



REVISED AGENDA SPECIAL COMMISSION MEETING

5:30 PM - Wednesday, August 27, 2025

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
6. PUBLIC HEARING

- 6.1. Consideration and approval of a Resolution granting a variance to Section 10-81.C of the Code of Ordinances, pursuant to variance conditions in Section 10-64 for the Ekos Pembroke Park project - Building Official Agbenohevi **(ADDED SUPPORTING DOCUMENTS)**
RESOLUTION NO.: 2025-030

3 - 31

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA IN ACCORDANCE WITH SEC. 10-64 OF THE TOWN'S CODE OF ORDINANCES, GRANTING A VARIANCE FROM SECTION 10-81.C OF THE TOWN CODE TO ALLOW AN ELEVATION OF 10-FEET FOR THE PRINCIPAL BUILDING AND 8.8- FEET FOR THE ACCESSORY PARKING GARAGE FOR THE EKOS PEMBROKE PARK PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 56TH AVENUE AND SW 41ST STREET (COUNTYLINE ROAD); SUPERSEDING CONFLICTING RESOLUTIONS, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-25-265](#)

7. ATTORNEY COMMENTS
8. TOWN MANAGER COMMENTS
9. COMMISSIONER COMMENTS
Commissioner Mohammed
Acting Clerk Commissioner Morrisette
Clerk Commissioner Hodgkins
Vice Mayor Kashem
Mayor Jacobs

10. ANNOUNCEMENTS

- 10.1. First Budget Public Hearing, Wednesday, September 10, 2025 at 6:00 p.m.

Regular Commission Meeting, Wednesday, September 10, 2025 at 7:00 p.m. or shortly after the First Budget Public Hearing has ended.

Special Magistrate Hearing, September 17, 2025 at 9:00 a.m.

Second Budget Public Hearing, Wednesday, September 24, 2025 at 6:00 p.m.

Workshop Commission Meeting, Wednesday, September 24, 2025 at 7:00 p.m. or shortly after the Second Budget Public Hearing has ended.

COMMUNITY EVENTS

Food Drive, Saturday, August 30, 2025 at 9:00 a.m. to 11:00 a.m.

11. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED PLEASE CONTACT THE FLORIDA RELAY SERVICES BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD)

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Cynthia Garcia-Lima
Town Clerk



Agenda Item Report

Subject:	Consideration and approval of a Resolution granting a variance to Section 10-81.C of the Code of Ordinances, pursuant to variance conditions in Section 10-64 for the Ekos Pembroke Park project - Building Official Agbenohevi RESOLUTION NO.: 2025-030 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA IN ACCORDANCE WITH SEC. 10-64 OF THE TOWN'S CODE OF ORDINANCES, GRANTING A VARIANCE FROM SECTION 10-81.C OF THE TOWN CODE TO ALLOW AN ELEVATION OF 10-FEET FOR THE PRINCIPAL BUILDING AND 8.8-FEET FOR THE ACCESSORY PARKING GARAGE FOR THE EKOS PEMBROKE PARK PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 56TH AVENUE AND SW 41ST STREET (COUNTYLINE ROAD); SUPERSEDING CONFLICTING RESOLUTIONS, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Special Commission Meeting - August 27, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Building
Recommendation for Counsel to consider:	
Background Information:	The applicant, Ekos Pembroke Park, has requested a variance to Section 10-81.C of the Town's Code of Ordinances regarding elevation requirements.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Resolution 2025-030](#)

[FIRMETTE_c56d6fef-1de5-4a32-9ec8-1693a8270ff2](#)

[Approved License - Pembroke Park SW 56 AVE SWM2025-014-0 \(1\) \(1\)](#)

[Survey 15337.00- Survey DSS \(2025-06-12\) \(1\)](#)

[2025-08-18 Ekos Pembroke Park Narrative Justification FFE Variance](#)

[C.PD-1\(2025-07-14 Add#10\) 2025-08-18 11-22-03am
2025-08-18 FFE Varaince App Signed Ekos Pembroke](#)

RESOLUTION NO. 2025-030

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA IN ACCORDANCE WITH SEC. 10-64 OF THE TOWN'S CODE OF ORDINANCES, GRANTING A VARIANCE FROM SECTION 10-81.C OF THE TOWN CODE TO ALLOW AN ELEVATION OF 10-FEET FOR THE PRINCIPAL BUILDING AND 8.8-FEET FOR THE ACCESSORY PARKING GARAGE FOR THE EKOS PEMBROKE PARK PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 56TH AVENUE AND SW 41ST STREET (COUNTYLINE ROAD); SUPERSEDING CONFLICTING RESOLUTIONS, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner ("Owner") at Northeast corner of SW 56th Avenue and SW 41st Street in Pembroke Park has applied for a finished floor elevation variance pursuant to Chapter 10, Article 1, Division 7 of the Town Code of Pembroke Park, Florida; and

WHEREAS, the Owner has complied with sections 10-63 and 10-64 of the Town Code by submittal of a letter to the Town (attachment A hereto) demonstrating that enforcement of the requirements of Chapter 10 of the Code would result in an undue hardship upon the Owner; and

WHEREAS, the Applicant's request for a variance has been properly advertised in accordance with the requirements of the Town Code: and

WHEREAS, the Town Commission has considered the Applicant's request, including the input of the public; and

WHEREAS, the Town Commission finds that it is in the best interests of the citizens and residents of the Town to grant the Applicant's variance, as requested.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: The foregoing recitals are true and correct, and expressly made a part

hereof. All exhibits attached to this resolution are incorporated herein by reference.

Section 2: The Town Commission, after consideration of the variance application of the Owner of the property at the northeast corner of SW 56th Avenue and SW 41st Street in Pembroke Park, hereby grants the requested variance pursuant to Section 10-64 of the Town Code.

Section 3: That all Resolutions or parts of Resolutions in conflict herewith be and the same are superseded to the extent of such conflict.

Section 4: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of September 2025.

ATTEST:

GEOFFREY JACOBS
Mayor

CYNTHIA GARCIA-LIMA
Town Clerk

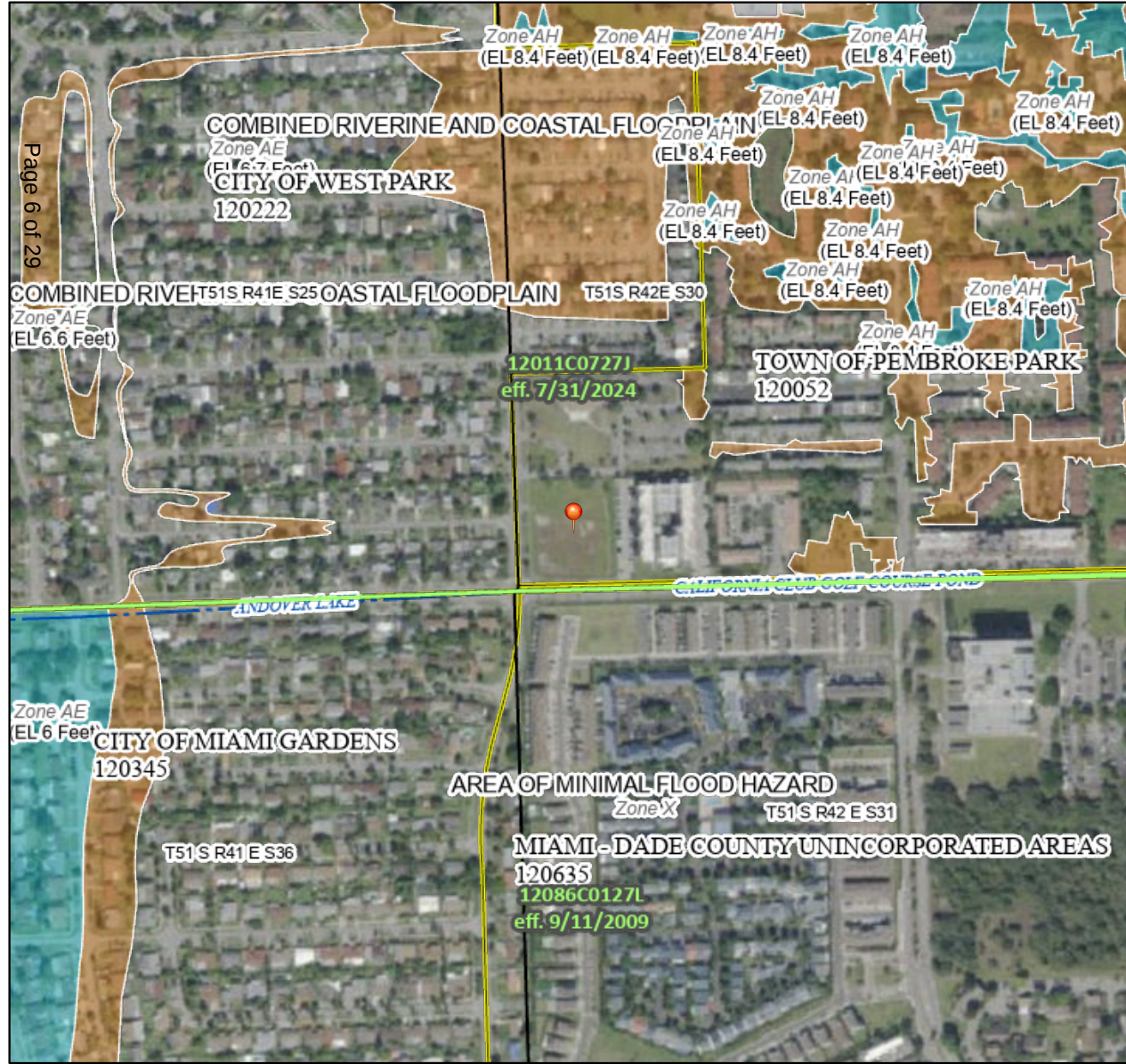
Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

National Flood Hazard Layer FIRMette



80°12'10"W 25°58'41"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
MAP PANELS		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/17/2025 at 11:11 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°11'32"W 25°58'9"N

Basemap Imagery Source: USGS National Map 2023



Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Water and Environmental Licensing Section
1 North University Drive, Mailbox 201, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

March 12, 2025

MHP Broward I, LTD
Attention: Chris Shear
777 Brickell Avenue, Suite 1300
Miami, FL 33131

RE: Pembroke Park SW 56th Ave
City of Pembroke Park, S/T/R (30-51-42)

This is to notify you of the Resilient Environment Department's (RED) action concerning your application received 10/11/2024. The application has been reviewed for compliance with the following requirements:

Broward County Surface Water Management Review - GRANTED

RED has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2025-014-0 was issued on 03/12/2025. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by licensee, and made a part hereof.

Please be advised that no Certificate of Occupancy can be issued on this project until released, in writing, by all RED divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

The above referenced approvals will remain in effect subject to the following:

1. the attached Broward County General Conditions;
2. the attached Broward County Specific Conditions;
3. the attached 7 exhibits.

Giovanni Conde FOR
Johana Narvaez, M.S., Environmental Program Manager
Surface Water Management Program

Enclosed are the following:

- ☒ executed staff report; and
- ☒ set(s) of stamped and approved plans



Surface Water Management Licensing Program

“What to Expect When We Are Inspecting Surface Water Management Systems”

A guideline for **engineers, contractors, and licensees** of surface water management systems when applying for the release of Certificate(s) of Occupancy.

The intent of this document is to establish some guidelines to achieve compliance with the Code while maximizing customer service needs to licensees and their agents and the local building departments by facilitating the Certificate(s) of Occupancy (CO) release procedure for building projects. It is also the intent of this document to encourage licensees and their agents and the local building departments to not put our inspection staff on the “critical path”. ***We recognize that the local building departments must adhere to the requirements of the Florida Building Code and the requirements of Article I of the Broward County Natural Resource Protection Code.***

The Environmental Permitting Division (EPD) - Surface Water Management Licensing program has the responsibility of reviewing designs, licensing, and inspecting surface water management systems within portions of Broward County under the provisions of the Broward County Natural Resource Protection Code, Chapter 27, Section 27-191 through Section 27-201. This includes enforcement for the purpose of protecting our natural resources. This document contains specific information about the EPD’s surface water management inspection procedures, review of record/as-built drawings, and time required to complete the procedure successfully. Please be advised this document may be included with the approved license and may be modified on an as-needed basis.

The following certification package must be submitted at least two (2) weeks prior to the anticipated date of occupancy; exceptions may be made on a case by case basis.

Note: Items 1, 2 & 3 may apply to plans stamped as General Licenses (GL##-###) if approved license is conditioned to provide construction certification.

1. Final Record/As-built Drawings (hard copy and electronic) of the site, lake/canal slopes, control structure(s) or overflow structure(s) (where applicable), and Finished Floor Elevation(s); etc.
2. Signed and sealed letter from a Florida-Registered Professional Engineer certifying all components of the surface water management system were constructed in substantial conformance with the approved plans; and
3. When requesting a partial certification include a \$100 partial certification fee (fees are subject to change). The certifying engineer must indicate that a substantial amount of the water management system has been constructed to serve the partial phase to satisfy the water quality and water quantity requirements of the Code and exactly which lots/buildings are requested for release.

Staff will perform an inspection on a first-come first-served basis of the above items. A successful submittal of the required items will prevent unwanted delays in the inspection and CO release processes.

What we look for During the Record/As-Built Drawing Review and During the Inspection

1. The engineer's letter must contain the appropriate certification language. The suggested wording is located in the Code and in the specific conditions of the license. The letter must be signed and sealed. It is imperative that the engineer of record describe any minor modifications to the system that were made during the construction of the project. However, substantial modifications must have received prior approval by the Surface Water Licensing Program.
2. The as-built/record drawing must document the Finished Floor Elevation(s) showing substantial conformance with approved plans.
3. In addition to rim, manhole, and pipe invert elevations, the plans should contain a sufficient amount of survey information to show that the site grades and perimeter grades were constructed in substantial conformance with the approved plans.
4. If part of the approved system, lake and canal slope as-built plans should contain a substantial number of cross sections (a minimum of 1 section per 50 linear feet is preferred) to show compliance with the Department's slope criteria. The staff reserves the right to require additional slope cross sections as necessary as well as slope regrading. Surface area calculations at the control elevation should be submitted for lakes.
5. Control structure or overflow structure information must show all (as-built) dimensions and elevations.
6. All catch basin and manhole structures must have appropriate mudwork to prevent seepage that could lead to structure/asphalt failures and subsequent turbidity violations.
7. All catch basins, manholes, and pipes must be relatively free of sediment and debris and must be accessible to staff. Arrangements should be made with staff for inspecting basins that are covered with fabric materials for sediment control purposes. Fabric must be removed by the licensee or other appropriate personnel prior to the inspection.
8. Lake, canal, swale, dry detention/retention area slopes must be stabilized through appropriate measures, i.e, no evidence of erosion or sedimentation should be encountered during the inspection. Arrangements should be made with staff with regards to timeliness of sodding or seeding slopes and bottoms of dry detention/retention areas.
9. All baffle mechanisms must be made water tight at all contact surfaces of basin walls by a durable gasket device.

Successful compliance with the above items will insure a timely release of the Certificate(s) of Occupancy from division staff.

Upon completion of the field inspection, arrangements with inspection staff will be made to correct all observed field deficiencies. With your cooperation, the Operation Letter will be released upon correction of all field deficiencies.

Environmental Permitting Division

Surface Water Management Licensing Program
1 North University Drive, Mailbox 201 • Plantation, Florida 33324
Phone 954-519-1483 FAX 954-519-1412

Broward County General Condition

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the Licensee and must be completed by the Licensee and are enforceable by Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances (BCC). RED will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the Licensee, its agents, employees, servants or representatives.
2. This license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension, and/or enforcement action by RED.
3. In the event the Licensee is temporarily unable to comply with any of the conditions of the license or with Chapter 27 BCC, the Licensee shall notify RED within eight (8) hours or as stated in the specific section of Chapter 27 BCC. Within three (3) working days of the event, the Licensee shall submit a written report to RED that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operation with the license condition.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violation of federal, state or local laws or regulations.
5. This license must be available for inspection on the Licensee's premises during the entire life of the license.
6. By accepting this license, the Licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the county, may be used by the county as evidence in any enforcement proceeding arising under Chapter 27 BCC, except where such use is prohibited by section 403.111, Florida Statutes.
7. The Licensee agrees to comply and shall comply with all provisions of the most current version of Chapter 27 BCC.
8. Any new owner or operator of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for and is granted a transfer of license. The transferee shall be liable for any violation of Chapter 27 BCC that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.
9. The Licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times to RED personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 BCC.
10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.
11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of RED, and any forbearance on behalf of RED to exercise its rights hereunder in the event of any breach by the Licensee, shall not be deemed or construed to be a waiver of RED's rights hereunder.

Broward County Specific Conditions

1. The licensee shall allow authorized personnel of the Resilient Environment Department (RED), municipality or local water control district to conduct such inspections at reasonable hours, as are necessary to determine compliance with the requirements of the license and the approved plans and specifications.
2. The responsible entity shall agree to maintain the operating efficiency of the water management works. Except in cases where the responsible entity is a governmental agency, the agreement shall further require that if the water management works is not adequately maintained, the County may undertake the required work and bill all associated costs to the responsible entity. If the payment for such obligations is not satisfied within 30 days, said obligation shall become a lien against the property associated with the water management works. Where ownership of the water management works is separate from property ownership, the RED shall require these agreements to be recorded.
3. The licensee shall execute the work authorized in a manner so as to minimize any adverse impact of the works on fish, wildlife, natural environmental values, and water quality. The licensee shall institute necessary measures during the construction period, including fill compaction of any fill material placed around newly installed structures, to reduce erosion, turbidity, nutrient loading and sedimentation in the receiving waters. Any erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the County.
4. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
5. Off-site discharges during construction and development shall be made only through the facilities authorized by this license. Water discharged from the project shall be through structures having a mechanism for regulating upstream water stages. Stages may be subject to operating schedules satisfactory to the appropriate regulatory agency.
6. The licensee shall hold and save the County harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of any facility authorized by the license.
7. The license does not convey property rights nor any rights or privileges other than those specified therein.
8. No construction authorized by the license shall commence until a responsible entity acceptable to the RED has been established and has agreed to operate and maintain the efficiency of the system. The entity must be provided with sufficient ownership so that it has control over all water management facilities authorized therein. Upon receipt of written evidence of the satisfaction of this condition, the RED will issue authorization to commence the construction.
9. No beautification, or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed.
10. Any license which grants any entity the permission to place a structure on property which is owned by Broward County or upon which Broward County has an easement shall be construed to create a revocable license for that structure to remain on the property. Broward County may require removal of such a structure at no cost to the County.
11. The area under license will be maintained in a safe and operating condition at all times. Equipment will be promptly removed from the right-of-way or easement and the right-of-way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.
12. The RED will be notified, as required in the license or as indicated on the approved plans, to coordinate and schedule inspections.
13. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the RED in writing and receive prior approval.
14. Monitoring may be required for sites with high pollutant generating potential, such as industrial sites, Class I and II solid waste disposal sites, and projects discharging to areas identified in the Broward County Water Resource Management Code, Article V, Section 27-200 (b) (1) o. Such monitoring will be under the cognizance of the RED.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the RED, it is a requirement of the issuance of the license, and hence transfer of operation and maintenance responsibility, that a Florida Registered Professional Engineer certify that the surface water management system was indeed constructed as licensed. Certified record drawings shall accompany the certification. Suggested wording for this is as follows:
I HEREBY CERTIFY TO THE CONSTRUCTION COMPLETION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCES PROJECT AND THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BROWARD COUNTY RED, AND HEREBY AFFIX MY SEAL THIS ____ DAY OF _____, 20 ____.
- _____
(SEAL)
16. Water management areas shall be legally reserved to the operation entity and for that purpose by dedication on the plat, deed restrictions, easements, etc., so that subsequent owners or others may not remove such areas from their intended use. Management areas, including maintenance easements, shall be connected to a public road or other location from which operation and maintenance access is legally and physically available.
17. The licensee shall notify the EPGMD in writing within twenty-four (24) hours of the start, finish, suspension, and/or abandonment of any construction or alteration of works authorized by this license.
18. A prorated share of surface water management retention/detention areas, sufficient to provide the required flood protection and water quality treatment, must be provided prior to occupancy of any building or residence.
19. The operation license shall be valid for a specific period of time not to exceed five (5) years from the date the license is transferred to the operation phase. The operation license shall be renewed in accordance with the Broward County Water Resource Management Code, Article V, Section 27 - 198 (d) (2).
20. The RED reserves the right to require additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
21. This permit does not constitute the approval required by the Broward County Hazardous Material Code, Article XII, Section 27-353(i), to conduct dewatering operations at or within one-quarter mile radius of a contaminated site. Please contact the Environmental Assessment and Remediation Section at (954) 519-1478 for further information.
22. The licensee shall keep a log of the operation and maintenance schedule for all components of the surface water management system.
23. The surface water management system must be inspected by the RED to verify compliance with Specific Condition No. 15 of the license. In accordance with the Broward County Natural Resource Protection Code, Article I, Sec. 27-66 (f), the County agency or municipal agency charged with issuing a certificate of occupancy (CO) shall not issue a CO until notified of the Broward County RED approval. Partial certifications will be handled in accordance with Specific Condition No. 18.
24. The licensee is advised that he/she is required to submit a Storm Water Notice of Intent (NOI) application at least 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Notices Center, MS #3585 at 2600 Blair Stone Road - Tallahassee, Florida 32399-2400.
25. Prior to commencement of construction on parcels not owned by the Licensee, the Licensee shall provide a copy of the document(s) granting the legal right to construct and operate the proposed works, such as a warranty deed or a copy of a recorded easement.
26. Please be advised that removal or relocation of any tree, other than those listed as nuisance trees in Section 27-404 of the Broward County Code, on this site will require a Tree Removal License from the prior to project commencement. Please contact Peter Burke at (954) 519-1224 for information regarding the licensing process.
27. Electronic self-certification through the website www.fldeportal.com/go/apply-build/ is required no later than 30 days after the start of construction, in accordance with the 10/2 General Permit requirements of 403.814(12) F.S.
28. This license expires on 3/12/2030.

LOCATION MAP



0 0.01 0.02 0.04 0.06 0.08 Miles

STAFF REPORT Project

Name: Pembroke Park SW 56th Ave
License Number: SWM2025-014-0
Application Number L2024-259
Application Type: BC Surface Water Management License
Location Broward County **Section-Township-Range** 30-51-42
Permittee's Name: MHP Broward I, LTD

Project Area: 1.62 acres **Drainage Area:** 1.62 acres
Project Land Use: Residential
Drainage Basin: C-9
Receiving Body: On-site Retention

Purpose

The construction and operation of a surface water management system to serve a proposed 1.62 acre residential development

Project Evaluation

Project Site Description:

The site is presently undeveloped and is located at the NE intersection of SW 56th Ave & SW 41st St in the City of Pembroke Park.

Proposed Project Design:

The proposed construction will include 0.694 acres of building area (includes 0.436 acres of garage area), 0.252 acres of paved area and the proposed drainage system. A system of swales, inlets and culverts will direct the storm runoff to 0.436 acres of garage area used for storage; 219 LF of (8' W x 6.20' H) exfiltration trench for water quality treatment and storm runoff attenuation.

The applicant's consultant has demonstrated through plans and calculations that proposed project meets the requirements of the Code.

Control Elevation:

Control Elevation = 2.5 ft, NAVD WSWT Elevation = 2.5 ft, NAVD
Method of Determination = 2070 Future GW Map

Discharge Rate:

No berm proposed.

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Allowable Disch</u>	<u>Method of Determination</u>	<u>Peak Disch.</u>	<u>Peak Stage</u>
25YR-3DAY	14 in.	Pembroke Park SW 5	0 cfs	Pre-vs-Post	0 cfs	9.86' NAVD

Finished Floors

The finished floor elevations have been designed to be above the computed 100-yr, 3-day zero discharge stage, the Broward County 100-yr, 3-day flood map elevation and the Broward County Future Conditions 100-yr Flood Elevation of 10' NAVD

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Peak Stage</u>	<u>Prop. Min. Fin. Floors</u>	<u>BC 100-yr Map Elev.</u>
100YR-3DAY	16 inches	Pembroke Park SW 56 AVE	10' NAVD	10' NAVD	8.50' NAVD

Water Quality Design

Water quality treatment will be provided in the exfiltration trench system and for 2.5 inches times the percent impervious over the entire site.

<u>Basin Name</u>	<u>Treatment Type</u>	<u>Treatment Method</u>	<u>Volume Required</u>	<u>Volume Provided</u>
Pembroke Park SW 56 AVE	Treatment	Exfiltration Trench	0.23 ac-ft	0.43 ac-ft
			Total: 0.43 ac-ft	

Special Concerns

Operating Entity MHP Broward I, LTD
Attention: Chris Shear
777 Brickell Avenue, Suite 1300
Miami , FL 33131

Waste Water System/Supplier: Hollywood

SWM2025-014-0, STAFF REVIEW:

Surface Water Management Program:

Robert Laines

Robert Laines, Staff Engineer

FOR

Johana Narvaez, M.S., Environmental Program Manager

PEMBROKE PARK SW 56 AVE

BROWARD COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
C.CS-1	COVER SHEET
C.CS-2	ALTA SURVEY
C.SP-1	SITE PLAN
C.PD-1	PAVING AND DRAINAGE PLAN
C.PDD-1	PAVING AND DRAINAGE DETAILS
C.PDD-2	PAVING AND DRAINAGE DETAILS
C.PDD-3	CROSS SECTION DETAILS
C.WS-1	WATER AND SEWER PLAN
C.WSD-1	WATER AND SEWER DETAILS
C.WSD-2	WATER AND SEWER DETAILS
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C.WSD-4	WATER AND SEWER DETAILS
C.LS-1	LIFT STATION DETAILS
C.PM-1	SIGNING AND PAVEMENT MARKING PLAN
C.PM-2	SIGNING AND PAVEMENT MARKING DETAILS
C.SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
C.SWPPP-2	STORMWATER POLLUTION PREVENTION DETAILS
C.SWPPN-3	STORMWATER POLLUTION PREVENTION NOTES
C.FT-1	FIRE TRUCK ROUTING PLAN
C.FT-2	GARBAGE TRUCK ROUTING PLAN

LEGAL DESCRIPTION

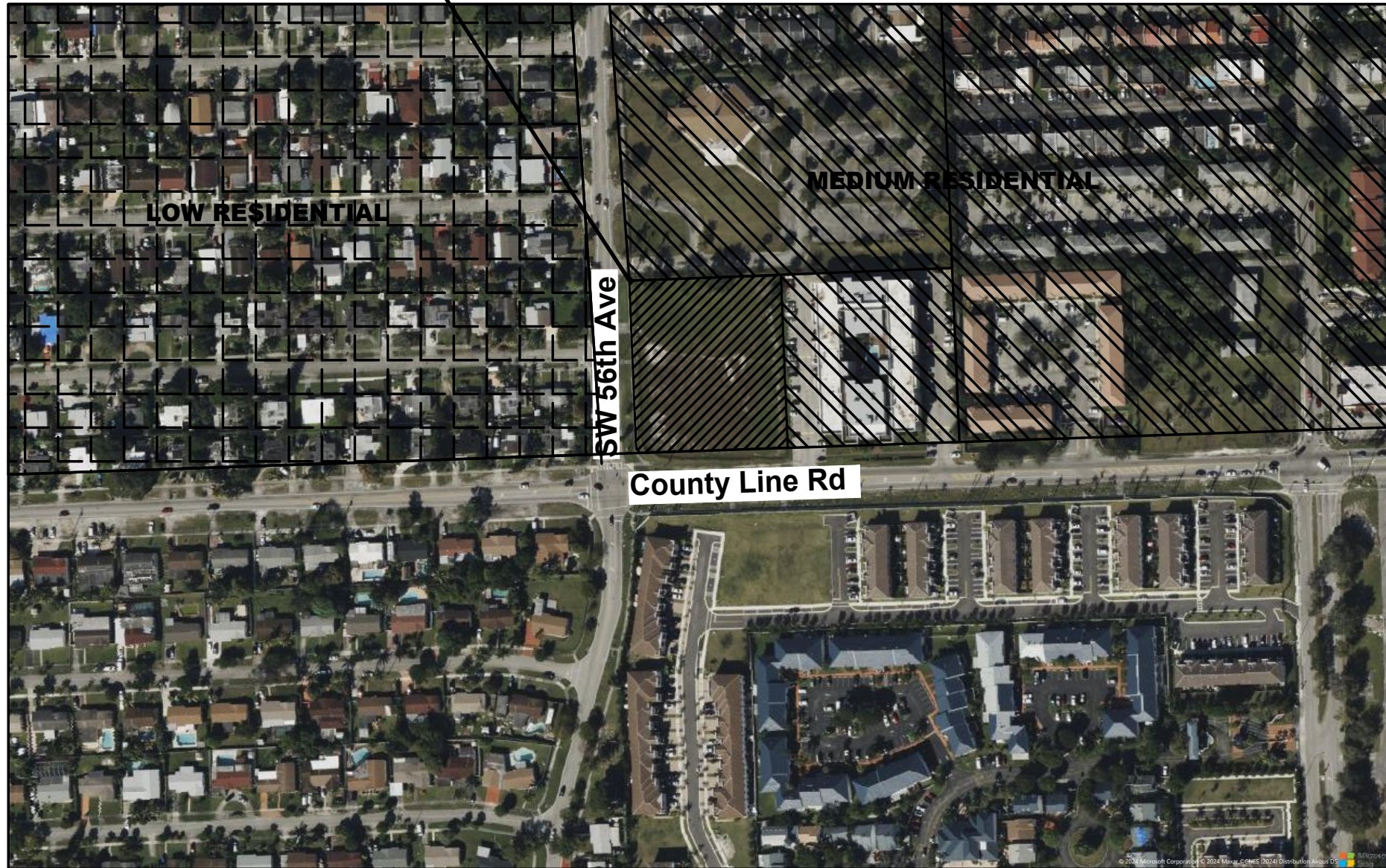
LOT 1, HOLLYWOOD RIDGE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 2, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WATER/SEWER ERU TABLE				
TYPE OF USE	UNIT OF MEASURE	# OF UNITS	ERU PER UNIT	REF CODE
APARTMENT	EACH	150 UNITS	0.707	R03

ERU CALCULATION	
STANDARD CALCULATION:	0.707 ERU X 150 UNITS = 106.05 ERU

METER TALLY TABLE				
TYPE OF USE	5/8"	1"	2"	4"
RESIDENTIAL				1
DDCV			1	

PROJECT SITE

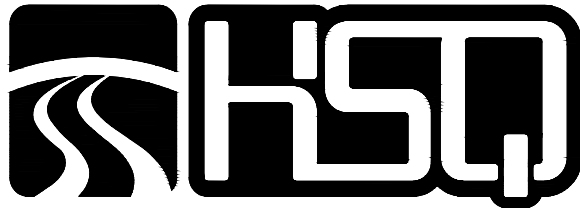


LOCATION MAP

SITE ADDRESS: COUNTY LINE ROAD & SW 56th AVENUE,PEMBROKE PARK,FLORIDA

SECTION 30 / TOWNSHIP 51S / RANGE 42E

CIVIL PLANS



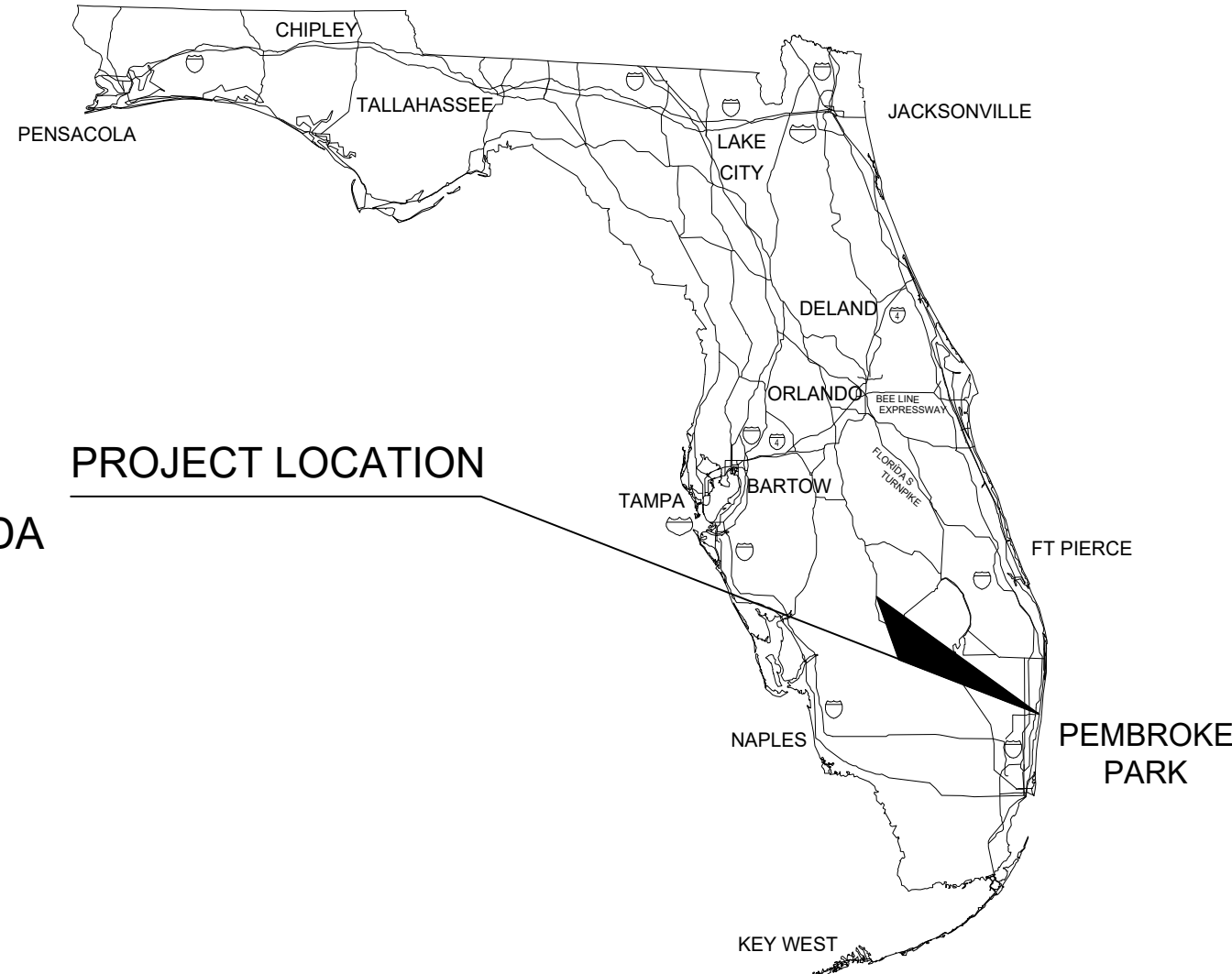
HSQ GROUP, LLC

Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BROWARD COUNTY
Surface Water Management License
No. SWM2025-014-0
Date 03/12/2025

PROJECT LOCATION



ARCHITECT:

REPRTWAR
7261 NE 4th AVENUE, STE 101
MIAMI, FLORIDA, 33138
305 673 2121

CIVIL ENGINEER:

HSQ GROUP, LLC
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

BROWARD COUNTY WWS:

PROJECT NO. 108938
DWG NO. 1230-73-098

SURVEYOR:

HSQ GROUP, LLC
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

PROJECT AND OWNER:

EKOS
PEMBROKE PARK

5595 SW 41ST STREET
PEMBROKE PARK | FL | 33023

MHP BROWARD I LTD

777 BRICKELL AVENUE
MIAMI | FL | 33131

ARCHITECT:

REPRTWAR

7261 NE 4TH AVE, STE 101
MIAMI | FL | 33131
305 673 2121 |
REPRTWAR.COM
#AA 26003789

CONSULTING ENGINEERS:

MEP: LOUIS AGUIRRE & ASSOCIATES
9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-670-0141

STRUCTURAL ENGINEER:
MCNAMARA SALIVA

240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401
T: 561-253-7884

CIVIL ENGINEER:

HSQ
HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

LANDSCAPE ARCHITECT:

FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO | FL | 32801
t|407 648 2225

KEY PLAN:

ISSUED FOR PERMITS AND BID

PERMIT APPLICATION DATE: 06/25/2024
SHEET ISSUE DATE: 03/11/2025

PROJECT NO.: 2406
DRAWN BY: DK APPROVED BY: JB

1	11/05/24	AO	CITY COMMENTS
2	12/05/24	AO	REVIEW COMMENT
3	1/23/25	AO	REVIEW COMMENT
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5	2/25/25	AO	COUNTY COMMENT
6	3/05/25	AO	ADD #3 COUNTY COMMENT
7	3/07/25	AO	ADD #4 DER REVISION

NO DATE BY REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

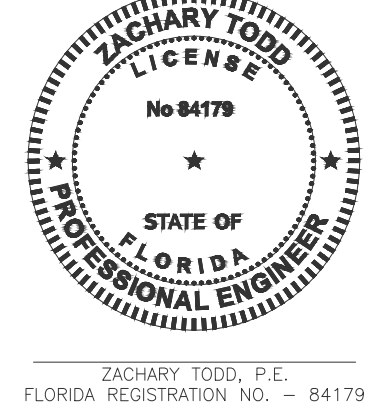
COVER SHEET

DATE: 3/11/2025

DESIGNED BY: Z.T.

DRAWN BY: S.N.

CHECKED BY: J.H.



PROJECT: 2402-19

SHEET: C.CS-1



OWNER:

MCDOWELL HOUSING PARTNERS
777 BRICKELL AVENUE
MIAMI | FL | 33131
t| 786 604-2846

ARCHITECT:

REPRTWAR
7261 NE 4TH AVENUE #101
MIAMI | FLORIDA | 33138
t| 305 673 2121

MEP ENGINEER:

LOUIS AGUIRRE & ASSOCIATES
9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-673-0141

STRUCTURAL ENGINEER:

MCNAMARA SALIVA
240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401
T: 561-253-7884

CIVIL ENGINEER:

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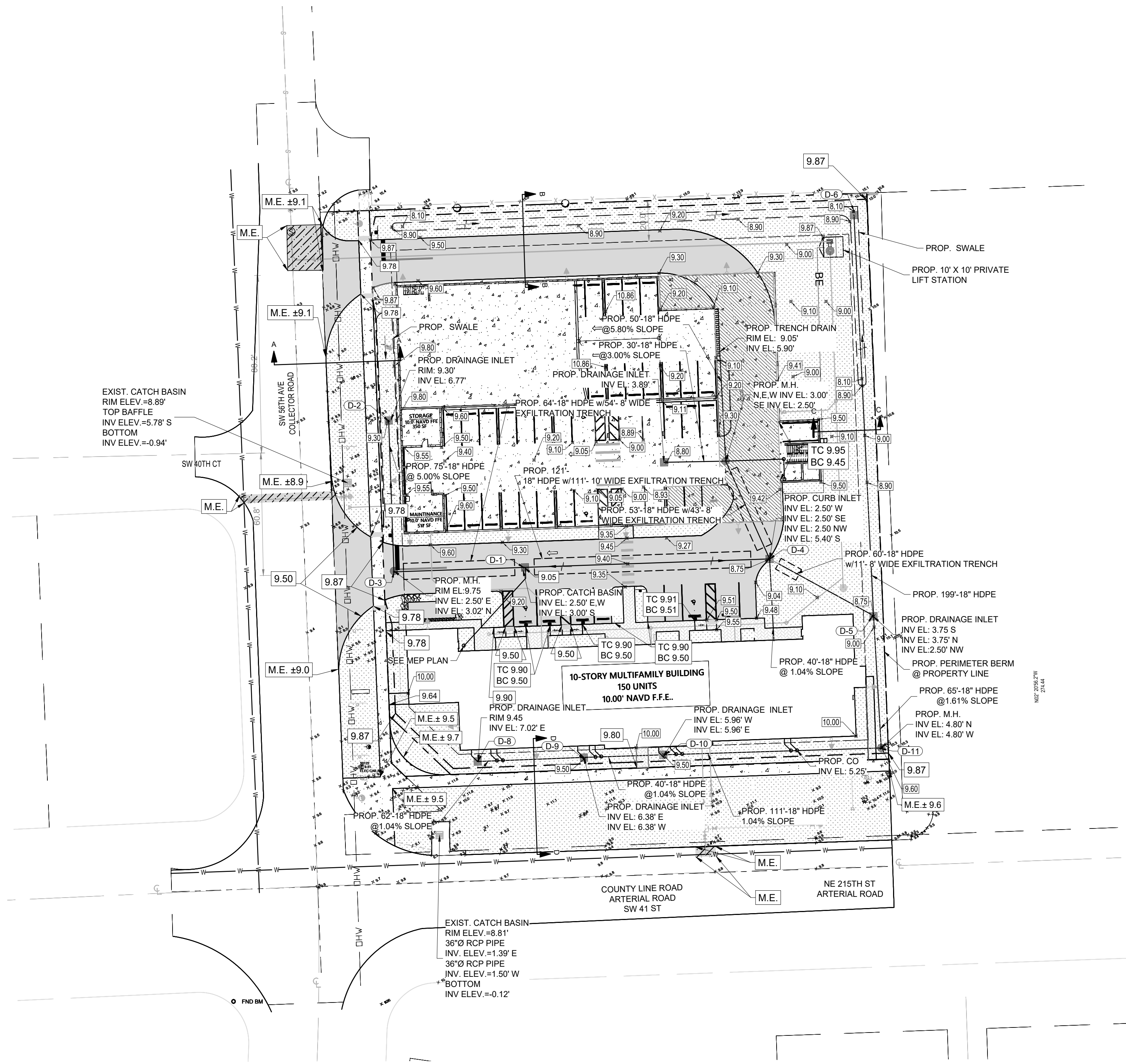
FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO | FL | 32801
t|407 648 2225

ENGINEER'S CERTIFICATION

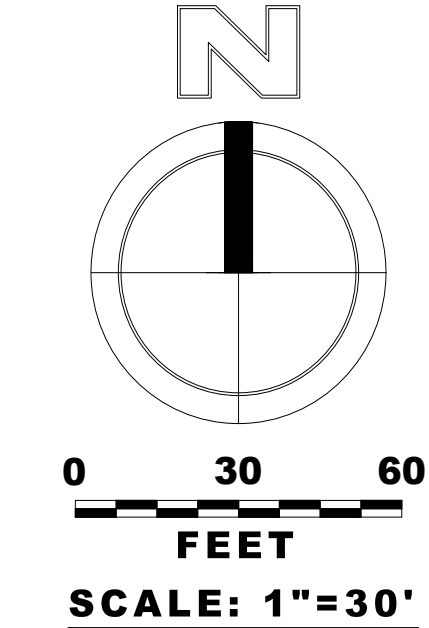
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.



BROWARD COUNTY
Surface Water Management License
No. SWM2025-014-0
Date 03/12/2025



- LEGEND**
- PROPOSED LIGHTING
 - PROPOSED ADA STALL
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED SODDED AREA
 - 10'X10' SIGHT TRIANGLE
 - FLOW DIRECTION
 - PROPOSED GRADE
 - EXISTING GRADE
 - SEWER / DRAINAGE MANHOLE
 - DRAINAGE INLET
 - YARD DRAIN BASIN
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - FIRE HYDRANT ASSEMBLY
 - TAPPING SLEEVE & VALVE
 - DOUBLE WATER METER
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 - EXISTING VALVE
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 - F.H.
 - R.E.
 - I.E.
 - E.O.P.
 - P.R.B.
 - D.W.E.
 - EXISTING CONCRETE
 - PAVEMENT REMOVAL
 - PROPERTY LINE
 - PERIMETER BERM



PROPOSED GRADE ELEVATION
EXISTING GRADE ELEVATION
PROPOSED DRAINAGE STRUCTURE I.D.
PIPE CONFLICT BOX
INV TOP PIPE
TOP OF BOTTOM PIPE
D=DRAINAGE
W=WATER
S=SEWER
FM=FORCE MAIN
CN=CONDUIT

PROJECT AND OWNER:
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PEMBROKE PARK**
5595 SW 41ST STREET
PEMBROKE PARK | FL | 33023

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777 BRICKELL AVENUE
MIAMI | FL | 33131
ARCHITECT:

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305 673 2121
REPRTWAR.COM
#AA 26003789

CONSULTING ENGINEERS:

MEP: LOUIS AGUIRRE & ASSOCIATES
9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-670-0141

STRUCTURAL ENGINEER:
MCNAMARA SALIVA

240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401
T: 561-253-7884

CIVIL ENGINEER:



LANDSCAPE ARCHITECT:

FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO | FL | 32801
t|407 648 2225

KEY PLAN:

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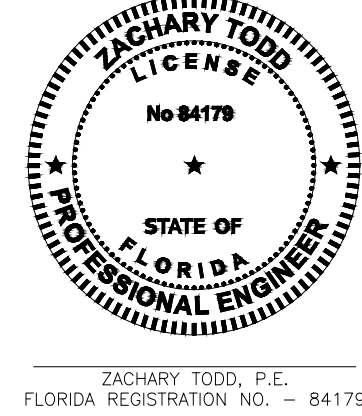
PERMIT APPLICATION DATE:		06/25/2024	
SHEET ISSUE DATE:		03/11/2025	
PROJECT NO.: 2406			
DRAWN BY: DK		APPROVED BY: JB	
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NO DATE BY REVISIONS

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PAVING AND DRAINAGE PLAN

DATE: 3/11/2025
DESIGNED BY: Z.T.
DRAWN BY: S.N.
CHECKED BY: J.H.



PROJECT: 2402-19
SHEET: C.PD-1

7



- ## PAVEMENT NOTES

- ## NOTES

Sunshine811

OWNER:

ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

PROJECT AND OWNER:

5595 SW 41ST STREET
PEMBROKE PARK | FL | 33023

MHP BROWARD I, LTD

777 BRICKELL AVENUE

ARCHITECT

REPTWAR

7261 NE 4TH AVE, STE 101
MIAMI | FL | 33131
305 673 2121 |
REPRTWAR.COM
#AA 26003789

CONSULTING ENGINEERS:

MEP: LOUIS AGUIRRE & ASSOCIATES

9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-670-0141

STRUCTURAL ENGINEER:
MCNAMARA SALIVA

240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401

CIVIL ENGINEER:



LANDSCAPE ARCHITECT:

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ORLANDO | FL | 32801
t | 407 648 2225

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NO	DATE	BY	REVISIONS
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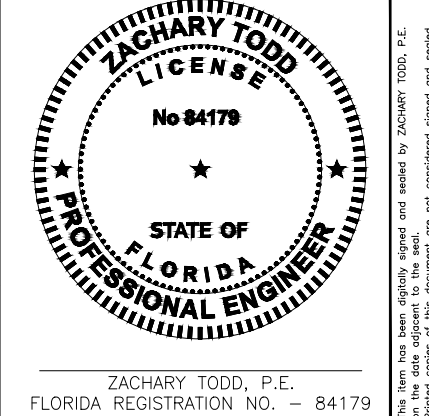
PAVING AND DRAINAGE DETAILS

DATE: 3/11/2025

DESIGNED BY: Z.T.

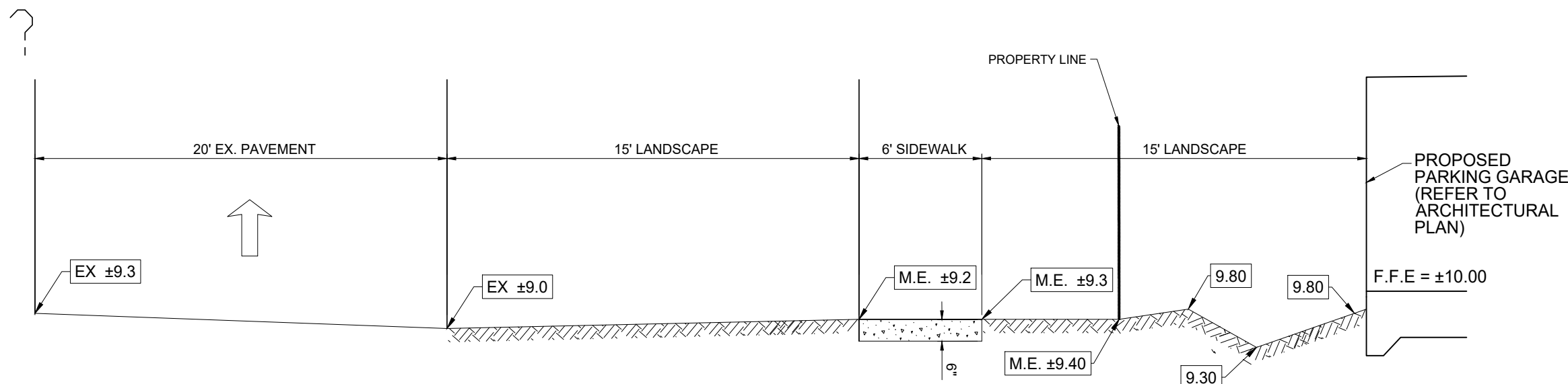
DRAWN BY: S.N.

CHECKED BY: J.H.

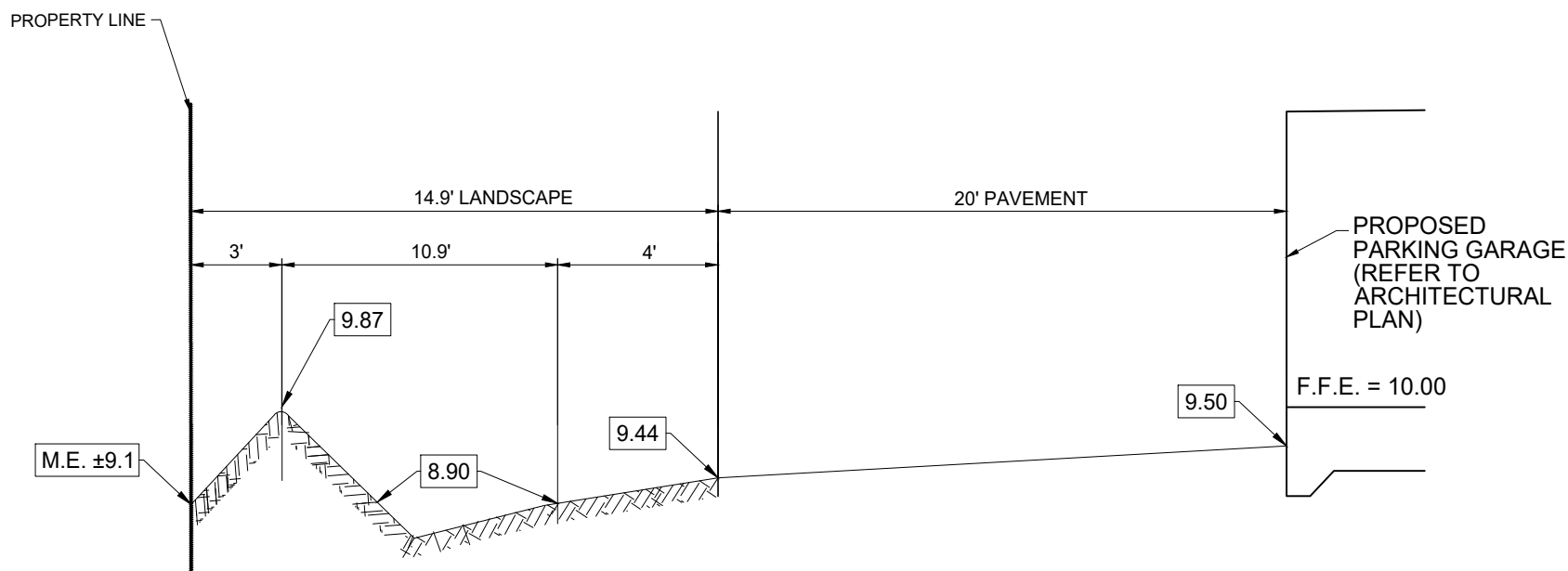


PROJECT: 2402-19

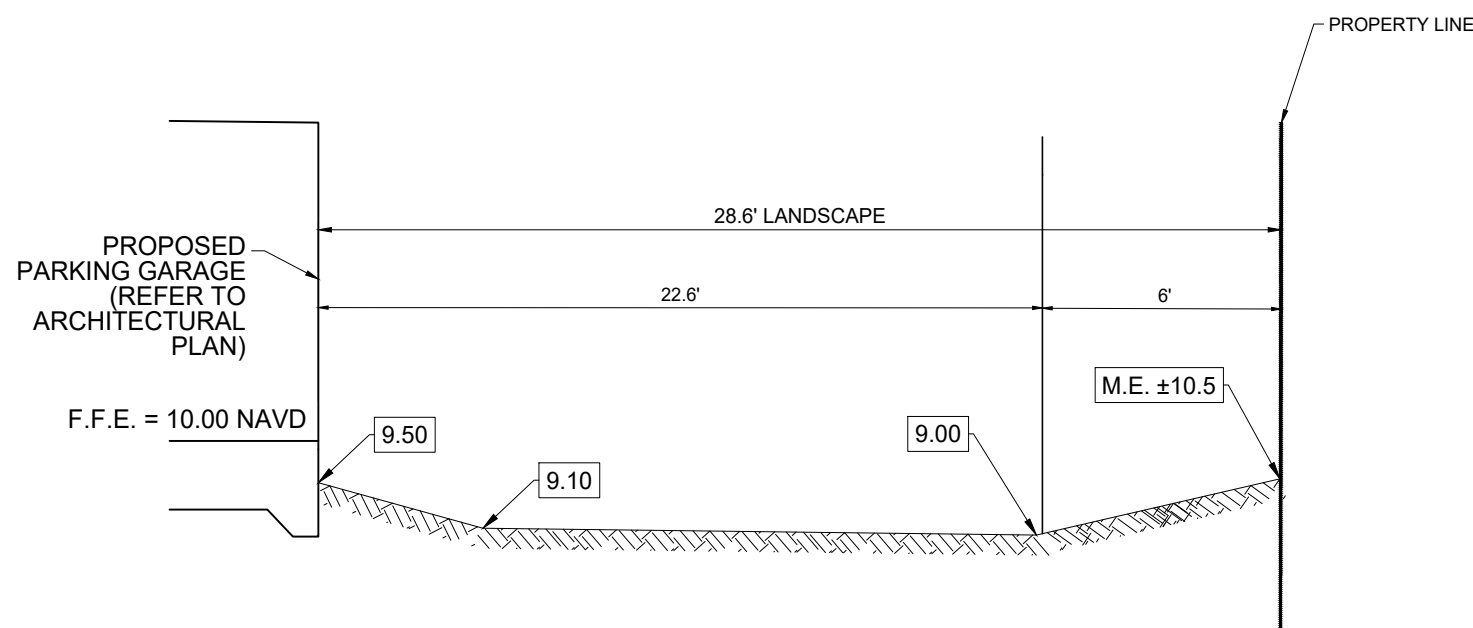
SHEET: C.PDD-1



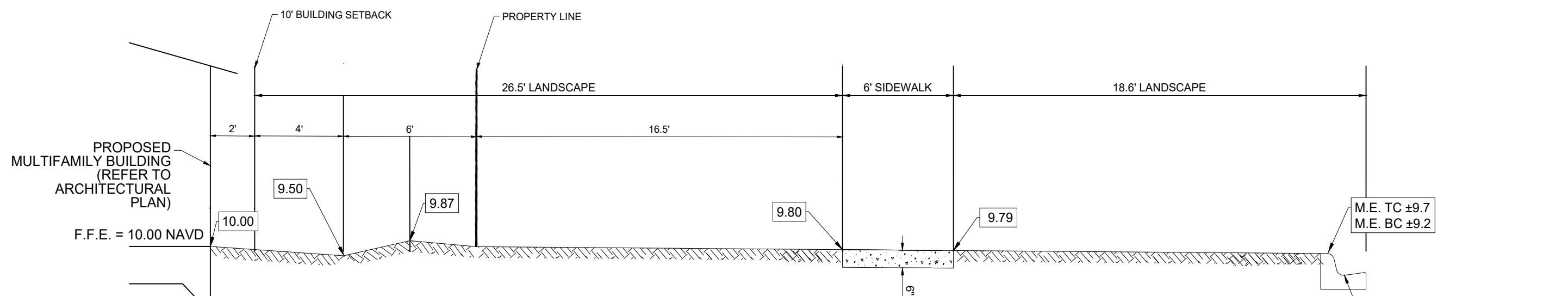
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

EX TYPE 'F' CURB
& GUTTER

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

BROWARD COUNTY
Surface Water Management License
No. SWM2025-014-0
Date 03/12/2025

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**EKOS
PEMBROKE PARK**
5595 SW 41ST STREET
PEMBROKE PARK | FL | 33023

MHP BROWARD I, LTD
777 BRICKELL AVENUE
MIAMI | FL | 33131
ARCHITECT:

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7261 NE 4TH AVE, STE 101
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305 673 2121
REPRTWAR.COM
#AA 26003789

CONSULTING ENGINEERS:

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9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-670-0141

STRUCTURAL ENGINEER:
MCNAMARA SALIVA

240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401
T: 561-253-7884

CIVIL ENGINEER:

HSQ
HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 | 561-392-0221
C26258 · LB7924

LANDSCAPE ARCHITECT:

FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO | FL | 32801
t | 407 648 2225

KEY PLAN:

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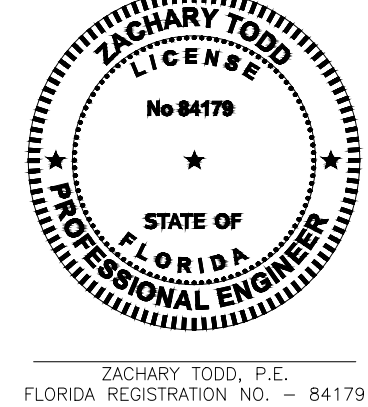
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CROSS SECTION
DETAILS

DATE: 3/11/2025
DESIGNED BY: Z.T.
DRAWN BY: S.N.
CHECKED BY: J.H.



PROJECT: 2402-19

SHEET: C.PDD-3

6

**STAFF REPORT DISTRIBUTION LIST
ADDRESSES**

Owner:

MHP Broward I, LTD
Attention: Chris Shear
777 Brickell Avenue, Suite 1300
Miami , FL 33131

Applicant:

MHP Broward I, LTD
Attention: Chris Shear
777 Brickell Avenue, Suite 1300
Miami , FL 33131

**Engineering
Consultant:**

HSQ Group, LLC
Attention: Zachary Todd, P.E.
1001 Yamato Road, Suite 105
Boca Raton, FL 33431

Other:

City of Pembroke Park Building Official



Variance Narrative – Ekos Pembroke Park, 8/18/25

Request for Variance from Ordinance No. 2020-004, Section 5.c.1

The Applicant, Ekos Pembroke Park, respectfully requests a variance from Town of Pembroke Park Ordinance No. 2020-004, Section 5.c.1, which requires residential buildings and ancillary amenities to be constructed at a finished floor elevation of eighteen inches (18”) above the crown of road. The Applicant seeks approval to construct the residential building and associated amenities at a finished floor elevation of NAVD 10’, and the open air parking garage per the approved C.PD-1 dated 8/13/25 with its lowest NAVD at 8.8 consistent with prior approvals. The adjacent roadway is higher than most and as a result, the unintended consequence of strictly construing this standard would raise the building nearly two feet higher than necessary and in excess of the Town’s Code’s height limitation.

Hardship Arising from Special Conditions

The subject property is located in Unshaded Flood Zone X, an area with less than 0.2% annual chance of flooding. Since this flood zone has the lowest possible risk for flooding, FEMA does not require a Base Flood Elevation in Zone X, and the Florida Building Code does not require construction above natural grade in these areas. Strict application of the ordinance would impose a requirement not otherwise necessary for safety or code compliance.

Additionally, the Town imposes a 100-foot building height restriction. The project has been carefully designed to 99’-10” to comply. Requiring an additional 18” elevation would push the project out of compliance with the Town’s height limitation, creating a direct conflict between two Code requirements. This unique condition creates a hardship not generally applicable to other properties.

Intent of the Ordinance Is Met

The intent of Ordinance No. 2020-004 is to protect public health, safety, and property from flooding. Because this property is within Flood Zone X, with no FEMA or State-mandated elevation requirements, and because Broward County has already issued a Surface Water Management License (SWM2025-014-0) for the project as designed, the intent of the ordinance is fully satisfied without elevating the building to 18” above crown of road.

Preservation of Accessibility and Public Benefit

Ekos Pembroke Park is an affordable elderly housing development. Accessibility is a central element of the project’s design. Raising the finished floor unnecessarily would require stairs and ramping around the site, impeding ease of access for elderly residents and visitors. Maintaining the building at NAVD 10’ ensures ADA-compliant accessibility and enhances livability for its vulnerable population.

Moreover, the project is supported by significant funding commitments from Broward County and the Florida Housing Finance Corporation (FHFC). These public investments are time-sensitive and conditioned on closing deadlines. A redesign and re-permitting effort would take several months, causing the project to miss funding deadlines and jeopardize the creation of much-needed affordable housing in the Town.

Good Faith Reliance on Prior Approvals

The project received Development Review Committee (DRC) approval under Development Order 24-SP-01 on March 3, 2025, with a lowest floor elevation of NAVD 10’ and the open air parking garage per the approved C.PD-1 dated 8/13/25 with its lowest NAVD at 8.8 consistent with prior approvals. This elevation has remained unchanged since the first submittal in September 2024. Following approval, the Applicant pursued more than 20 separate permits with Broward County, the Town of Pembroke Park, the City of West Park, and the City of Hollywood, all relying on the Town-approved elevation. The issue of finished floor elevation was not raised until June 30, 2025, at building permit review.

Public Interest and Consistency

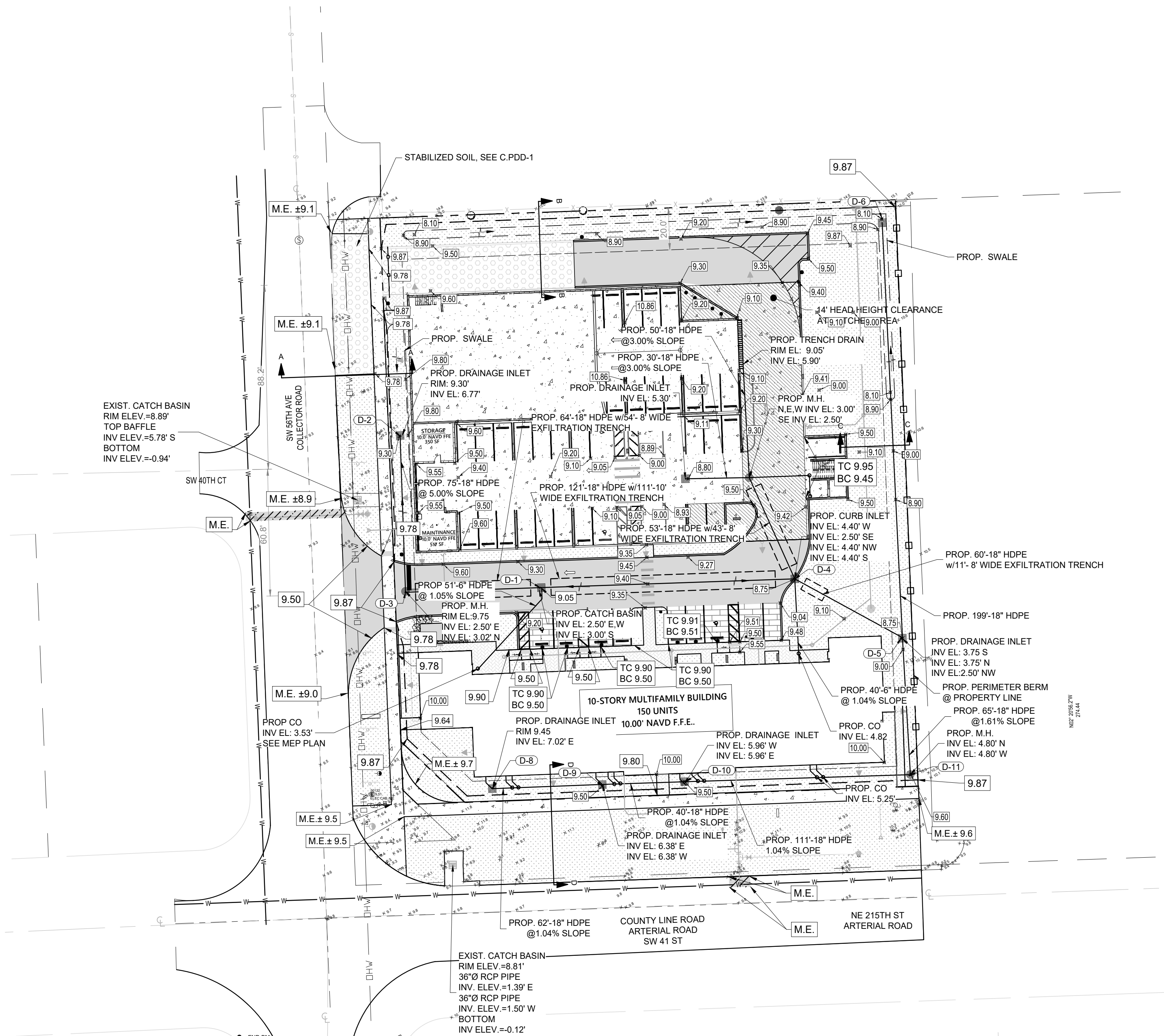
Granting this variance is consistent with the Town's Comprehensive Plan and zoning intent by enabling development that is safe, accessible, and compliant with environmental regulations. The variance will not harm the public welfare; rather, it will advance the public interest by allowing timely delivery of a high-quality, publicly funded affordable housing project for elderly residents.

Conclusion

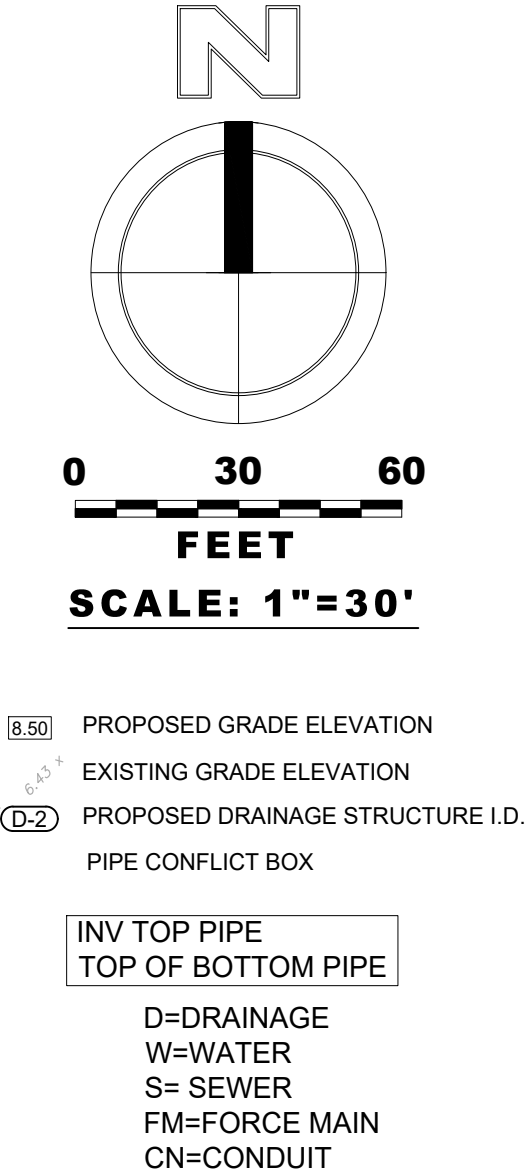
For these reasons, the Applicant respectfully requests approval of a variance from Ordinance No. 2020-004, Section 5.c.1, to permit the residential building and ancillary amenities of Ekos Pembroke Park to be constructed at a finished floor elevation of NAVD 10', rather than 18" above the crown of road. This relief resolves a regulatory conflict, preserves accessibility, protects critical public funding, and ensures that the Town continues to benefit from much-needed affordable housing without compromising health, safety, or welfare. **Garage**



OWNER:	ARCHITECT:	MEP ENGINEER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
MHP BREVARD I, LLC 777 BRICKELL AVENUE MIAMI FL 33131 t 786 604-2846	REPRTWAR 7261 NE 4TH AVENUE #101 MIAMI FLORIDA 33138 t 305 673 2121	LOUIS AGUIRRE & ASSOCIATES 9150 SOUTH DADELAND BLVD MIAMI, FLORIDA 33158 T: 305-670-0141	MCMAMARA SALIVA 240 S QUADRILLE BLVD WEST PALM BEACH FL 33401 T: 561-253-7884	 HSQ GROUP, LLC Engineers · Planners · Surveyors 1001 Yamato Road, Suite 105 Boca Raton, Florida 33431 561-392-0221 C26258 - LB7924	FOSTER CONANT & ASSOCIATES 100 W LUCERNE CIRCLE ORLANDO FL 32801 t 407 648 2225



- LEGEND**
- PROPOSED LIGHTING
 - PROPOSED ADA STALL
 - PROPOSED CONCRETE PAVEMENT
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 - PROPOSED SODDED AREA
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REPRTWAR.COM
#AA 26003789

CONSULTING ENGINEERS:

MEP: LOUIS AGUIRRE & ASSOCIATES
9150 SOUTH DADELAND BLVD
MIAMI, FLORIDA 33158
T: 305-670-0141

STRUCTURAL ENGINEER:
MCMAMARA SALIVA
240 S QUADRILLE BLVD
WEST PALM BEACH | FL | 33401
T: 561-253-7884

CIVIL ENGINEER:

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 | 561-392-0221
C26258 - LB7924

LANDSCAPE ARCHITECT:
FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO | FL | 32801
t| 407 648 2225

KEY PLAN:

ISSUED FOR CONSTRUCTION

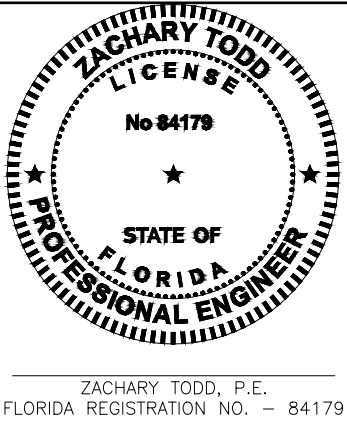
PERMIT APPLICATION DATE: 06/25/2024
SHEET ISSUE DATE: 05/08/2025
PROJECT NO.: 2406
DRAWN BY: DK APPROVED BY: JB

1	11/05/24	AO	CITY COMMENTS
2	12/05/24	AO	REVIEW COMMENT
3	1/23/25	AO	REVIEW COMMENT
4	2/10/25	AO	COUNTY COMMENT
5	2/25/25	AO	COUNTY COMMENT
6	3/06/25	AO	ADD #3 COUNTY COMMENT
7	3/07/25	AO	ADD #4 DER REVISION
8	4/01/25	AO	ADD #5
9	4/11/25	AO	ADD #6
10	4/16/25	AO	ADD #7
11	5/02/25	AO	ADD #8 BLDG PERMIT REV
12	6/05/25	AO	ADD #9
NO	DATE	BY	REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

PAVING AND DRAINAGE PLAN

DATE: 7/14/2025
DESIGNED BY: Z.T.
DRAWN BY: S.N.
CHECKED BY: J.H.



ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2402-19
SHEET: C-PD-1

THIS SEAL IS THE PROPERTY OF THE STATE OF FLORIDA. IT IS TO BE USED ONLY BY THE LICENSEE FOR THE PROJECT AND SHEET INDICATED HEREON. IT IS TO BE RETURNED TO THE BOARD OF PROFESSIONAL ENGINEERS IF THE LICENSEE IS DECEASED, RESIGNS, OR IS OTHERWISE REMOVED FROM OFFICE. ANY OTHER USE OF THIS SEAL IS A VIOLATION OF THE FLORIDA ENGINEERING CHARTER AND IS SUBJECT TO PENALTY.

VAR**APPLICATION FOR VARIANCE**Date: _____
Case No: _____**Filing Fees:** Refer to Development Application Fee Schedule.Amount Paid _____ Date _____ ☐ Hearing Examiner ☐ Town Commission ☐ Other _____

Petitioner / Applicant: MHP Broward I, LTD

Address: 777 Brickell Ave Suite 1300, _____ City: Miami

Phone: 7862462653 Fax: _____ E-mail: sperez@mdhousing.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

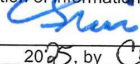
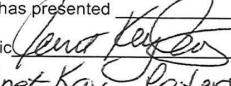
Signature of Petitioner: Address of Property Subject to the Requested Variance: 5595 SW 41st Street, Pembroke Park, FL 33023.
Parcel ID: 514230130010Legal Description of Property (Plat Book/Page or Metes and Bounds):
See AttachedVariance Requested: Seeking a variance from the Town of Pembroke Park Ordinance No. 2020-004 Section 5.c.1 to for the residential building lowest floor to be 18" above the crown of the adjacent road.
Allowing the residential building to be at NAVD 10'. As well the parking garage and all it's internal spaces to be exempt from any finished floor elevation and follow the engineering design grades on C-PD-1 6/5/25.

PROVIDE THE FOLLOWING IN PDF FORMAT UNLESS OTHERWISE SPECIFIED:

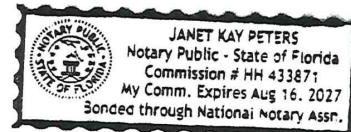
- Drawings/survey;
- Justification statement addressing all criteria in Sec. 28-75(a)(1); and
- Other documentation necessary to support the petition for the variance.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner / agent of the subject lands described above in the Application for Zoning Variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner / agent specifically agrees to allow access to described property at reasonable times by Town personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent:  Sworn to and subscribed before me this 18th day of August 2025, by Chris Shar.☒ He/She is personally known to me or☐ He/She has presented _____ as identification.Signature of Notary Public: 

Type or Print Name: Janet Kay Peters

**FOR STAFF USE ONLY**

Hearing Examiner Action Date: _____ () Approved () Denied () Approved with conditions

Town Commission Date: _____ () Approved () Denied () Approved with conditions