



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

Summary

Agenda Date:	October 22, 2020	Application ID:	MSC 2020-14
Project:	Shell, FCE 1824	Project Number:	N/A
Project Planner:	Christian Zamora / Zoning Specialist		
Owner:	SE PETRO ONE LLC	Agent:	Debbie Bass, Aluminum Plus
Location:	13940 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 97-68; SP-2000-02; MSC 2001-04; SN 2004-01; ZV 2010-49; SP 2010-19		
Applicant Request:	Rebranding of existing Shell Gas Station		
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

Debbie Bass, agent, is requesting approval for the rebranding of the Shell Gas Station located at 13940 Pines Boulevard. Scope of work includes the replacement of monument sign pricing panel, shell logo, sign copy on existing canopy and paint.

The Shell Gas Station received approval (SP 97-68) to build the self-service gas station, c-store and car wash, but expired. In 2000 (SP 2002-02) the city allowed the existing 5,419 square feet facility where minor color changes were part of the approval. In the year 2001 (MSC 2001-04), the monument sign relocated from the north west corner to further east on Pines Boulevard in the parcel. In 2004 (SN 2004-01) monument sign revised gas pricing panels and Shell logo. In 2010 (ZV 2010-49; SP 2010-19) façade and color changes were approved to reflect trademark colors, also, additional business signage were permitted on north and south elevations of the c-store and carwash building.

BUILDINGS / STRUCTURES:

The following modifications to the site are being proposed:

- The existing fuel canopy fascia will be replaced with non-illuminated yellow and red vinyl lines to be consistent with Shell branding.
- The existing column protective bollards will be painted Shell white with a 12" Shell gray band base.
- The Daily's c-store building and tile roofs will be pressure washed as needed.

No structural changes will occur as a result of this application.

SIGNAGE:

The existing canopy signage, and price panels on the existing monument sign will be removed and replaced with the following proposed signage like for like.

- A 11.6 square foot yellow, red internally illuminated flush mounted channel letter logo sign to be installed on the north west fascia of the existing gas canopy.
- The existing 34.4 square foot –per staff calculations- monument sign panels will be replaced with Shell branding colors and internal LED illumination. Regular gasoline price will be displayed in red LED and diesel price will be displayed in green LED numbers. A sign panel will read “Shell V Power” in white text on a red background. Shell Logo will be displayed on a white background. Base of the sign will be painted white
- All sign panel backgrounds will be opaque.

No additional signs are being proposed at this time.

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

Enclosed: Miscellaneous Plan Application
Memo from Zoning Administrator (10/12/2020)
Miscellaneous Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

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 feet 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: Joe Project #: PRJ 20 n/a Application #: MSC2020-14

Date Submitted: 09/29/20 Posted Signs Required: (N/A) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: FCE 1824 / SHELLProject Address: 13940 PINES BLVD, PEMBROKE PINES

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514014020153

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

Legal Description:

FLAMINGO WEST 78-36 B PART OF TRACT O DESC'D AS, COMM AT NW COR OF TR O, E ALG N/L FOR 186.51 TO POB, CONT E 238.41, SLY 100, WLY 34.19, S 170, W 270.90, NE 233.57, NE 54.00 TO POB

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
12-2-10	ZONING VARIANCE	VARIANCE TO ALLOW 64.80 SF BUILDING SIGN	APPROVED	ZV 2010-49	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FIRST COAST ENERGY LLP

Owner's Address: 7014 AC SKINNER PKWY, STE 290, JACKSONVILLE, FL 32256

Owner's Email Address: mcavin@candrcontractors.com

Owner's Phone: _____

Owner's Fax: _____

Agent: ALUMINUM PLUS

Contact Person: DEBBIE BASS

Agent's Address: 750 E. INT'L SPEEDWAY BLVD, DELAND, FL 32724

Agent's Email Address: APLUS@ALUMINUMPLUS.COM

Agent's Phone: 386-734-2864

Agent's Fax: 386-736-7096

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: _____

Use: GAS STATION

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: B-3

Land Use / Density: _____

Use: GAS STATION

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)

REMOVE EXISTING ILLUMINATED SHELL CHANNEL LETTERS FROM CANOPY.
INSTALL NEW SHELL SPEC YELLOW/RED FASCIA AND 2 NEW ILLUMINATED
SHELL PECTEN CANOPY SIGNS. EACH SIGN IS 16 SF (TOTAL OF 32 SF).
REMOVE SHELL PECTEN AND PRICE FACES FROM EXISTING PRICE SIGN
CABINET AND INSTALL NEW SHELL PECTEN, REGULAR AND DIESEL PRICER AND V-POWER
FACES TO EXISTING SIGN CABINET. TOTAL SF FOR FACE CHANGE TO SIGN IS 34 SF.
EXISTING DAILYS BUILDING SIGN AND FACES ON PRICE SIGN TO REMAIN.

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.

Ah LEJ Aubrey L Edge 9/24/2020
Signature of Owner Manager Date
Petro Distributing Partners of Florida, LLC
Its Partner

Sworn and Subscribed before me this 24th day

of SEPTEMBER, 20 20

0 [Signature]
Fee Paid Signature of Notary Public

 DONNA A MILLER
Commission # GG 318151
Expires July 29, 2023
Bonded Thru Budget Notary Services
My Commission Expires

AGENT CERTIFICATION

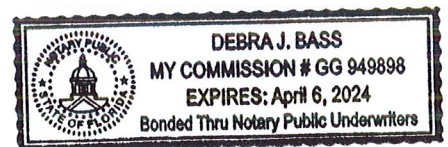
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 9/28/20
Signature of Agent Date

Sworn and Subscribed before me this 28 day

of Sept, 20 20

[Signature] 4/6/2024
Fee Paid Signature of Notary Public My Commission Expires



October 12, 2020

To: Christian Zamora
Planner/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-14 (Shell Gas Station FCE 1824 – 13940 Pines Blvd.)

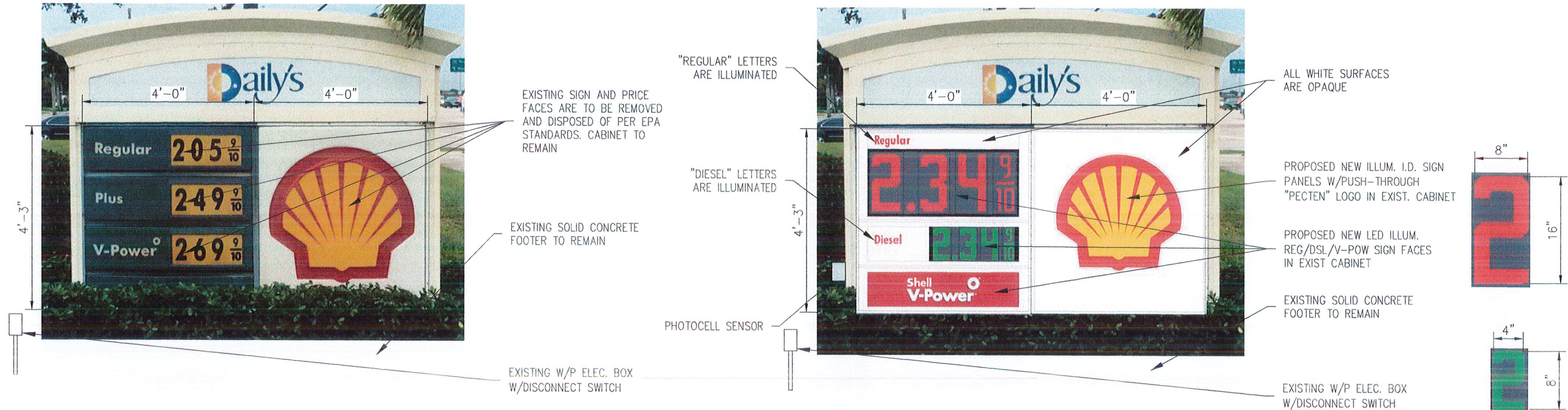
Zoning has no comments regarding the above Miscellaneous Plan.

EXISTING



I.D. SIGN
FACE CHANGE ONLY

REVISIONS:		
REVISION	DATE	DESCRIPTION
04/02/20	ADM	For Permitting



EXISTING ID SIGN
SCALE: N.T.S.

EXISTING SIGN COPY AREA:

I.D.SIGN:	17.00 S.F.
REG/PLS/V-POW:	17.00 S.F.
TOTAL:	34.00 S.F.

NOTE:
LIGHTING IS TO BE CONTROLLED
BY A PHOTOVOLTAIC SENSOR
TO CONFORM WITH CODE:
C405.2.5.

PROPOSED ID SIGN
SCALE: N.T.S.

PROPOSED SIGN COPY AREA:

I.D. SIGN:	17.00 S.F.
REG/DSL/V-POW:	17.00 S.F.
TOTAL:	34.00 S.F.

Electrical Hookup

- Sign is UL Listed.
- Electrical requirements are 120 VAC 20A, with a connected load of less than 15 amps.
- This product is installed in a Class 1 Division 2 location per NEC 2014 chapter 500.
- All wiring must be installed per local code and NEC requirements.
- After installation of sign, electrician should run 16" whip through conduit nipple to J-Box with switch and connected to primary electrical. (see Figure 2). Liquid tight conduit, J-Box and switch to be provided by electrician.
- The NEC requires that a UL listed disconnect switch be installed and must be in straight line-of-sight from the sign, after installation. This switch can be located directly behind the canopy fascia and can control all signs on the same circuit that maintain the line-of-sight requirement.

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6TH ED. (2017), CHAPTER 16, STRUCTURAL LOADS, ASCE 7-2010 SUPPLEMENTS & PER N.E.C. 2014. 600.7(A)(1) EQUIPMENT GROUNDING. METAL EQUIPMENT OF SIGNS, OUTLINE LIGHTING, AND SKELETON TUBING SYSTEMS SHALL BE GROUNDIED BY CONNECTION TO THE EQUIPMENT GROUNDING CONDUCTOR OF THE SUPPLY BRANCH CIRCUIT(S) OR FEEDER USING THE TYPES OF EQUIPMENT GROUNDING CONDUCTORS SPECIFIED IN 250.118. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE. BASIC WIND SPEED: 170 MPH, W/ 3-SECOND GUSTS. BUILDING CATEGORY: II WIND EXPOSURE CATEGORY: C, DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS & CLADDING: (32.00 PSF)

Contractor:

Aluminum Plus
750 E. Int'l. Speedway Blvd.
Deland, FL 32724
Ph 386-734-2864
Fx 386-736-7096
aplus@aluminumplus.com
www.aluminumplus.com

Site Address:
13940 Pines Blvd.
Pembroke Pines FL 33027

Parcel I.D.
514014020153

ENGINEERING • PLANNING • PERMITTING

JOB #
#13816

PROJECT:

13940 Pines Blvd.
Pembroke Pines FL 33027 I.D. Sign

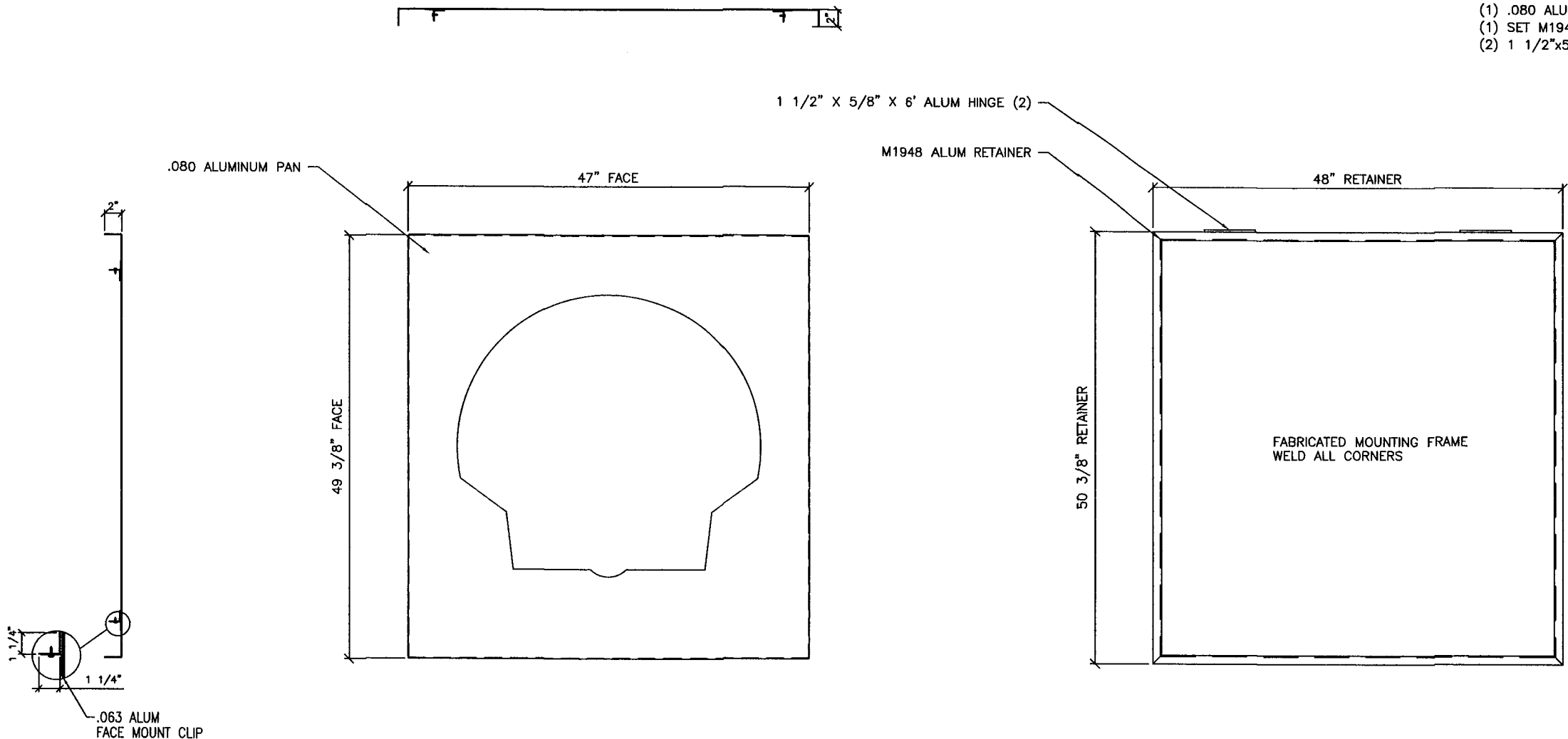
EPI
ENGINEERED PERMITS, INC.
311-A S. WOODLAND BLVD
DELAND, FL 32720
PHONE: 386-734-0830
FAX: 386-734-8226
CERT NO. 26298
EMAIL: epi@epieng.net

MICHAEL WOUTUNIAK, P.E.
P.E. NO. 60934
EMAIL: mwo@epieng.net

SPECIFICATIONS:

FACE DESIGNED TO FIT EXISTING CABINET
50 3/4"H x 48 3/8"W

SIZES BASED ON FIELD SURVEY.
REPLACEMENT FACE TO CONSIST OF:
(1) .080 ALUMINUM ROUTED FACE
(1) SET M1948 RETAINERS (MITERED)
(2) 1 1/2"x5/8"x6" ALUMINUM PIANO HINGE



SERVICE FACE DETAIL -- 44SHID.enr
SCALE: 3/4"=1'-0"

**FEDERAL
HEATH**
SIGN COMPANY

1500 N. BOLTON, JACKSONVILLE, TX 75766
(903) 589-2100

This original drawing is provided as part of a
planned project and is not to be exhibited,
copied or reproduced without the permission
of Federal Heath Sign Company LLC or its
authorized agent. ©



Underwriters
Laboratories Inc.



ELECTRICAL TO USE U.L.-48
LISTED COMPONENTS AND
SHALL MEET ALL N.E.C. STANDARDS

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			

4x4 PECTIN ID FACE
RVle -- REPLACEMENT FACE IN SHELL CABINET

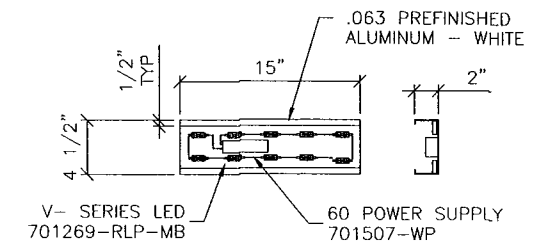
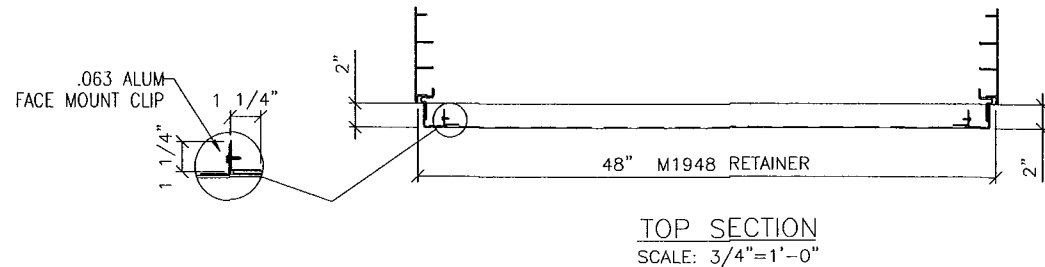
JOB NO:	-	DHall
DRAWN BY:	TRose	10-06-10
DRAWING NO:	SE1044RF_SH	

SHEET NO:	1
OF:	1

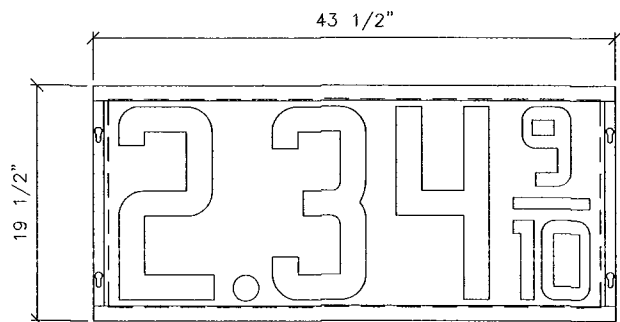
SPECIFICATIONS:

FACE DESIGNED TO FIT EXISTING CABINET
50 3/4"H x 48 3/8"W

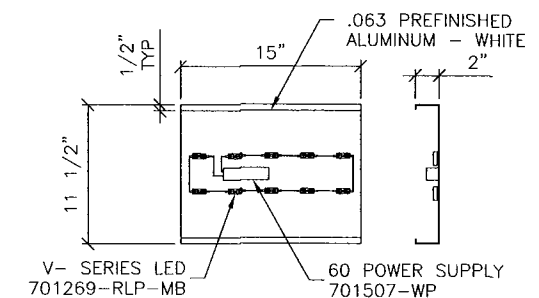
SIZES BASED ON FIELD SURVEY.
REPLACEMENT FACE TO CONSIST OF:
(1) .080 ALUMINUM ROUTED FACE
(1) SET M1948 RETAINERS (MITERED)
(2) 1 1/2"x5/8"x6" ALUMINUM PIANO HINGE



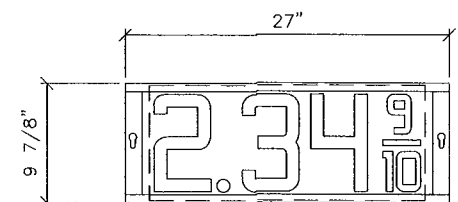
LED PRODUCT PANEL ILLUMINATION



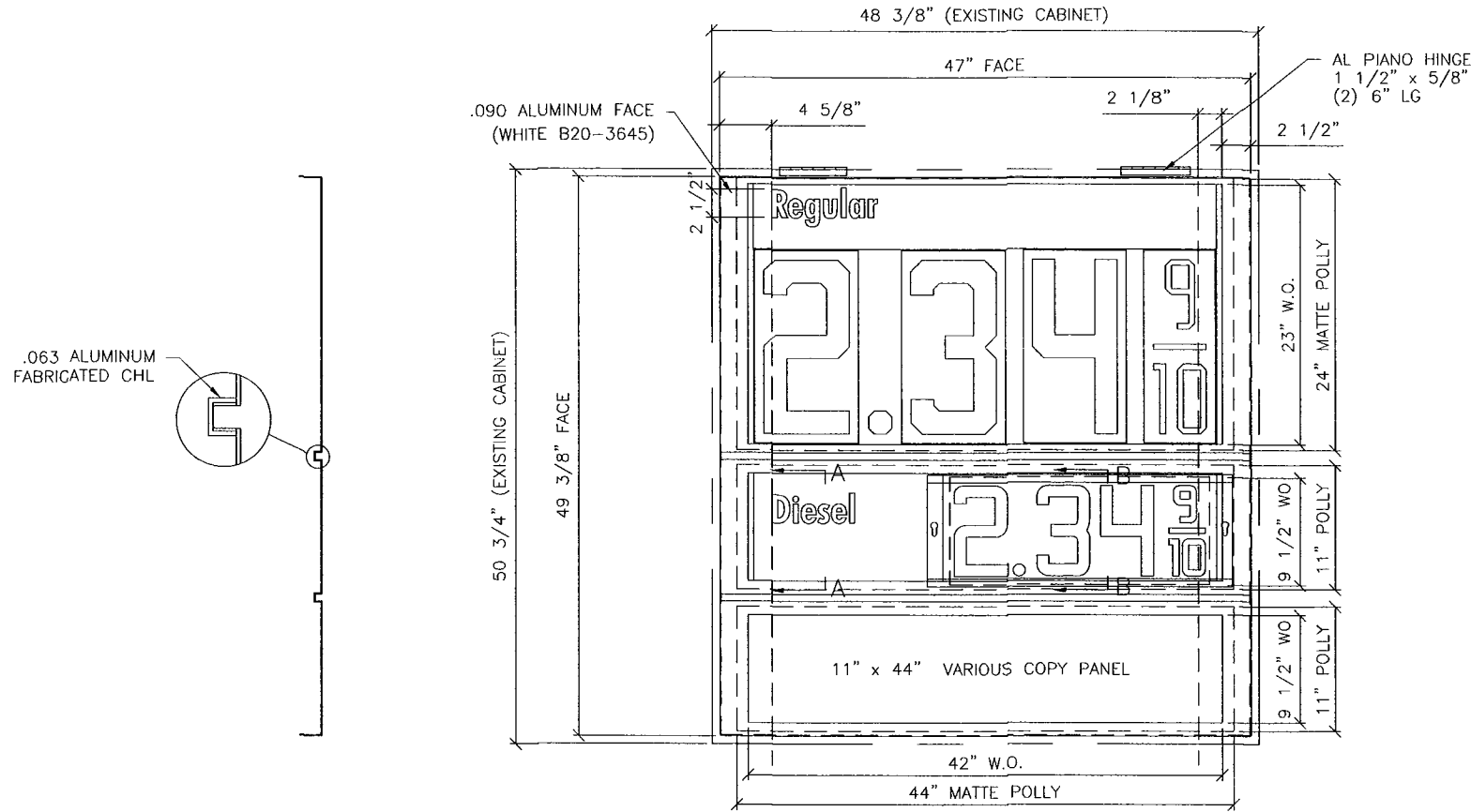
16" ABLE LED



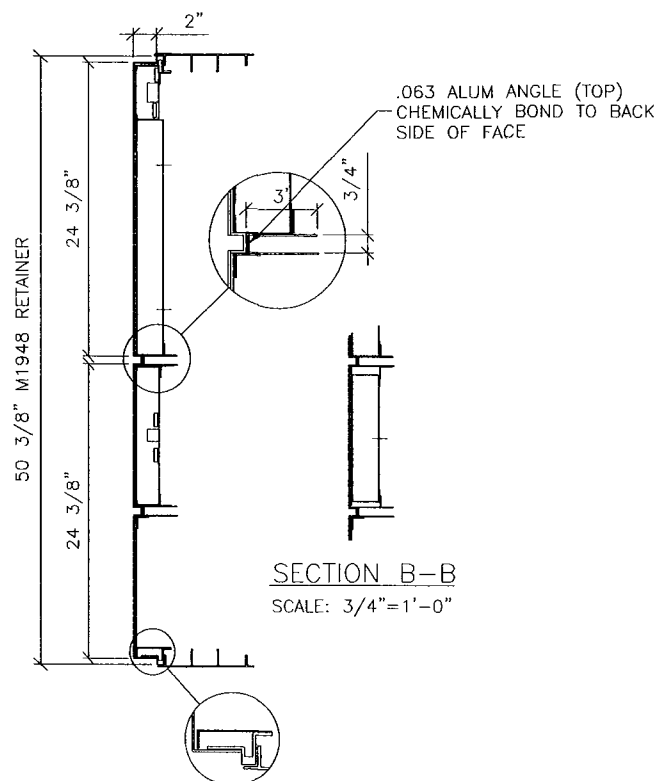
LED PRODUCT PANEL ILLUMINATION



8" ABLE LED



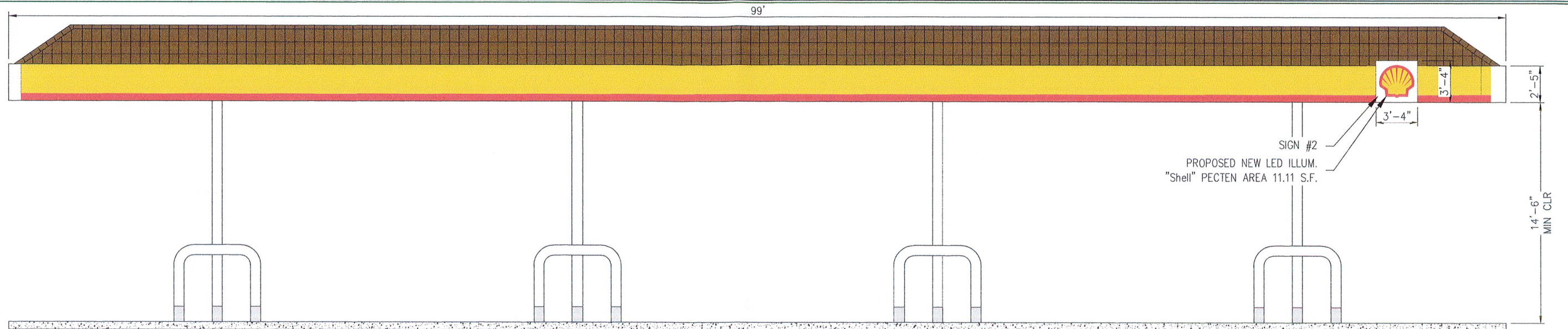
PRICE FACE DETAIL - G44SH2LV.enr
SCALE: 3/4"=1'-0"



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

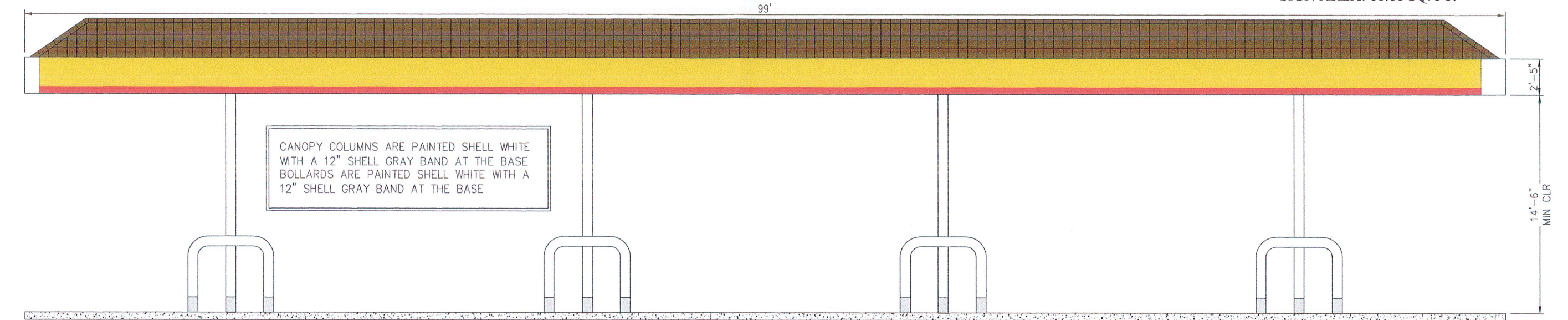
SECTION B-B
SCALE: 3/4"=1'-0"

NO.	REVISIONS	DATE	BY
1			
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6			

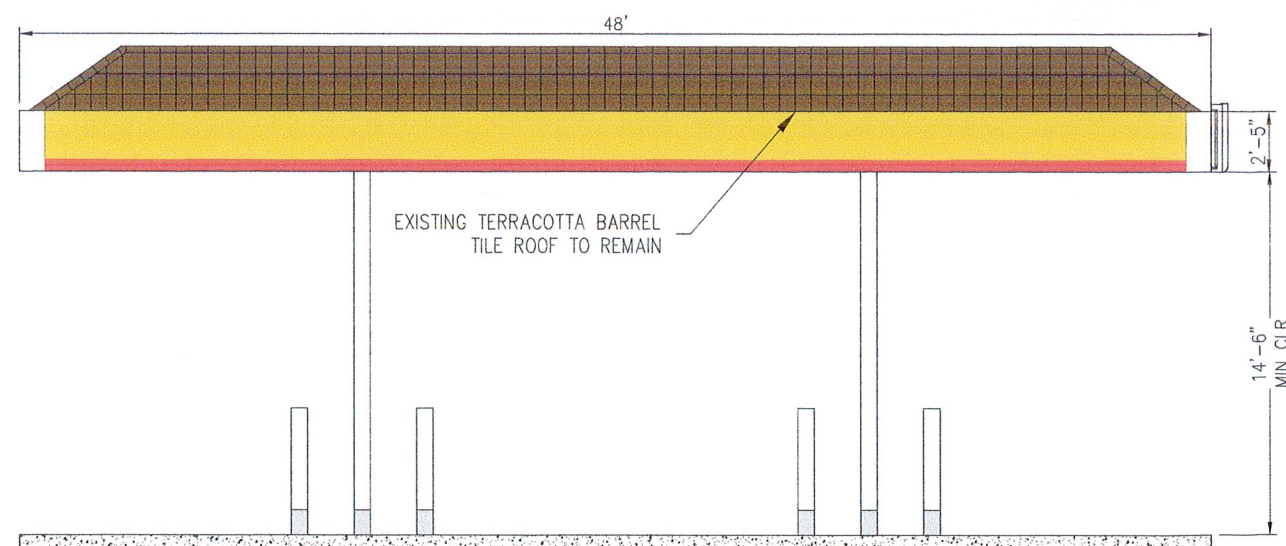


PROPOSED FRONT CANOPY ELEVATION FACING NORTH TOWARDS PINES BLVD.
 SCALE: N.T.S.

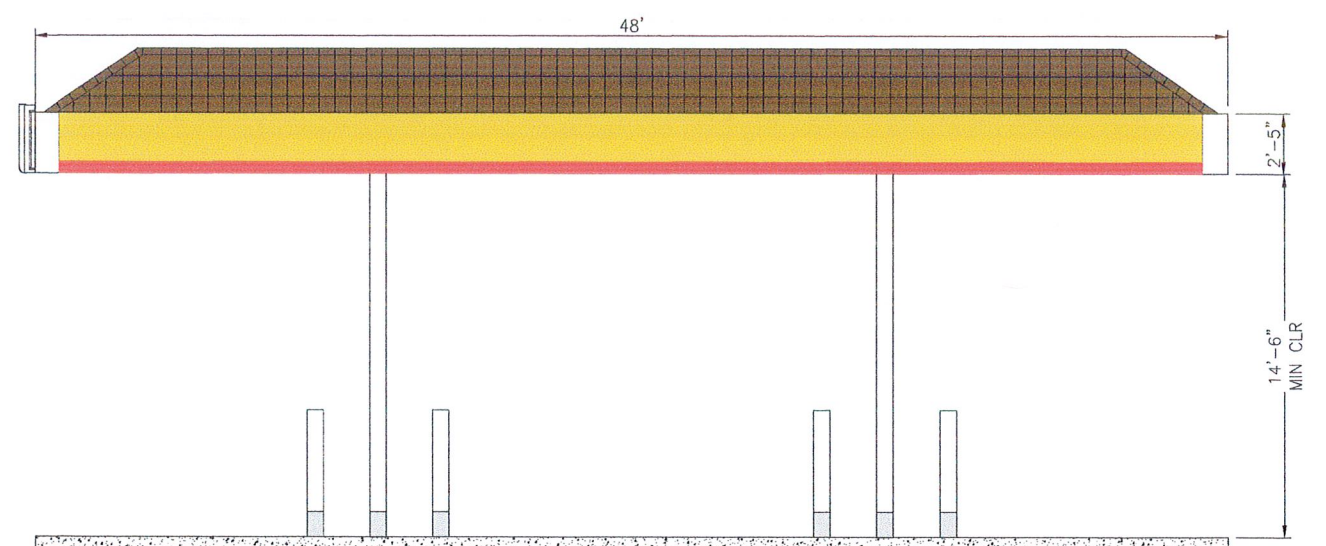
CANOPY FASCIA AREA: 239.58 SQ. FT.
 SIGN AREA: 11.11 SQ. FT.



PROPOSED REAR CANOPY ELEVATION FACING C-STORE
 SCALE: N.T.S.



PROPOSED LEFT CANOPY ELEVATION FACING EAST
 SCALE: N.T.S.



PROPOSED RIGHT CANOPY ELEVATION FACING WEST TOWARDS SW 145th AVE.
 SCALE: N.T.S.

SHELL

PROPOSED PECTEN (UL Listed)

REVISIONS:		
REVISION	DATE	DESCRIPTION
04/02/20	ADM	For Permitting

- Electrical Hookup**
- Sign is UL Listed.
 - Electrical requirements are 120 VAC 20A, with a connected load of less than 15 amps.
 - This product is installed in a Class 1 Division 2 location per NEC 2014 chapter 500.
 - All wiring must be installed per local code and NEC requirements.
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 - The NEC requires that a UL listed disconnect switch be installed and must be in straight line-of-sight from the sign, after installation. This switch can be located directly behind the canopy fascia and can control all signs on the same circuit that maintain the line-of-sight requirement.

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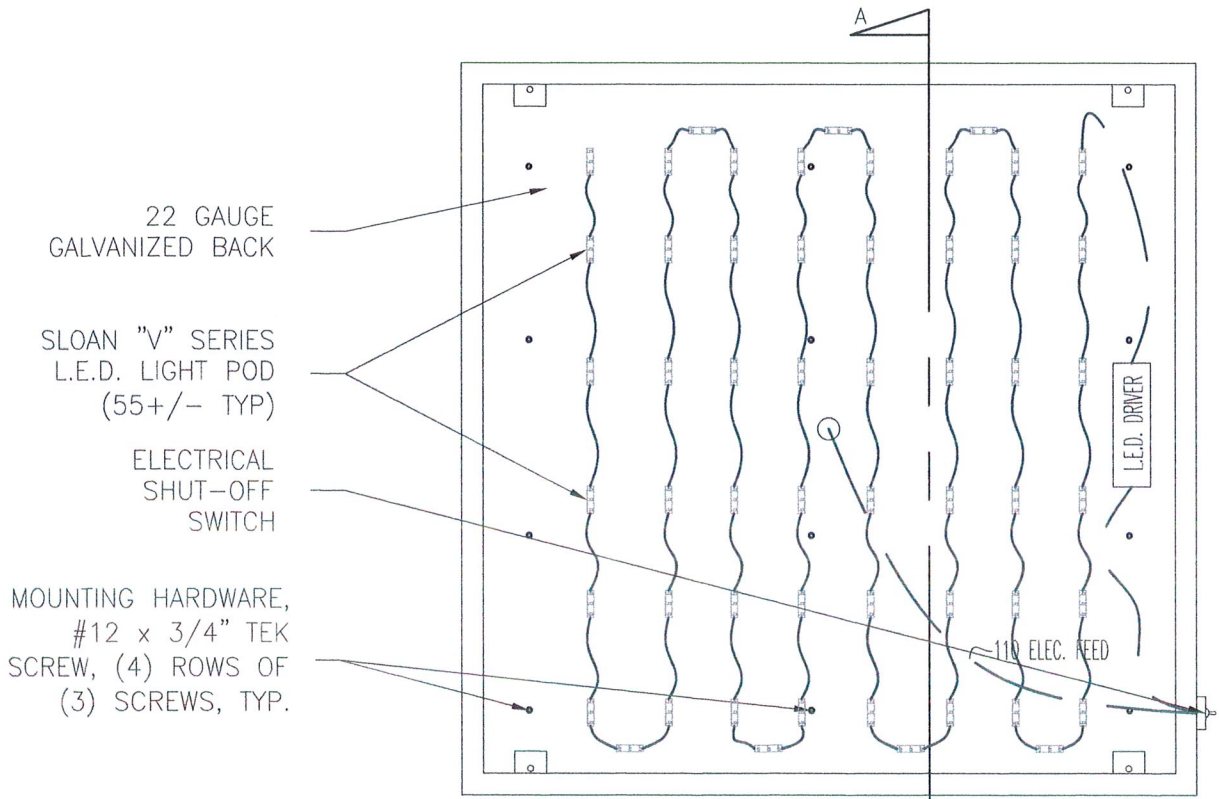
THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE.

BASIC WIND SPEED: 170 MPH, W/ 3-SECOND GUSTS.

BUILDING CATEGORY: II

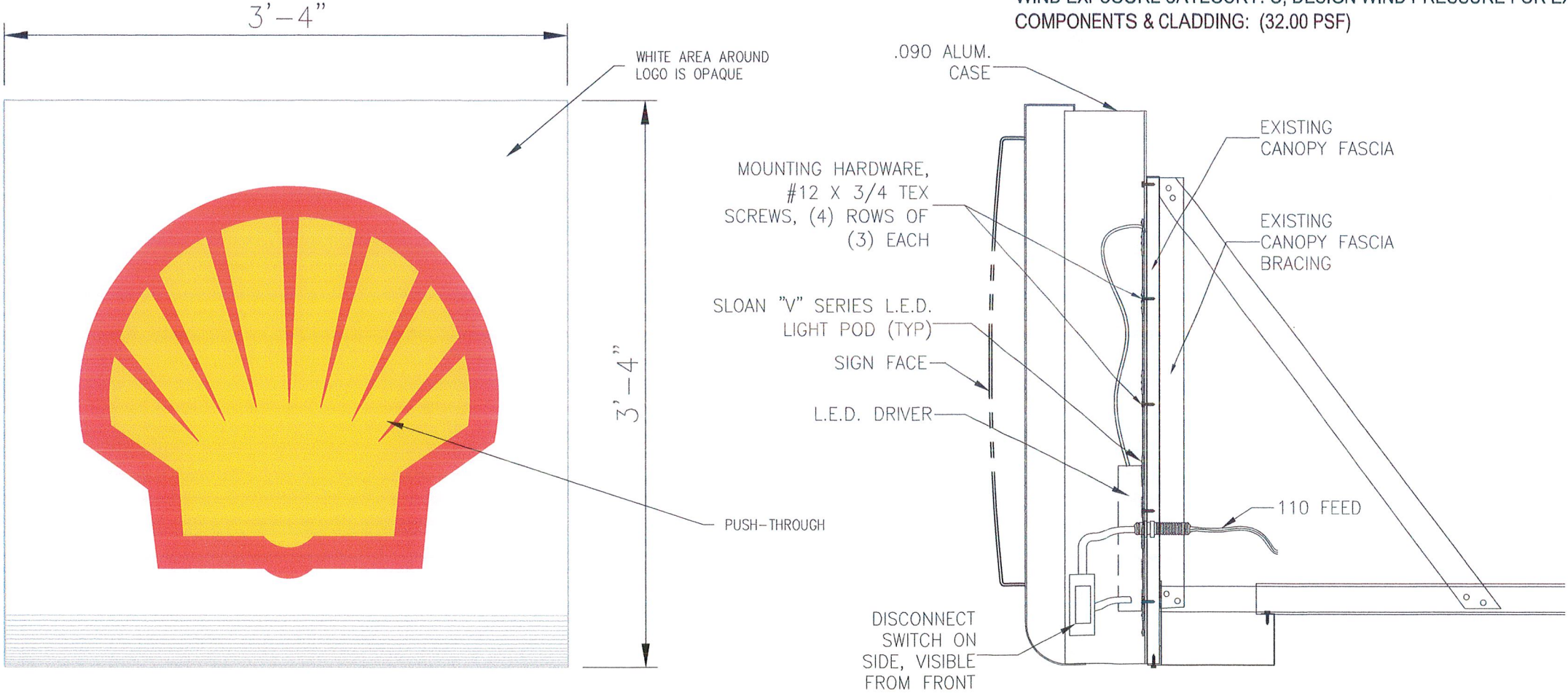
WIND EXPOSURE CATEGORY: C, DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS & CLADDING: (32.00 PSF)

Night View



STANDARD 3'-4" x 3'-4" ILLUMINATED CANOPY/FASCIA/WALL SIGN 11.11 S.F. N.T.S.

NOTE: U.L. LISTED SIGN CABINET W/ DRAIN HOLES AT BOTTOM



Contractor:
Aluminum Plus
750 E. Int'l. Speedway Blvd.
Deland, FL 32724
Ph 386-734-2864
Fx 386-736-7096
aplus@aluminumplus.com
www.aluminumplus.com

Site Address:
13940 Pines Blvd.
Pembroke Pines FL 33027

Parcel I.D.
514014020153

ENGINEERING • PLANNING • PERMITTING

JOB #
#13816

SHEET TITLE:
13940 Pines Blvd.
Pembroke Pines FL 33027 Pecten

PROJECT:
13940 Pines Blvd.
Pembroke Pines FL 33027

EPI
ENGINEERED PERMITS, INC.
311-A S. WOODLAND BLVD.
DELAND, FL 32720
PHONE: 386-734-0830
FAX: 386-734-8226
CERT NO. 26298
EMAIL: epi@epieng.net

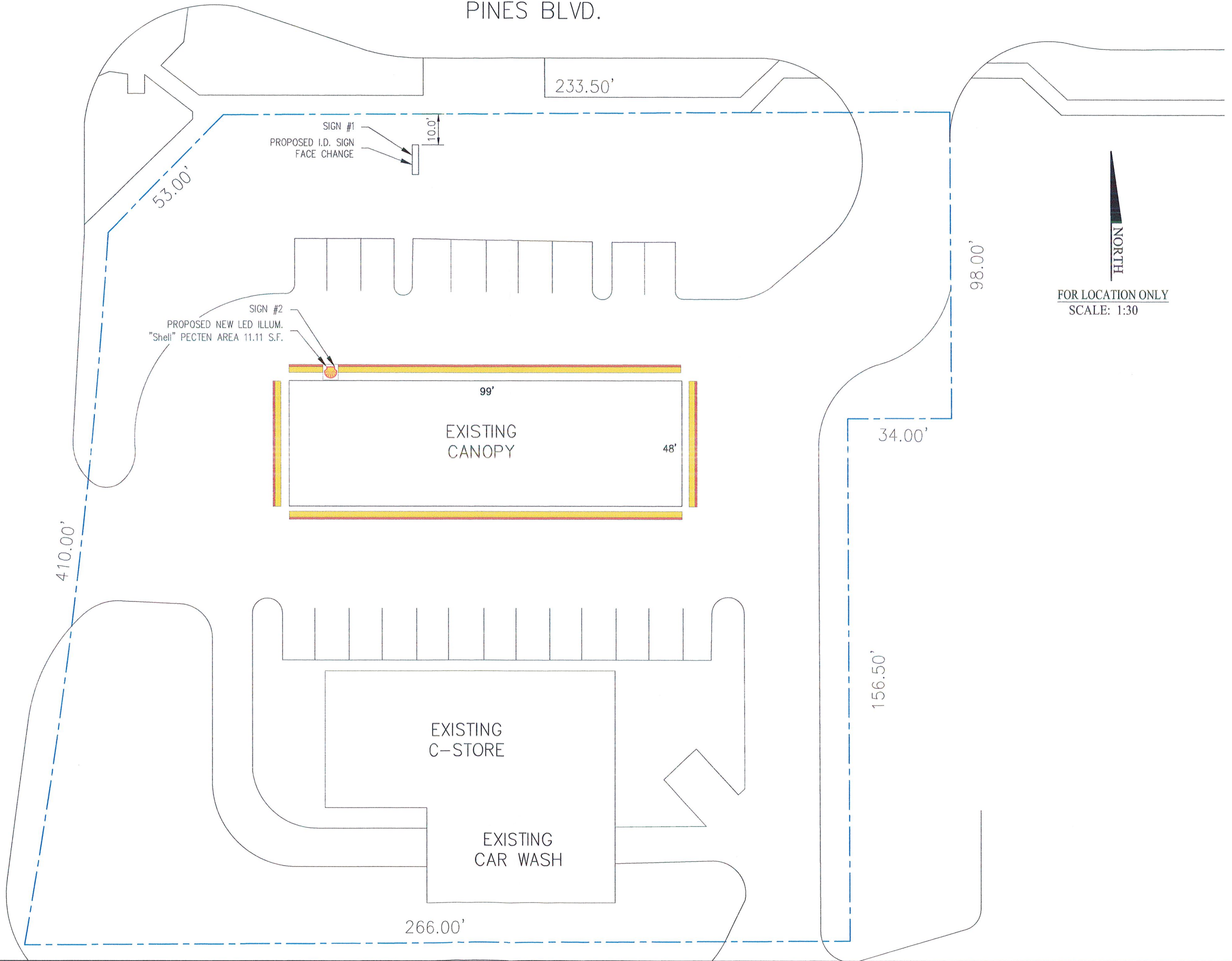
MICHAEL WOJTUNIAK, P.E.
P.E. NO. 60934
EMAIL: mwojtunik@epieng.net

1 OF 3



EXISTING STORE FRONT
SCALE: N.T.S.

SW 154th AVE.



NORTH
 FOR LOCATION ONLY
 SCALE: 1:30

Subject Site Aerial Photo

Application ID: MSC 2020-14
Shell Gas Station: 13940 Pines Boulevard

