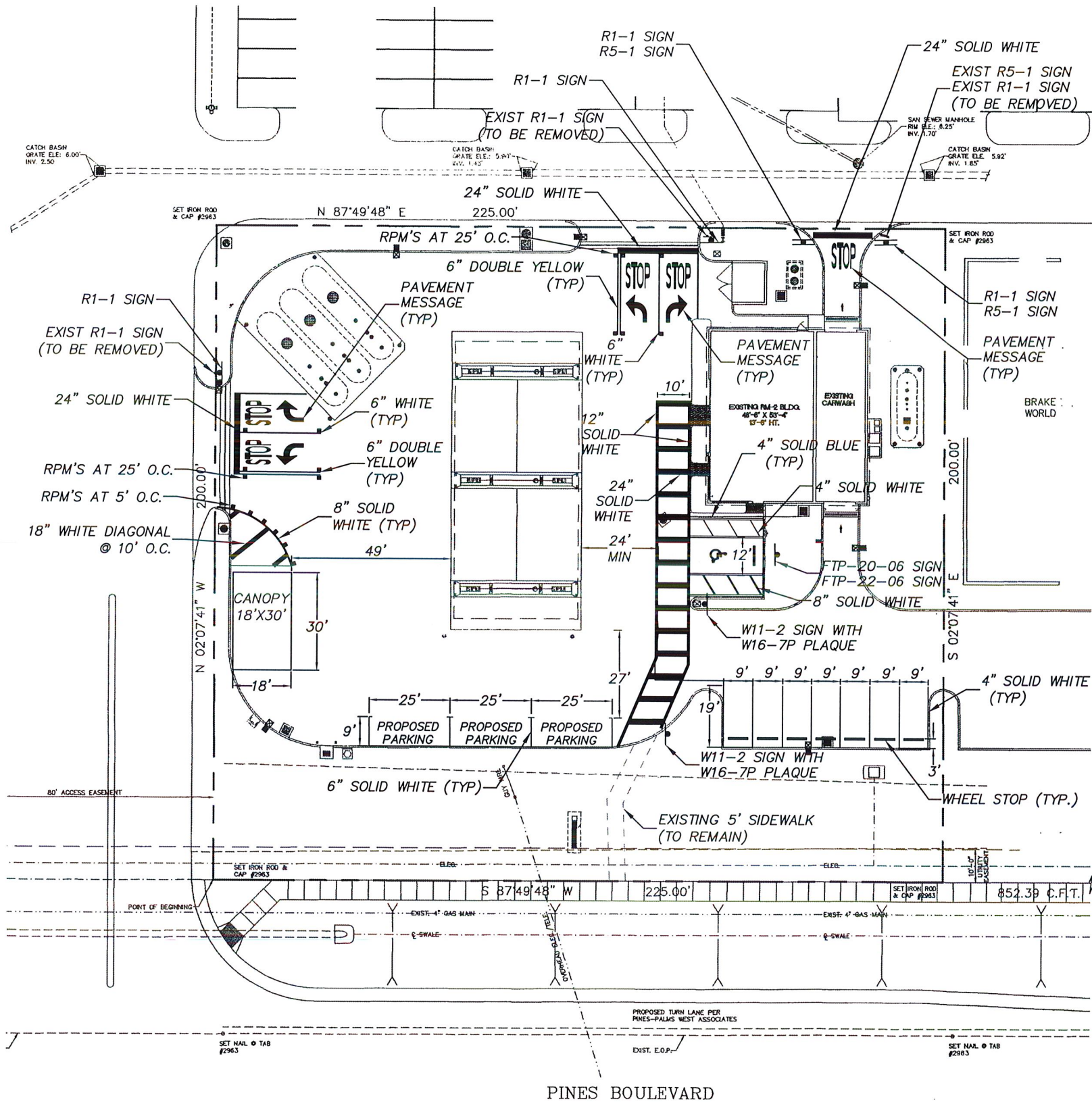
SITE PLAN

ELIOT BROWN, P.E.
FL. REG. NO. 82232

SHEET
NO.

1

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GENERAL NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
- ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.
- ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH 'STOP BARS' ARE TO HAVE YELLOW/YELLOW RPM'S AT 40' O.C.
- REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH EXPOXY OR BITUMINOUS ADHESIVE PER FDOT'S 'APPROVED PRODUCTS LIST' (APL). PLACEMENT OF RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 17352.
- PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'DESIGN STANDARDS', INDEX NOS. 17346 AND 17355 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
- ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING/STRIPE ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
- ALL SIDEWALK CURB RAMP 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', INDEX NO. 304.
- ALL PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MUTCD STANDARDS. "SPECIAL EMPHASIS" PAVEMENT MARKINGS AND ANY APPLICABLE PEDESTRIAN/ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN/ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE SHALL COMPLY WITH FDOT INDEX NO. 17346.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMP, ACCESSIBLE ROUTES AND RAMP MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, 'ACCESSIBILITY'.
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- ALL VEHICULAR TRAFFIC RELATED SIGNAGE MUST HAVE A MINIMUM 7 FOOT CLEARANCE FROM EXISTING GRADE TO THE BOTTOM OF THE SIGN.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 19-017	
DESIGNED BY ELB 02-05-19	DRAWN BY ELB 02-05-19
CHECKED BY SKM	CHECKED BY JE
ENGINEER OF RECORD: ELIOT BROWN, P.E. NO. 82232	



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

EXTRA CLEAN CAR WASH	
PROJECT NAME	FINANCIAL PROJECT ID
DETAIL CANOPY	N/A

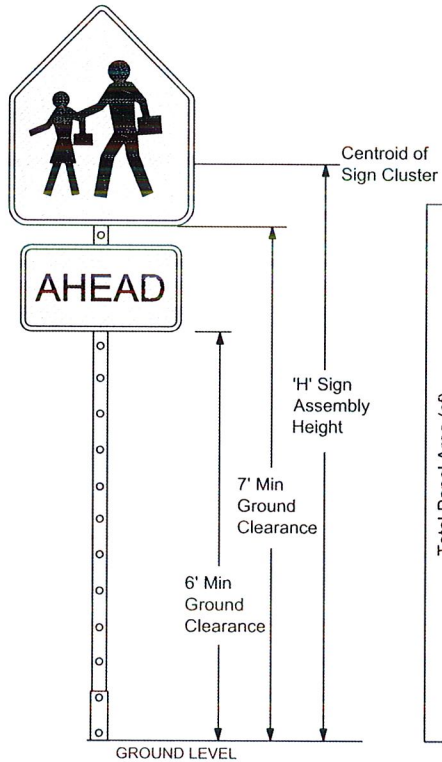
SIGNING & PAVEMENT
MARKING PLAN

ELIOT BROWN, P.E.
FL. REG. NO. 82232

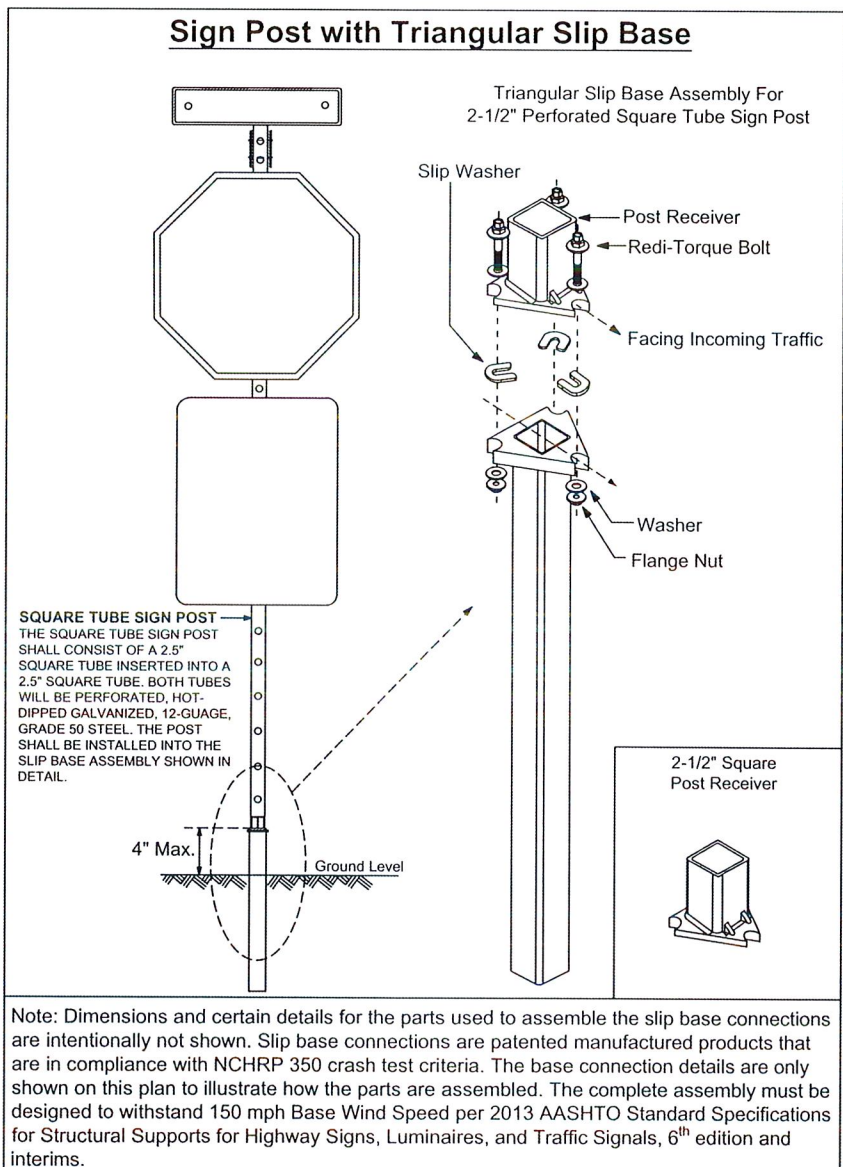
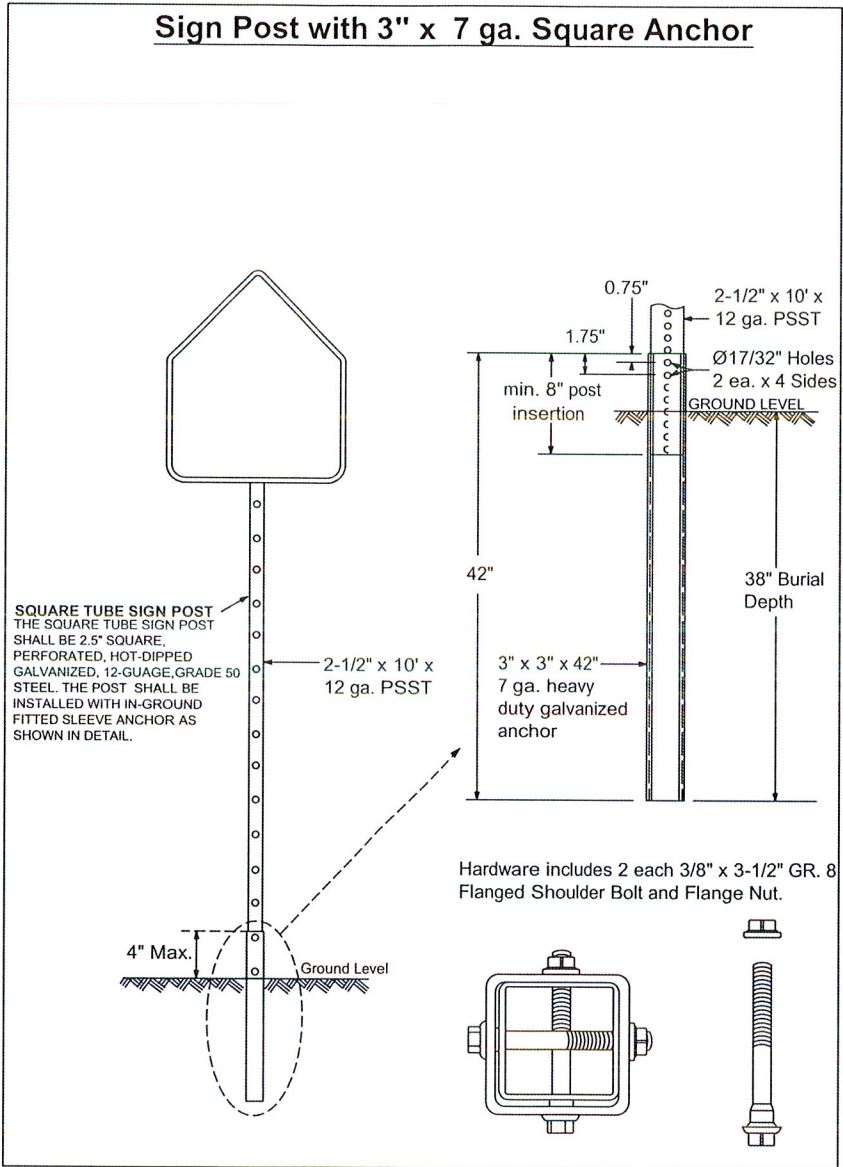
SHEET
NO.

2

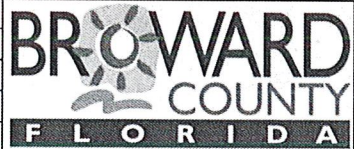
- GUIDE TO USE THIS STANDARD:**
1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
 2. Determine the height 'H' from the groundline for the individual sign or the cluster.
 3. Consult the Post Size Table and find the intersection point.
 4. Design the post and the foundation according to the required Post Size and Assembly Details.



Post Size Table	
'H' Sign Assembly Height (ft) (measure from ground)	
	8 8.5 9 9.5 10
3	
4	
5	Sign Post with 3" x 7 ga. Square Anchor
6	
7	
8	
9	
10	
11	
12	
13	Sign Post with Triangular Slip Base Assembly
14	
15	
16	
17	
18	Two Post Installation Required with Triangular Slip Base
19	
20+	



REVISIONS	
DATE	DESCRIPTION
01-05-2016	N/A
03-21-2017	UPDATED POST SIZE



PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION	
DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

GROUND SIGN ASSEMBLY DETAILS	
---------------------------------	--

SHEET NO.
1 OF 1

ELIOT BROWN, P.E.
FL. REG. NO. 82232

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 19-017	
DESIGNED BY ELB02-05-19	DRAWN BY ELB02-05-19
CHECKED BY SKM	CHECKED BY JE
ENGINEER OF RECORD: ELIOT BROWN, P.E. NO. 82232	

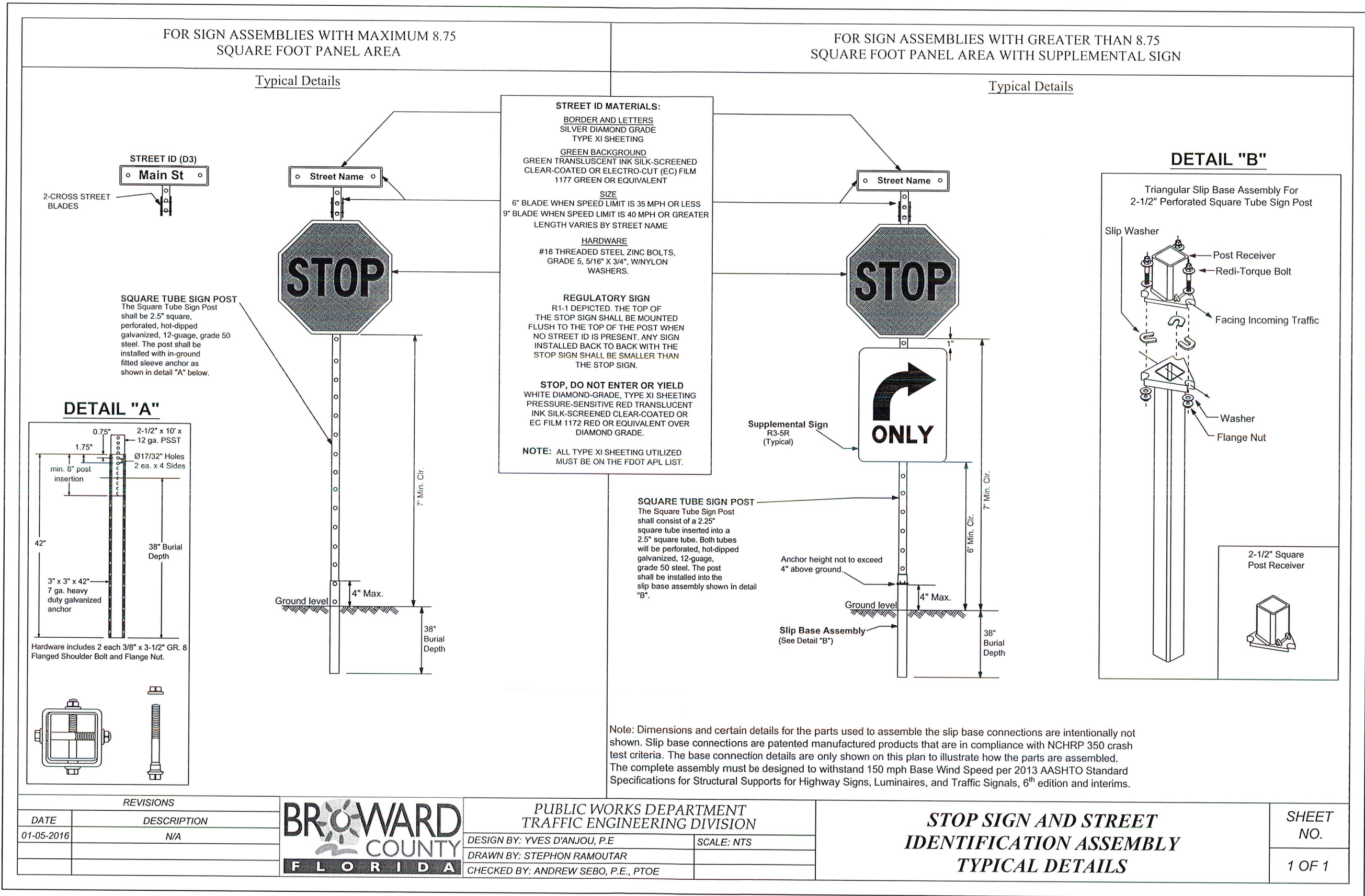
CULPEPPER & TERPENING, INC.	
CONSULTING ENGINEERS LAND SURVEYORS	
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com	
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286	

EXTRA CLEAN CAR WASH	
PROJECT NAME	FINANCIAL PROJECT ID
DETAIL CANOPY	N/A

DETAIL SHEET	
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SHEET NO.
4

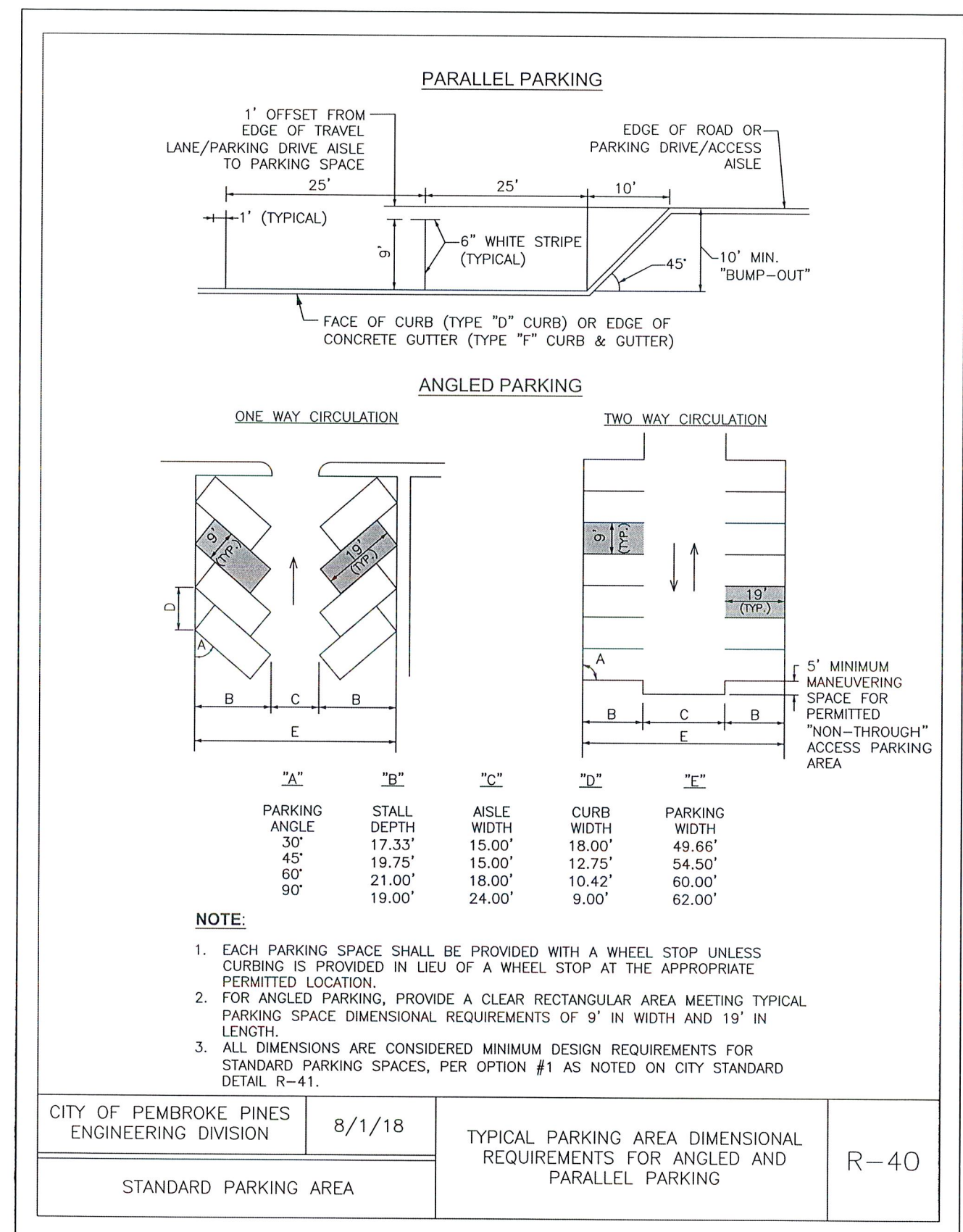
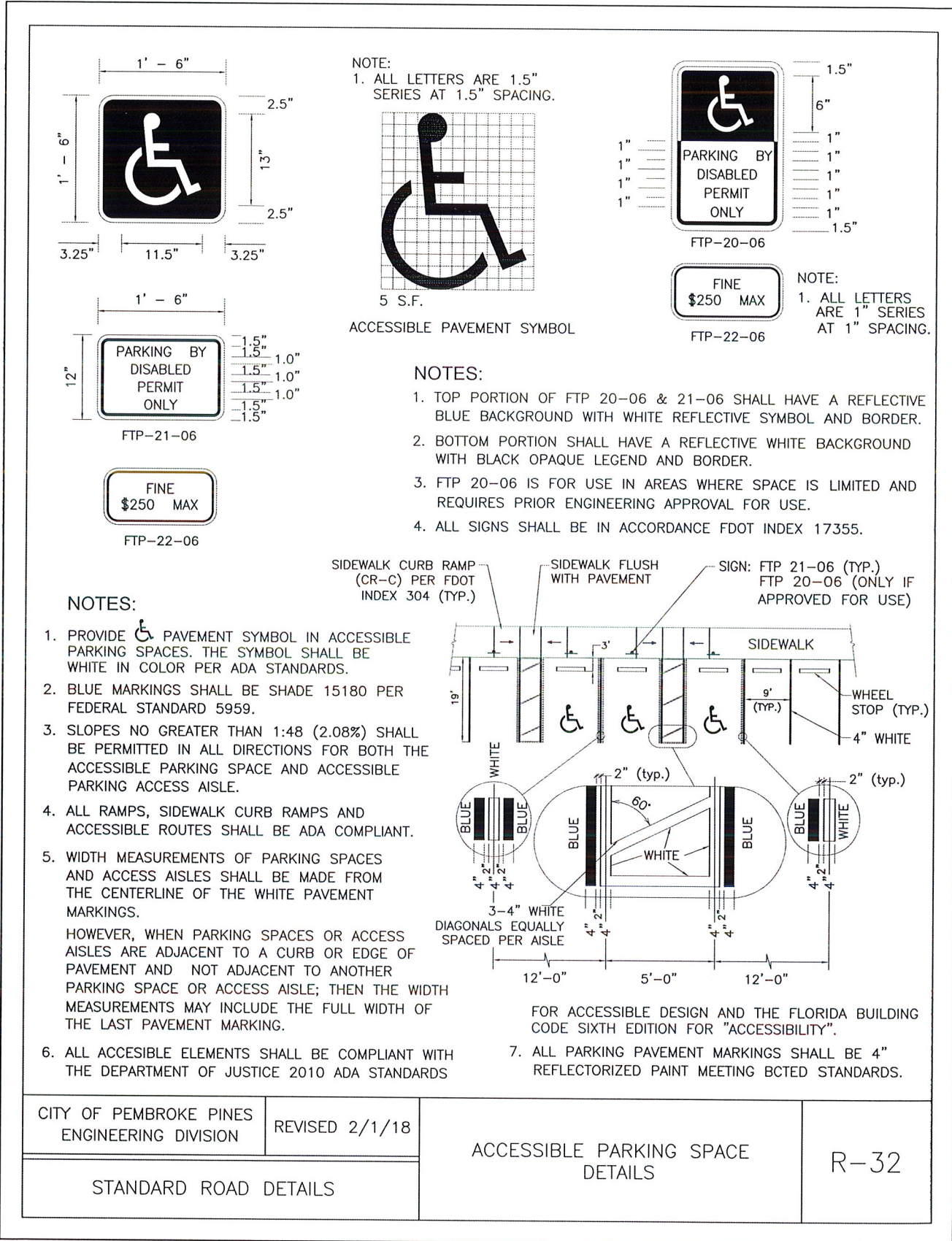
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REVISIONS						C&T JOB NO. 19-017		CULPEPPER & TERPENING, INC. CONSULTING ENGINEERS LAND SURVEYORS 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286	EXTRA CLEAN CAR WASH		DETAIL SHEET	SHEET NO. 5
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DESIGNED BY ELB02-05-19			PROJECT NAME	FINANCIAL PROJECT ID		
						CHECKED BY SKM			DETAIL CANOPY	N/A		
						ENGINEER OF RECORD: ELIOT BROWN, P.E. NO. 82232						

ELIOT BROWN, P.E.
FL. REG. NO. 82232

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 19-017	
DESIGNED BY ELB02-05-19	DRAWN BY ELB02-05-19
CHECKED BY SKM	CHECKED BY JE
ENGINEER OF RECORD: ELIOT BROWN, P.E. NO. 82232	

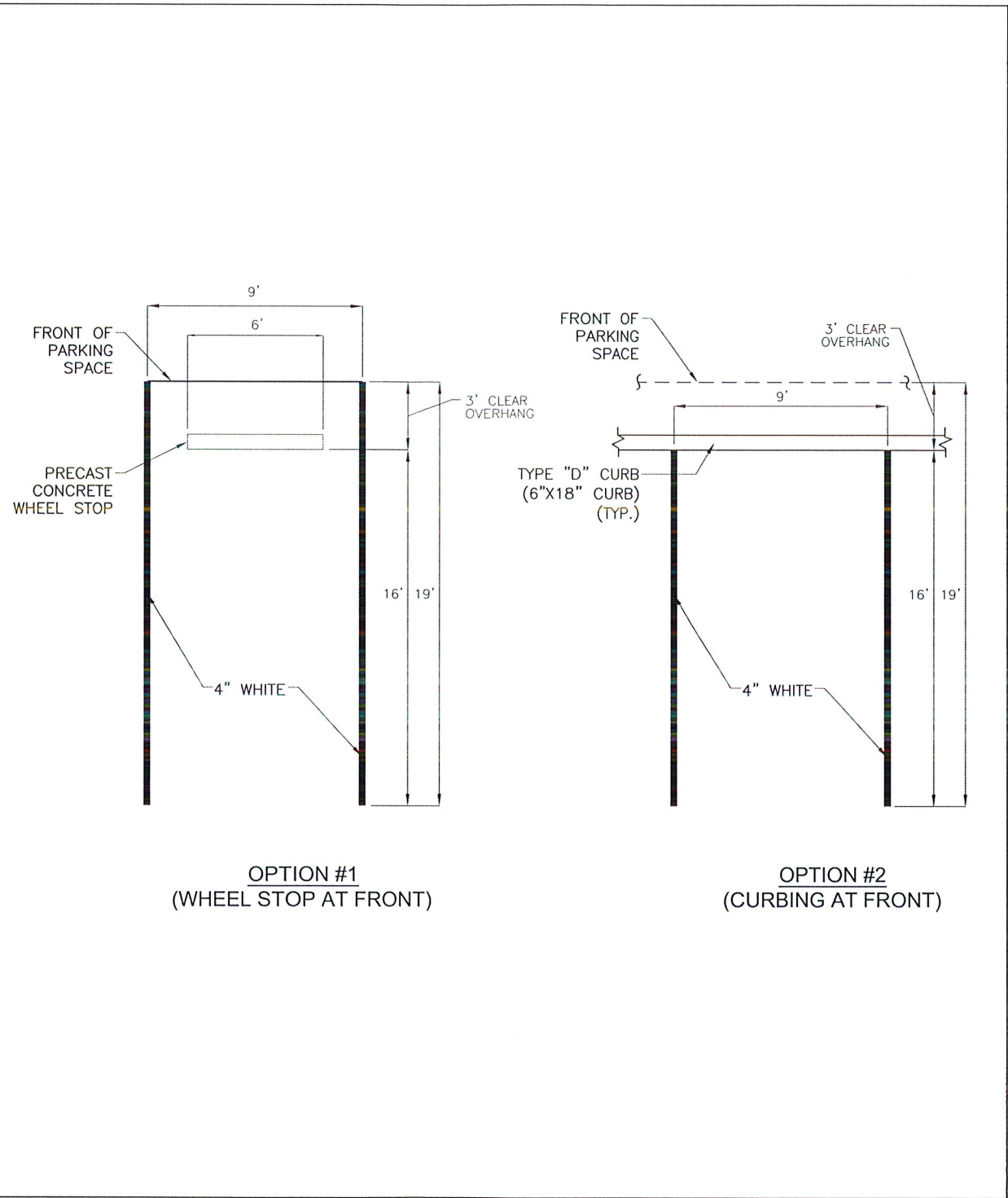


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STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

EXTRA CLEAN CAR WASH	
PROJECT NAME	FINANCIAL PROJECT ID
DETAIL CANOPY	N/A

DETAIL SHEET	
SHEET NO.	
6	


ELIOT BROWN, P.E.
FL. REG. NO. 82232



CITY OF PEMBROKE PINES ENGINEERING DIVISION	REVISED 12/1/18	STANDARD PARKING SPACE DETAIL	R-41 PAGE 1 OF 2
STANDARD PARKING DETAILS			

R E V I S I O N S					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 19-017	
DESIGNED BY ELB02-05-19	DRAWN BY ELB02-05-19
CHECKED BY SKM	CHECKED BY JE
ENGINEER OF RECORD: ELIOT BROWN, P.E. NO. 82232	



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PHONE 772-464-3337 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

EXTRA CLEAN CAR WASH	
PROJECT NAME	FINANCIAL PROJECT ID
DETAIL CANOPY	N/A

ELIOT BROWN, P.E.
FL. REG. NO. 82232

DETAIL SHEET

SHEET NO.
7

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THE CANVAS AND OR FABRIC MUST BE DESIGNED TO BE READILY AND COMPLETELY REMOVED DURING PERIODS OF HIGH WIND VELOCITY.

REMOVABLE CANVAS OR FABRIC MUST BE COMPLETELY REMOVED WHEN WIND SPEED APPROACH AND/OR EXCEED TO 75 MPH (34M/S) AND/OR AS DESIGNATED BY U.S. WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT.

THIS FABRIC-COVERED STRUCTURE (CANOPY) WILL NEED A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES EQUAL TO OR GREATER THAN 75 MPH (ACCORDING TO FBC 2014 3105.4).

A HIGH WIND VELOCITY WARNING MUST BE POSTED WITH LEGIBLE AND READILY VISIBLE SIGN OR DECAL INSTRUCTIONS TO THE OWNER OR TENANT TO REMOVE COMPLETELY THE CANVAS OR FABRIC DURING SUCH PERIODS OR TIME.

THE CANVAS OR FABRIC USED FOR AWNINGS OR FABRIC-COVERED FRAMES SHALL BE FLAME RESISTANT IN ACCORDANCE WITH NFPA 701.

ALL MAIN MEMBERS MUST BE
STEEL ASTM A1065
TUBE 1.315 O.D. X 14GA
(GALVANIZED GATORSHIELD)

City of Pembroke Pines
Received

DEC 12 2018

Planning & Economic Development

REVISIONS	
NO.	DATE

ENGINEER PLLC, CA# 29119
Consulting Engineering Services
8215 Lakeside Blvd., Suite 200, Doral, FL 33166
PH: (305) 274-2400; FAX: (786) 545-7636
Web site: www.engineerpllc.com
E-mail: juan@engineerpllc.com

AWNING SHOP DRAWINGS

10255 Pines Blvd., Pembroke Pines, FL 33026

VALID ONLY WITH RAISE PE SEAL
VALID FOR (1) PERMIT ONLY
09-30-2015
Juan C. Monino
FL Reg P.E. # 09818

DATE
09-30-2015

SCALE
AS SHOWN

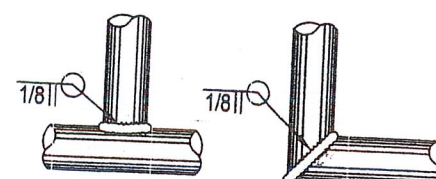
DESIGNED
J.M.

DRAWN
J.M.

CHECKED

DRAWING NO.
SD-1

SHEET 1 OF 2



TYPICAL WELDING CONNECTION
DETAIL "A"

SCALE: N.T.S.

ALL COLUMNS MUST BE
STEEL ASTM A500 GRADE B
HSS 3 X 3 X 1/8
(GALVANIZED)

EXIST. CONCRETE
SLAB 8" THK IS
NOT WITHIN THIS
SCOPE OF WORK

ISOMETRIC

SCALE: 3/8"=1'-0"

LINE WEIGHT
ALL COLUMNS MUST BE
STEEL ASTM A500 GRADE B
HSS 3 X 3 X 1/8
(GALVANIZED)
ALL MAIN MEMBERS MUST BE
STEEL ASTM A1065
TUBE 1.315 O.D. X 14GA
(GALVANIZED GATORSHIELD)

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED

ALL DIMENSIONS, AND JOB SITE
CONDITIONS MUST BE VERIFIED ON
FIELD BY CONTRACTOR BEFORE ANY
FABRICATION AND/OR INSTALLATION

NOTE:
DESIGN LIMITED TO STEEL AWNING
ANY CORRECTIONS, INK MARKS, WHITE OUT
OR STICKONS WILL VOID THESE DRAWINGS
AND CALCULATIONS.
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OF THE ENGINEERING FIRM.

Subject Site Aerial Photo

Application ID: MSC 2018-27

Boulevard Square: 10255 Pines Boulevard

