

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

Summary

Agenda Date:	October 14, 2021	Application ID:	MSC 2019-22
Project:	Mobil Rebranding.	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	TLM UY LLC	Agent:	Claudia Gill
Location:	6650 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2017-19, 2014-26, SP 2005-01, RS 2001-02, SP 99-50, SP 95-22, SN 95-22, MSC 95-03, ZV 94-34, ZV 94-27, SN 93-09		
Applicant Request:	Color, signage and site modifications to an existing gas station and minor auto repair shop.		
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

Claudia Gill, agent is requesting approval of color, signage and site modifications to an existing gas station (Mobil) and minor auto repair shop located at 6650 Pines Boulevard.

The existing gas station and minor repair shop was constructed in the late 1960s. The most recent modifications were made in 2017 through (MSC 2017-19, gas station rebranding).

Code case number 21050004 is currently open for site modifications made without Planning and Zoning Board approval. Building and Civil permits are still required to bring the site into compliance.

BUILDINGS / STRUCTURES:

The applicant is proposing the modifications:

- Replacement of the existing gas pumps and canopy consistent with Mobil Synergy branding.
- ADA improvements and restriping of existing parking lot.
- Upgrade existing site and canopy lighting to full cut off 4,000k LED fixtures.
- Paint the existing building and structures the following colors
 - Main Body: PPG WH-835-S (Mobil Off White)
 - Base Stone: PPG 516-5 (Mobil Stone Gray)
 - Garage Bay Doors: PPG WH-835-S (Mobil Off White)
 - Dumpster Enclosure: PPG 516-5 (Mobil Stone Gray)

SIGNAGE:

The following signage is also proposed for the site:

- A 12.37 square foot channel letter sign mounted to the gas pump canopy on the east and west elevations. The sign shall read, "Mobil" in red and blue copy.
- The existing 36 square foot monument sign structure will be retrofitted with a blue and white LED price panels. The gasoline prices will be displayed in red LED text. The sign will read "Mobil" in red and blue text on a white background, and "Fuel Technology Synergy" on a red background

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Enclosed: Miscellaneous Plan Application
Memo from Engineering Division (9/16/2021)
Memo from Planning Division (8/26/2021)
Memo from Zoning Administrator (8/26/2021)
Memo from Engineering Division (8/2/2021)
Memo from Zoning Administrator (7/27/2021)
Memo from Planning Division (7/27/2021)
Memo from Planning Division (11/3/2020)

Memo from Engineering Division (1/8/2020)
Memo from Zoning Administrator (11/3/2019)
Memo from Landscape Division (10/8/2019)
Memo from Planning Division (10/3/2019)
Memo from Zoning Administrator (10/3/2019)
Memo from Fire Prevention (10/2/2019)
Miscellaneous Plan
Site Aerials



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 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: MSC 2019-22

Date Submitted: 9/25/19 Posted Signs Required: (n/a) Fees: \$ 1,006

SECTION 1-PROJECT INFORMATION:Project Name: MOBIL RE-IMAGEProject Address: 6650 HOLLYWOOD BOULEVARD, PEMBROKE PINES FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 14 06 0130Plat Name: SOUTH BROWARD RANCHES NO 2 32-39 B Traffic Analysis Zone (TAZ): _____**Legal Description:**SOUTH BROWARD RANCHES NO 2 32-39 B LOT 1,2,3,4,5 BLK 2 LESS THAT POR DESC IN OR
19768/426 FOR R/W

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: TLM UY LLC Ernesto Pesaola, MGR

Owner's Address: 1390 BRICKELL AVE #200 MIAMI FL 33131

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: CLAUDIA GILL

Contact Person: CLAUDIA GILL

Agent's Address: 10050 NW 3 AVE, PLANTATION, FL 33324

Agent's Email Address: PetroPermitsCorp@Gmail.com

Agent's Phone: 954-709-4638 Agent's Fax: _____

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: _____

Use: COMMERCIAL

SOUTH BROWARD RANCHES NO 2
Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: SAME

Land Use / Density: _____

Use: SAME

Plat Name: SAME

Plat Restrictive Note: _____

ADJACENT ZONING

North: RS-6

South: R-1C

East: B-3

West: B-3

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)

MOBIL RE-IMAGE:

1. MONUMENT SIGN: NEW MONUMENT SIGN SAME SIZE (82.5" X 96.5") SAME LOCATION

INTERNALY ILLUMINATED WITH DIGITAL FUEL PRICES - LED

2. CANOPY - WEST: **MOBIL** CHANNEL LETTERS 12.37 S.F. INTERNALLY ILLUMNATED - LED

3. CANOPY - EAST: **MOBIL** CHANNEL LETTERS 12.37 S.F. INTERNALLY ILLUMINATED - LED

4. CANOPY BLUE VINYL ACCENT ON WHITE FASCIA

5. PAINT BUILDING:

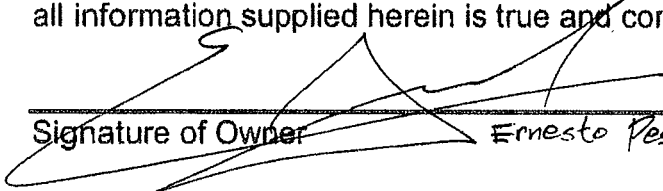
- PPG STONE GRAY 516-5 Lower Wainscot Portion

- PPG SOUTHERN BREEZE 414-2 Upper portion, fascia, trash enclosure

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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


Signature of Owner

Ernesto Pesola

Date

09/12/2019

Sworn and Subscribed before me this 12th day

of September, 20 19

Fee Paid

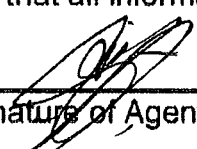

Signature of Notary Public

Vanessa Palacios
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG312832
Expires 3/26/2023

3/26/23
My Commission Expires

AGENT CERTIFICATION

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


Signature of Agent

Date

9/22/19

CLAUDIA GILL

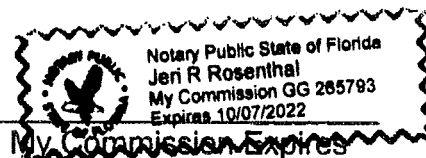
Sworn and Subscribed before me this 19 day

of Sep., 20 19

Fee Paid


Signature of Notary Public

My Commission Expires



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



DRC REVIEW FORM

September 16, 2021

Project: *MOBIL GAS STATION MONUMENT/BUILDING SIGNAGE REPLACEMENT*
City Reference Number: *MSC 2019-22*

To: Cole Williams, Planner and Zoning Technician
Planning and Economic Development Department

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

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.

NOTE that an Engineering Permit is required for construction of the proposed project's site related improvements. Submittal of appropriate signed and sealed plans/details and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 26, 2021
To: MSC 2019-22 file
From: Cole Williams, Planner / Zoning Technician
Re: Mobile Gas Station

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.

MEMORANDUM

August 26, 2021

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-22 (Mobil Gas Station @ 6650 Pines Blvd.)

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



August 2, 2021

**PROJECT: MOBIL GAS STATION MONUMENT/BUILDING SIGNAGE REPLACEMENT
CITY REFERENCE NUMBER: MSC 2019-22**

**To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department**

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

COMMENTS:

1. Site Plan, Sheet C-1– As ‘Scope of Work’ Items #3 & #11 are related to the restriping of existing standard parking/pavement areas to provide Standard Parking Spaces, revise the reference to “See Detail R-32” to be “See Detail R-41” on Sheet C-5 which is the City Standard Parking Space detail.
2. Pavement Markings and Signage Plan, Sheet C-5 – Revise the design label for the painted Accessible Path from the Accessible Parking Access Aisle to the Accessible Ramp to be “4” White Edge Line with 4” White Diagonals @ 5’ O.C.”. Provide an additional design label of “4” Solid White Typ.” For the restriped and new standard parking spaces areas.
3. Pavement Markings and Signage Plan, Sheet C-5 – Recommend reducing the length of the 6” Double Yellow Centerline markings for the two (2) access driveway connection to Pines Boulevard from 25 LF to 15LF so as not to encroach into the northernmost “Pump Access Lane”. With this reduction in the length of Double Yellow, provide just a single Yellow/Yellow RPM at 20’ centered where the two (2) Yellow/Yellow RPMs are currently depicted on the plan.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans to scale and reflective of the existing site and adjacent roadway conditions along with the Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

MEMORANDUM

July 27, 2021

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-22 (Mobil Gas Station @ 6650 Pines Blvd.)

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

1. All wall/canopy mounted lighting fixtures must be 90 degree cut off style fixtures.
Security Light fixtures "TLWP" must be angled to 90 degree cut off or have a shield added to create down lighting.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 27, 2021
To: MSC 2019-22 file
From: Cole Williams, Planner / Zoning Technician
Re: Mobile Gas Station

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

1. Provide elevation of the building, labeling the proposed colors. **Clarify color code on plans such as SW (XXXX). Add dumpster enclosure to elevations. Provide material board with all color to be used, including those for the monument sign. Provide color elevation in addition to the black and white.**
2. Clarify if any changes are being made to the canopy lighting. **Lighting cannot exceed 24 f.c under canopy**
3. Canopy and wall flood lights needs to be full cutoff, angled at 90 degrees and cannot exceed 4,000K. **Clarify the CCT level of the lighting it cannot exceed 4,000k**
4. Per site visit it appears that the site lighting has been modified. Provide details of the lighting and a photometric plan for the site. Lights must be full cutoff, angled at 90 degrees and cannot exceed 4,000K. . The maximum illumination for a project shall be 12 f.c. with the minimum average illumination, at grade, to be not less than two footcandles, average maintained over the site. The illumination level at the property line of any project shall be 0 f.c.(Ref. Chapter 116). **Comment not addressed. The illumination at the property line cannot exceed 0.5 f.c. Provide cut sheets for all proposed fixtures indicating the CCT.**
5. LED lighting in the window frame are not permitted by code and need to be removed. **Not permitted by code needs to be removed right away.**
6. Clothing drop bin is not permitted by code and needs to be removed. **Not permitted by code needs to be removed right away.**
7. Clarify what plant species will be planted around the monument sign. **Clarify what species will be installed.**
8. Clarify the size of the price panels. Price panels in total must be a minimum of 18 square feet. **Comment not addressed**
9. Monument sign must be either pan formed or have routed letters.
10. Provide details of new gas pumps.
11. It appears the pavement markings have changed. Provide a site plan noting all of the changes. **Parking space size does not meet code requirements. Refer to 155.248 for parking space size standards. Additionally 14 parking spaces are required by code.**
12. **On site plan delimitate what portions of the building is C-store and which is auto repair.**

- ~~13. Resubmit 8 sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.~~
14. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
15. Contact me prior to resubmittal.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 3, 2020
To: MSC 2019-22 file
From: Cole Williams, Planner / Zoning Technician
Re: Mobile Gas Station

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

1. Provide elevation of the building, labeling the proposed colors. **Clarify color code on plans such as SW (XXXX). Add dumpster enclosure to elevations. Provide material board with all color to be used, including those for the monument sign.**
2. Clarify if any changes are being made to the canopy lighting. **Lighting cannot exceed 24 f.c under canopy**
3. ~~Canopy and wall flood lights needs to be full cutoff, angled at 90 degrees and cannot exceed 4,000K.~~ **Clarify the CCT level of the lighting it cannot exceed 4,000k**
4. Per site visit it appears that the site lighting has been modified. Provide details of the lighting and a photometric plan for the site. Lights must be full cutoff, angled at 90 degrees and cannot exceed 4,000K. . The maximum illumination for a project shall be 12 f.c. with the minimum average illumination, at grade, to be not less than two footcandles, average maintained over the site. The illumination level at the property line of any project shall be 0 f.c.(Ref. Chapter 116). **Comment not addressed**
5. LED lighting in the window frame are not permitted by code and need to be removed. **Not permitted by code needs to be removed right away.**
6. Clothing drop bin is not permitted by code and needs to be removed. **Not permitted by code needs to be removed right away.**
7. Clarify what plant species will be planted around the monument sign. **Clarify what species will be installed.**
8. ~~Clarify the size of the price panels. Price panels in total must be a minimum of 18 square feet.~~ **Comment not addressed**
9. ~~Monument sign must be either pan formed or have routed letters.~~
10. ~~Provide details of new gas pumps.~~
11. It appears the pavement markings have changed. Provide a site plan noting all of the changes. **Parking space size does not meet code requirements. Refer to 155.248 for parking space size standards. Additionally 14 parking spaces are required by code.**
12. **On site plan delimitate what portions of the building is C-store and which is auto repair.**
13. Resubmit 8 sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.

14. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

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

DRC REVIEW FORM



January 8, 2020

PROJECT: *MOBIL GAS STATION MONUMENT SIGN REPLACEMENT*
CITY REFERENCE NUMBER: *MSC 2019-22*

To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department

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

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Monument Sign Replacement at the existing facility and the project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

Sheet - Site Plan:

- Repaint the 24" Stop Bars on the exit from the parking lot to Pines Blvd. at the west and north (2) entrances.
- Repaint the 4" double yellow @25' from the stop bar and install yellow/yellow RPM's @ 20' O.C. at the east and west entrances.
- Accessible parking space does not have the right dimensions and colors approved by the City of Pembroke Pines. Refer to 'City Standard R-32 (sheet 1 of 4)'.
- Fix the stop sign at the west entrance of the gas station. The sign is bent and facing northeast.
- Replace the Accessible Parking sign by the new 'City Standard R-32 (sheet 4 of 4)' - FTP 21-06.
- Add City Pavement Connection Detail R-39 to the plans.
- Add City Accessible Parking Detail R-32 (sheets 1 and 4 of 4) to the plans.
- Add City Standard Parking Space Detail R-41 (sheet 1 of 3) to the plans.

- Add "CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES" (see mark ups).
- Provide length and width of the parking spaces.
Label proposed signs R1-1, located at the east and west entrances of the project (see mark ups).

Advisory Comment:

- A walk through was made by City Inspectors and several code compliance violations were found in the parking lot. We urge you to take measures based on the above comments seriously to improve the safety of the public.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans to scale and reflective of the existing site and adjacent roadway conditions along with the Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

MEMORANDUM

November 3, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-22 (Mobil Gas Station @ 6650 Pines Blvd.)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide color name and color numbers on elevations.
Provided colors, however, clarify/include colors of garage doors, trim along roof line, etc.
2. Clothing Drop Off container not permitted.
Noted that it will be removed after approval of sign plan is approved and construction begins, however, this is against code and must be removed right away.
3. LED light strips around window perimeters must be removed as they are not permitted.
Same as #2
4. ~~Provide cut sheets/details of gas pump branding structures.~~
5. All wall/canopy mounted lighting fixtures must be 90 degree cut off style fixtures.
Light fixtures are o.k., however, photometric readings exceed code. Maximum footcandles are 12 within parking/drive areas and 24 under canopy.
6. Provide all details of new parking lot light poles and fixtures.
Same as #5.
7. Provide Photometric Plan to show all lighting meets city code for foot candle readings (max 12 foot candles) and temperature of fixtures does not exceed 4,000K.
Temperature information is not included on Sheet PH-1.
8. Will existing wall sign be replaced/updated? If so, provide all details to confirm it meets code.
New signs meet code. Confirm there are no existing, or proposed, signs on building. If there are any, total square footage available is 11.24 sq. ft. for building signage.

Additional Comments:

1. **Per code, 14 Parking spaces must be delineated on site plan and be provided at 9' x 19'.**

- 2. Per code, minimum square footage of pricing panels is 18 sq. ft. on monument sign.**

Please contact me with any questions.

MEMORANDUM

October 8, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC2019-22) Mobile Gas Station

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

All comments have been address at this time.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets lansdscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

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.

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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 3, 2019
To: MSC 2019-22 file
From: Cole Williams, Planner / Zoning Technician
Re: Mobile Gas Station

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

1. Provide elevation of the building, labeling the proposed colors.
2. Clarify if any changes are being made to the canopy lighting.
3. Canopy and wall flood lights needs to be full cutoff, angled at 90 degrees and cannot exceed 3,000K.
4. Per site visit it appears that the site lighting has been modified. Provide details of the lighting and a photometric plan for the site. Lights must be full cutoff, angled at 90 degrees and cannot exceed 3,000K. . The maximum illumination for a project shall be 12 f.c. with the minimum average illumination, at grade, to be not less than two footcandles, average maintained over the site. The illumination level at the property line of any project shall be 0 f.c.(Ref. Chapter 116).
5. LED lighting in the window frame are not permitted by code and need to be removed.
6. Clothing drop bin is not permitted by code and needs to be removed.
7. Clarify what plant species will be planted around the monument sign.
8. Clarify the size of the price panels. Price panels in total must be a minimum of 18 square feet.
9. Monument sign must be either pan formed or have routed letters.
10. Provide details of new gas pumps.
11. It appears the pavement markings have changed. Provide a site plan noting all of the changes.
12. Resubmit 8 sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
13. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

MEMORANDUM

October 3, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-22 (Mobil Gas Station @ 6650 Pines Blvd.)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide color name and color numbers on elevations.
2. Clothing Drop Off container not permitted.
3. LED light strips around window perimeters must be removed as they are not permitted.
4. Provide cut sheets/details of gas pump branding structures.
5. All wall/canopy mounted lighting fixtures must be 90 degree cut off style fixtures.
6. Provide all details of new parking lot light poles and fixtures.
7. Provide Photometric Plan to show all lighting meets city code for foot candle readings (max 12 foot candles) and temperature of fixtures does not exceed 4,000K.
8. Will existing wall sign be replaced/updated? If so, provide all details to confirm it meets code.

Please contact me with any questions.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Mobile Re-Image

REFERENCE #: MSC 2019 - 22

DATE REVIEWED: 10/02/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

Note: This is for Monument Sign Re-Branding and Canopy Lettering Change Only.

SUBJECT SITE AERIAL PHOTO

Mobil Gas Station (MSC 2019-22)

