



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	March 27, 2018	<b>Application ID:</b>	MSC 2018-05
<b>Project:</b>	Detail Carwash @ Marathon	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Planner / Zoning Specialist		
<b>Owner:</b>	Pines Petro Holdings LLC	<b>Agent:</b>	Paula Rodriguez
<b>Location:</b>	18401 Pines Boulevard		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	MSC 2015-33, MSC 2012-03; SN 2008-24; SN 2004-15; SP 2003-34 SP 89-09.		
<b>Applicant Request:</b>	<ul style="list-style-type: none"> <li>• To utilize (2) existing awnings for carwash detailing</li> <li>• Addition of (1) parking space</li> </ul>		
<b>Staff Recommendation:</b>	<b>Staff recommends approval of this application subject to the completion of required engineering and building permits.</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

Paula Rodriguez, agent, is requesting approval to utilize the existing awnings at the Marathon service station located at 18401 Pines Boulevard. The (2) structures are attached to the entrance and to the exit of the existing carwash tunnel building located to the east of the property. Customers will be received at the entrance of the carwash to the south of the parcel, where the interior car vacuuming is completed then, the car will be placed inside the tunnel to be washed and, finally the drying of the vehicle will be completed under the exit awning.

The existing service station, convenience store and tunnel buildings were originally approved by the Planning and Zoning Board and built for Amoco in 1989 (SP 89-09). In the following years, color and sign modifications for the buildings were presented and approved by the Board, re-branding from the originally approved Amoco to BP to Marathon as per the nationally registered trademarks. In 2012, the Board heard and approved an 18'-0" x 30'-0" metal frame awning with green top to the south of the parcel and the addition (3) 45 degree parking spaces to the west of the property for BP Gas, however, the canopy was never built and consequently that application expired.

### **BUILDINGS / STRUCTURES:**

The applicant proposes to utilize (2) existing awnings with "Marathon Blue" top at the entry and exit points of the car wash tunnel building. The metal frame awnings were installed between the years 2013-2014 without City Approvals. Mr. Pro Carwash, new business operator, is taking the first step to legalize the following existing structures:

<b>Awning Locations</b>	<b>Height</b>	<b>Dimensions</b>
Entry	9'-4"	37'-11" x 26'-8"
Exit	9'-4"	6'-0" x 13'-9"

### **PARKING:**

The applicant will be adding (1) 45 degree parking space along the west side of the property for a total of (9) parking spaces in the parcel where by City Code -155.251- (5) parking spaces are required for the convenience shop and (4) for detail carwash. In addition, per City's Engineering request, applicant will be marking, re-striping and replacing traffic signs in the parking field.

### **SIGNAGE:**

The applicant proposes (1) sign on the west elevation of the car wash tunnel building and (1) to the west elevation of the proposed "L" shape awning, both in vinyl white lettering. Aggregate sign area on site will be for 34.8 square feet where by City Code -155.324 (C) (4) (a) - 36 square feet of sign area is allowed.

<b>Sign Inventory</b>			
		<b>Elevation</b>	<b>Square Feet</b>
Existing	MARATHON	South	7.75
Existing	SHOP	South	4.80
New	CAR WASH	West	15

New	HAND CAR WASH	West	7.25
	<b>Total</b>		<b>34.8</b>

No other changes are being proposed at this time

**Staff has reviewed the proposal and find them consistent with code requirements. Staff recommends approval of this application subject to the completion of required engineering and building permits.**

**Enclosed:**

Miscellaneous Application  
Property Survey  
Business Operations Letter (e-mail)  
Broward County Approval Letter  
Memo from Planning Division, 4/3/2019  
Memo from Zoning Administrator, 4/3/2019  
Memo from Engineering, 3/20/2019  
Memo from Zoning Administrator, 2/26/2019  
Memo from Planning Division, 2/25/2019  
Memo from Planning Division, 11/26/2018  
Memo from Zoning Administrator, 11/26/2018  
Memo from Engineering, 11/28/2018  
Memo from Engineering, 9/17/2018  
Memo from Zoning Division, 9/13/2018  
Memo from Planning Division, 9/13/2018  
Memo from Landscape Planner, 3/13/2018  
Memo from Zoning Administrator, 3/6/2018  
Memo from Planning Division, 3/6/2018  
Memo from Fire Prevention Bureau, 3/6/2018  
Memo from Engineering, 3/6/2018  
Site Plan  
Site Aerial

## **Zamora, Christian**

---

**From:** Mr Pro <mrprocw@gmail.com>  
**Sent:** Wednesday, April 03, 2019 3:37 PM  
**To:** Zamora, Christian; mrprocw@gmail.com  
**Subject:** Mr Pro Car Wash operation.

Dear Christian,

We open every day from 8:00 AM to 5:00 PM. The customers are received at the entrance of the carwash, under the blue tarp, where we vacuum and clean the interior of the vehicle. Once the interior is complete, the car is placed inside the tunnel where we wash the exterior as well as clean the windows and lastly dry off the vehicle and charge the client !

Regards,

Jose Braulio Carvalho  
Mr Pro Car Wash  
18401 Pines Blvd ,Pembroke Pines  
FL 33029

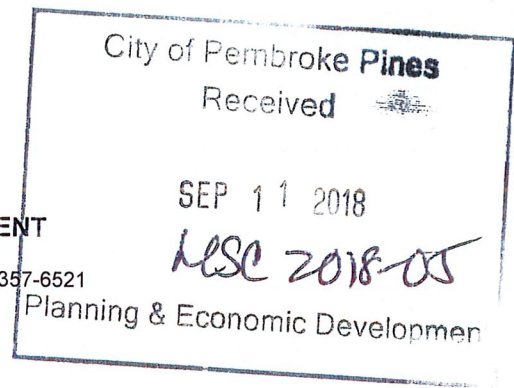




**ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

Planning and Development Management Division

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



July 31, 2018

Ms. Paula Rodriquez  
Fast Track Permits

RE: Concurrency Determination – 18401 Pines Boulevard, Pembroke Pines

Dear Ms. Rodriquez,

The subject site is located in "Parcel A" of the Chapel Trail II Plat (Plat Book 112, Page 16), which is restricted to 150,000 square feet of commercial use. The existing gas/service station was reviewed under fueling positions, therefore the carwash will be regarded as ancillary and will not be factored into additional square footages or be assessed Impact or Transportation Concurrency Fees.

Please feel free to contact me if necessary, I can be reached at [hoclarke@broward.org](mailto:hoclarke@broward.org) or (954) 357-5760.

  
Sincerely,

Howard W. Clarke  
Senior Planner

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** April 3, 2019  
**To:** MSC 2018-05  
**From:** Christian Zamora, Planner / Zoning Specialist  
**Re:** Marathon Gas Station Carwash @ 18401 Pines Boulevard  
**DRC:** 5

---

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

**All Planning comments have been addressed**

MEMORANDUM

April 3, 2019

To: Christian Zamora  
Planner/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-05 (bp Gas Station Car Wash @ 18401 Pines Blvd.)

---

Zoning comments have been satisfied

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

# **DRC REVIEW FORM**



**March 20, 2019**

**PROJECT: *BP GAS STATION – 18401 PINES BOULEVARD***  
**CITY REFERENCE NUMBER: *MSC 2018-05***

**To: Christian Zamora, Planning/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.



MEMORANDUM

February 26, 2019

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-05 (BP Gas Station Car Wash @ 18401 Pines Blvd.)

---

The following is my remaining comment regarding the above Miscellaneous Plan:

1. Provide sign chart showing dimensions and square footages of all building signs on site. This includes convenience store, car wash and canopy above pumps.

**9/13/2018 – Not provided. Provide information on the two “Car Wash” signs, Gas Station Canopy Sign and Convenience Store Sign.**

**11/26/2018 – Chart provided, however, clarify dimensions of signs so they are for rectangle around words only and confirm all existing signage as “Shop” sign on convenience store not included.**

**2/26/2019 – Dimensions provided, however, there appear to be inaccuracies as one sign shows 11” x 16-7’ and other signs show 15” x 18” that are clearly much longer. Clarify/correct all dimensions.**

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** February 25, 2019  
**To:** MSC 2018-05  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Marathon Gas Station Carwash @ 18401 Pines Boulevard  
**DRC:** 4

---

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

- ~~1. Need to provide property survey reflecting site current conditions.~~
- ~~2. Provide notarized property owner authorization letter~~
- ~~3. Provide actual material sample to be used for proposed awnings (It needs to match the current Service Station approved colors)~~
- ~~4. Provide color for awning frame~~
5. Confirm proposed frame to be permanently attached to the ground. Plan shows (1) footer only
- ~~6. Provide Broward County confirmation letter ensuring proposal does not count towards plat allowances; or if it does, that county will not have an issue with it.~~
- ~~7. Plans need to reflect true dimensions for parking spaces. Provide full length, width and number of required parking spaces as per Zoning comments (See 155.251 CCO)~~
8. Any signage? Please confirm. Carwash Signage provided...however, sign dimensions need to be re-evaluated and clarified. Per City Code, services stations are limited to no more than 36 SF for wall signage, canopy signage counts against max. allowance...provide SF for each of the signs. **Signage shown still exceeds 36 square foot allowance. "Shop" on the side of the c-store counts towards signage as well. Clarify what will be done with the "Hand Car Wash" sign adjacent to 184<sup>th</sup> Ave. Provide elevation for each proposed sign and the dimensions / square footage of each. Contact planning staff to addressed how to properly measure signage 954-392-2100. Dimensions do not appear accurate please contact staff to discuss.**
9. The complete set of plans needs to be submitted, not by pieces
10. All comments to be addressed in (1) 8.5x11 response sheet per discipline

If any questions, feel free to contact me any time at (954) 392-2110 or [czamora@ppines.com](mailto:czamora@ppines.com)

City Code 155.324 (C)

4) Gasoline service stations.

(a) Gasoline service station structures and canopies. Gasoline service stations may be permitted a maximum of 36 square feet of signage to be distributed on structure and canopies with letter height not to exceed 36 inches in height.

(b) Monument signs. Each gasoline service station may be permitted one double-faced monument sign not to exceed 36 square feet in size. Monument sign displays must include price panels. The monument sign may be internally illuminated, and shall not exceed seven and one-half feet in height.

1. Price panels are required to be not less than 18 square feet, and not more than 24 square feet.

2. All price panels for gasoline products at service stations shall display the highest price if there is a difference between the cash and credit prices.

(c) All price signs for gasoline products at gasoline service stations shall display separately and specifically, with equal prominence, the full-service price and the self-service price, in numbers or letters of equal size and on equally sized backgrounds with the same color combination and with equal illumination, if any. The number of signs for self-service and full-service shall be equal.



## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** November 26, 2018  
**To:** MSC 2018-05  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Marathon Gas Station Carwash @ 18401 Pines Boulevard  
**DRC:** 3

---

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

- ~~1. Need to provide property survey reflecting site current conditions.~~
- ~~2. Provide notarized property owner authorization letter~~
- ~~3. Provide actual material sample to be used for proposed awnings (It needs to match the current Service Station approved colors)~~
- ~~4. Provide color for awning frame~~
5. Confirm proposed frame to be permanently attached to the ground. Plan shows (1) footer only
- ~~6. Provide Broward County confirmation letter ensuring proposal does not count towards plat allowances; or if it does, that county will not have an issue with it.~~
- ~~7. Plans need to reflect true dimensions for parking spaces. Provide full length, width and number of required parking spaces as per Zoning comments (See 155.251 CCO)~~
8. Any signage? Please confirm: Carwash Signage provided...however, sign dimensions need to be re-evaluated and clarified. Per City Code, services stations are limited to no more than 36 SF for wall signage, canopy signage counts against max. allowance...provide SF for each of the signs. **Signage shown still exceeds 36 square foot allowance. "Shop" on the side of the c-store counts towards signage as well. Clarify what will be done with the "Hand Car Wash" sign adjacent to 184<sup>th</sup> Ave. Provide elevation for each proposed sign and the dimensions / square footage of each. Contact planning staff to addressed how to properly measure signage 954-392-2100**
9. The complete set of plans needs to be submitted, not by pieces
10. All comments to be addressed in (1) 8.5x11 response sheet per discipline

If any questions, feel free to contact me any time at (954) 392-2110 or [czamora@ppines.com](mailto:czamora@ppines.com)



City Code 155.324 (C)

4) Gasoline service stations.

(a) Gasoline service station structures and canopies. Gasoline service stations may be permitted a maximum of 36 square feet of signage to be distributed on structure and canopies with letter height not to exceed 36 inches in height.

(b) Monument signs. Each gasoline service station may be permitted one double-faced monument sign not to exceed 36 square feet in size. Monument sign displays must include price panels. The monument sign may be internally illuminated, and shall not exceed seven and one-half feet in height.

1. Price panels are required to be not less than 18 square feet, and not more than 24 square feet.

2. All price panels for gasoline products at service stations shall display the highest price if there is a difference between the cash and credit prices.

(c) All price signs for gasoline products at gasoline service stations shall display separately and specifically, with equal prominence, the full-service price and the self-service price, in numbers or letters of equal size and on equally sized backgrounds with the same color combination and with equal illumination, if any. The number of signs for self-service and full-service shall be equal.

## MEMORANDUM

November 26, 2018

To: Christian Zamora  
Planner/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-05 (Marathon Gas Station Car Wash @ 18401 Pines Blvd.)

---

The following is my remaining comment regarding the above Miscellaneous Plan:

1. Provide sign chart showing dimensions and square footages of all building signs on site. This includes convenience store, car wash and canopy above pumps.

**9/13/2018 – Not provided. Provide information on the two “Car Wash” signs, Gas Station Canopy Sign and Convenience Store Sign.**

**11/26/2018 – Chart provided, however, clarify dimensions of signs so they are for rectangle around words only and confirm all existing signage as “Shop” sign on convenience store not included.**

Please contact me with any questions.

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

## **DRC REVIEW FORM**



**November 28, 2018**

**PROJECT: *BP GAS STATION – 18401 PINES BOULEVARD***  
**CITY REFERENCE NUMBER: *MSC 2018-05***

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

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

### **COMMENTS/RECOMMENDATIONS:**

1. Provide a Code Compliant Site Plan and which address the following noted deficiencies:
  - Drive Aisle immediately adjacent to the **north** side (not the east side as previously noted for this comment) of the building does not provide for the minimum required 24' wide 'Two-Way' Vehicular Access.
2. Denote the removal of the existing/pavement/concrete outside the limits of the parking space and installation of new Type 'D' Curb across the island area in association with the removal of the Vacuum/Air Pump equipment located immediately in front of the Accessible Parking Space.
3. The addition of a 'Note' to the Site Plan as a means of addressing Comments #2, #3, #4 & #5 of the Engineering DRC Comments dated September 17, 2018 does not adequately satisfy each of the comments. For Engineering DRC approval/sign-off, it is expected that the any changes to the existing conditions not currently in compliance with ADA, MTUCD, FDOT and City standards and/or criteria as applicable to the Accessible Parking Space, Accessible Parking Space Access Aisle, Accessible Route from the Accessible Parking Space to the Accessible Entry will be reflected on the Site Plan and/or Engineering Plans submitted for DRC review.

**ALL RESUBMITTALS MUST INCLUDE ITEMIZED RESPONSES TO THE  
COMMENTS ALONG WITH APPLICABLE REVISED/UPDATED PLANS**

**NOTE** that 'Accessibility' requirements per the Florida Building Code, Sixth Edition, 'Accessibility', must be addressed by all projects per Code as part of the Engineering review and approval at the time of Building Permit and/or as part of a separate Construction Permit (if applicable) through the Environmental Services/Engineering Division. Accordingly, it is recommended that 'Accessibility' conditions related to the existing Accessible Parking Space, Accessible Parking Space Access Aisle, Accessible Route from the Accessible Parking Space to the Accessible Entry be field checked by an engineer at this time and any required field changes to address 'Accessibility' requirements per the Florida Building Code, Sixth Edition, 'Accessibility', be incorporated into the plans for DRC resubmittal.

**ALL RESUBMITTALS MUST INCLUDE ITEMIZED RESPONSES TO THE  
COMMENTS ALONG WITH APPLICABLE REVISED/UPDATED PLANS**



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

## **DRC REVIEW FORM**



**September 17, 2018**

**PROJECT: *BP GAS STATION – 18401 PINES BOULEVARD***  
**CITY REFERENCE NUMBER: *MSC 2018-05***

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

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

### **COMMENTS/RECOMMENDATIONS:**

---

1. Provide a Code Compliant Site Plan and which address the following noted deficiencies:

- Drive Aisle immediately adjacent to the east side of the building does not provide for the minimum required 24' wide 'Two-Way' Vehicular Access.
- Minimum required 15' wide 'On-Way' Drive Aisle is not being provided for the existing 'Angled Parking' at the southwest corner of the site. The required minimum 15' wide 'One-Way' Drive Aisle cannot include the "vehicular staging area" for the Fueling Station immediately to the east of the 'Angled Parking'.
- There would seem to be conflict of use between the Accessible Parking Space and the Vacuum/Air Pump equipment located immediately in front of the Accessible Parking Space, as the Accessible parking Space could potentially be occupied by customers using the Vacuum/Air Pump equipment and thus would not be available for its true intended use. Relocate the Accessible Parking Space to the north side of the Accessible Access Aisle to insure that the Accessible Parking Space does not conflict with the Vacuum/Air Pump equipment use and will be available at all times for its intended use.

2. Note that the Accessible Parking Space must be in accordance with the attached City standard detail R-32, 'Accessible Parking Space Details'.

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

The 'Accessible Access Route' from the Accessible Parking Space to the designated 'Accessible Entry' to the building must be ADA Compliant, including the differential in elevation at changes in surface materials along the route, proper Accessible Ramp and Accessible Entry doorway landing width, proper Entry Door opening direction relative to the approach of Accessible Route to the Accessible Entry doorway, etc.

4. All 'Pedestrian/Accessible Crossings' shall comply with FDOT and MTUCD standards. As the current 'Accessible Access Route' across the parking lot and 'Fueling Station' access aisles is considered a 'Mid-Block' crossing, 'Mid-Block' type 'Pedestrian/Accessible Crossings' shall be 10' in width and have "Special Emphasis" pavement markings and the 'Pedestrian/Accessible Crossing' signage per FDOT Index No. 17346. If a 'Crossing' strictly serves or is designated for access to Accessible Parking Spaces, the use of Accessible Crossing (W11-9) signage is recommended instead of the typical Pedestrian Crossing (W11-2) signage.
5. Assuming Code Compliant 'Angled Parking' can be provided at the southwest corner of the site, it will be necessary to restrict the vehicular access along the south side of the western Fueling Station area to insure that vehicles do not go the wrong direction against the southbound flow of traffic trying to access the 'Angled Parking' area. Provide the appropriate pavement markings and signage as necessary to address the above mentioned possible conflict in vehicular traffic flow at the southwest corner of the site.
6. Provide additional "strings of dimensions" clearly identifying the horizontal widths of the various parking lot and 'Fueling Station' access aisles, overall lengths of all parking spaces, widths of pedestrian walkways/sidewalks, etc.

## MEMORANDUM

September 13, 2018

To: Christian Zamora  
Planning/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-05 (bp Gas Station Car Wash @ 18401 Pines Blvd.)

---

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

1. ~~Correct plans to match existing conditions on site for parking space numbers, ADA space and striping, etc.~~
2. Required parking is 8 spaces (6 spaces for existing convenience store and 2 storage spaces for car wash work station), however, there are only 7 spaces on site.  
**9/13/2018 – Not addressed. Convenience Store requires 5.48 (rounded to 6 per current code) spaces and 2 storage for a total of 8 spaces. Still only 7 spaces shown on site.**
3. Provide details of how canopies are installed as code requires the canopies to be permanently installed and are not movable.  
**9/13/2018 – Not provided. Provide detail(s) of footers for posts to show canopies are permanent.**
4. ~~Confirm width of parking spaces as width shown on site plan does not meet code.~~
5. Provide sign chart showing dimensions and square footages of all building signs on site. This includes convenience store, car wash and canopy above pumps.  
**9/13/2018 – Not provided. Provide information on the two “Car Wash” signs, Gas Station Canopy Sign and Convenience Store Sign.**

Please contact me with any questions.



## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** September 13, 2018  
**To:** MSC 2018-05  
**From:** Christian Zamora, Planner / Zoning Specialist  
**Re:** Marathon Gas Station Carwash @ 18401 Pines Boulevard  
**DRC:** 2

---

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

- ~~1. Need to provide property survey reflecting site current conditions.~~
- ~~2. Provide notarized property owner authorization letter~~
- ~~3. Provide actual material sample to be used for proposed awnings (It needs to match the current Service Station approved colors)~~
- ~~4. Provide color for awning frame~~
5. Confirm proposed frame to be permanently attached to the ground. Plan shows (1) footer only
- ~~6. Provide Broward County confirmation letter ensuring proposal does not count towards plat allowances; or if it does, that county will not have an issue with it.~~
- ~~7. Plans need to reflect true dimensions for parking spaces. Provide full length, width and number of required parking spaces as per Zoning comments (See 155.251 CCO)~~
8. Any signage? Please confirm. Carwash Signage provided...however, sign dimensions need to be re-evaluated and clarified. Per City Code, services stations are limited to no more than 36 SF for wall signage, canopy signage counts against max. allowance...provide SF for each of the signs
9. The complete set of plans needs to be submitted, not by pieces
10. All comments to be addressed in (1) 8.5x11 response sheet per discipline

For resubmittal provide (4) sets and an electronic copy.

For your convenience, see below applicable City Code extract.

If any questions, feel free to contact me any time at (954) 392-2110 or [czamora@ppines.com](mailto:czamora@ppines.com)



City Code 155.324 (C)

4) Gasoline service stations.

(a) Gasoline service station structures and canopies. Gasoline service stations may be permitted a maximum of 36 square feet of signage to be distributed on structure and canopies with letter height not to exceed 36 inches in height.

(b) Monument signs. Each gasoline service station may be permitted one double-faced monument sign not to exceed 36 square feet in size. Monument sign displays must include price panels. The monument sign may be internally illuminated, and shall not exceed seven and one-half feet in height.

1. Price panels are required to be not less than 18 square feet, and not more than 24 square feet.

2. All price panels for gasoline products at service stations shall display the highest price if there is a difference between the cash and credit prices.

(c) All price signs for gasoline products at gasoline service stations shall display separately and specifically, with equal prominence, the full-service price and the self-service price, in numbers or letters of equal size and on equally sized backgrounds with the same color combination and with equal illumination, if any. The number of signs for self-service and full-service shall be equal.

## MEMORANDUM

March 13, 2018

To: Joseph Yaciuk  
Planning Administrator

From: William Granda  
Landscape Planner

Re: MSC 2018 – 05 BP Gas Station

---

The City of Pembroke Pines Planning Division has conducted a landscape review for BP 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 courtesy inspection will be done in reference to approved site plan.

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

Please contact me with any questions.

Please consider the environment before printing this email.

**William Granda**

Landscape Planner, Municipal Arborist, LIAF  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [wgranda@ppines.com](mailto:wgranda@ppines.com)

Please consider the environment before printing this email.

MEMORANDUM

March 6, 2018

To: Christian Zamora  
Planning/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-05 (bp Gas Station Car Wash @ 18401 Pines Blvd.)

---

The following are my comments regarding the above Miscellaneous Plan:

1. Correct plans to match existing conditions on site for parking space numbers, ADA space and striping, etc.
2. Required parking is 8 spaces (6 spaces for existing convenience store and 2 storage spaces for car wash work station), however, there are only 7 spaces on site.
3. Provide details of how canopies are installed as code requires the canopies to be permanently installed and are not movable.
4. Confirm width of parking spaces as width shown on site plan does not meet code.
5. Provide sign chart showing dimensions and square footages of all building signs on site. This includes convenience store, car wash and canopy above pumps.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** March 6, 2018  
**To:** MSC 2018-05  
**From:** Christian Zamora, Planner / Zoning Specialist  
**Re:** Marathon Gas Station Carwash @ 18401 Pines Boulevard

---

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

1. Need to provide property survey reflecting site current conditions.
2. Provide notarized property owner authorization letter
3. Provide actual material sample to be used for proposed awnings (It needs to match the current Service Station approved colors)
4. Provide color for awning frame
5. Confirm proposed frame to be permanently attached to the ground. Plan shows (1) footer only
6. Provide Broward County confirmation letter ensuring proposal does not count towards plat allowances; or if it does, that county will not have an issue with it.
7. Plans need to reflect true dimensions for parking spaces. Provide full length, width and number of required parking spaces as per Zoning comments (See 155.251 CCO)
8. Any signage? Please confirm
9. All comments to be addressed in (1) 8.5x11 response sheet per discipline

For resubmittal provide (6) sets and an electronic copy.

For your convenience, see below applicable City Code.

If any questions, feel free to contact me any time at (954) 392-2110 or czamora@ppines.com

## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE**

**FIRE PREVENTION BUREAU**

**FIRE PLANS EXAMINER BY:** Michael Testagrossa  
Fire Prevention Captain  
(954) 499-9561

**PROJECT NAME:** BP Gas Station

**REFERENCE #:** MSC 2018-05

**DATE REVIEWED:** 03/06/2018

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

---

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

There appears to be no change to Fire Access by adding the new awning/canopy  
for the car wash area.

Any changes and or modifications to access will need to be further reviewed.

**City of Pembroke Pines**  
**Public Services Department**  
***Environmental Services Division***  
Karl M. Kennedy  
954-518-9040



## **DRC REVIEW FORM**

**March 6, 2018**

**BP Gas Station**  
**MSC 2018-05**

### **RECOMMENDATIONS:**

---

1. The submitted site plan indicates sub-standard parking space dimensions. Provide a code compliant site plan.

Note: A permit is required from the Environmental Services Department, Engineering Division (8300 South Palm Dr. Pembroke Pines, FL 33025) for all parking lot, road, water, sewer, and earthwork improvement

**All re-submittals must have an itemized response in letter format accompanied with the plans.**

S:\Planning\STAFFREP\Christian\Miscellaneous Applications\2018\MSC 2018-05 (BP Gas Station)\DRC -  
1\ENGINEERING BP Gas Station 18401 Pines Blvd 3.6.18.docx



## Subject Site Aerial Photo

Application ID: MSC 2018-05

Marathon Detail Carwash: 18401 Pines Boulevard

