

MDM Services, Inc.

Engineering, Environmental, and Construction

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City of Pembroke Pines
c/o: John L. England, P.E., Assistant City Engineer
601 City Center Way
Pembroke Pines, FL 33025

Date: July 27, 2020

Subject: Chevron Gas Station #358 Improvements
Address: 1501 S. Flamingo Road, Pembroke Pines, FL
Re: SP 2018-04, PRJ 2018-05

To whom it may concern,

Please consider this correspondence as formal letter of request for NVAL opening for mentioned above project, with following justification.

Existing gas station is located on 1.17 acres of land and currently has a total of 2,538 sf convenience stores with car wash and 6 multiproduct dispensers (12 vehicle fueling positions) It's capacities were found inadequate in many aspects including safety and circulation. Hence, subject site requires a revitalization, involving significant improvements.

New site plan approved by City of Pembroke Pines Commission on May 23, 2017 will support 12 new modern multiple product dispensers with 24 fueling positions and new 20K regular, 15K premium, 15K diesel steel double wall underground storage tanks with state of the art fuel distribution system, fuel monitoring and leak detection, new ADA compliant 2,538 sf convenience store and parking, 2 canopies 5,052 sf total, resistant to tropical storms and hurricane, new dumpster/trash enclosure with loading zone conforming to Waste Management requirements, 760 sf enclosed automatic car wash, compressed air and vacuum, proper traffic circulation, pavement marking, adequate energy efficient lighting, drainage sufficient for storm water quality and quantity treatment. Building architecture, hardscaping, landscaping and signage will be consistent with Sunshine Gas new store image and City of Pembroke Pines codes and regulations.

After multiple revisions and extensive modeling using fire, commercial delivery, gasoline, garbage trucks, large passenger vehicles, and reviews with City departments and FDOT the viable alternative was found and consensus with City was achieved regarding site traffic circulation. Abandonment of allowed 60' wide access opening centered 230' North of Tract C-2 South Plat Line on Flamingo Rd and addition of future 36' wide access opening restricted to right turn in only centered 266' North of Tract C-2 South Plat Line on Flamingo Rd. is therefore required to re-align the entrance in accordance with selected site layout. Please provide the letter of no objection for Broward County delegation request to amend the Pembroke Lakes South Plat (PB 119, Pg. 1-09).

Thank you for your consideration in this matter and the courtesy of a reply. Do not hesitate to contact me directly at (954) 593-9021, if you have any questions or concerns.

MDM Services, Inc.

Boris Belfer

Boris Belfer, MSCE