



AGENDA

SPECIAL COMMISSION MEETING

5:30 PM - Wednesday, March 24, 2021

Virtual Meeting

Page

1. CALL TO ORDER

2. VIRTUAL INSTRUCTIONS

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a "Virtual" Special Commission Meeting utilizing communications media technology ("CMT"), in accordance with Emergency Ordinance 2020-009, dated November 10, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19)

Special Commission Meeting

Wednesday, March 24, 2021 5:30 PM - 6:00 PM (EDT)

You can dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(571\) 317-3129](tel:+15713173129)

Access Code: 907-921-141

Two hours prior to the meeting you can submit a text or voicemail at (954) 707-9820. Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the Town Clerk at townclerk@tppfl.gov.

All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission Meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023
954-966-4600, ext: 235

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA

6. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

7. PRESENTATIONS

7.1. Special Permit (Enclosed Auto Laundry and Use Occurring Outside an Enclosed Building) -- 3441 West Hallandale Beach Boulevard
Application: 19-302 - Town Planner Siegel

3 - 69

RESOLUTION NO. 2021-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING AN APPLICATION FOR SPECIAL PERMIT FOR AN ENCLOSED AUTO LAUNDRY AND USE OCCURRING OUTSIDE AN ENCLOSED BUILDING AT 3441 WEST HALLANDALE BEACH BOULEVARD PURSUANT TO TOWN OF PEMBROKE PARK CODE SECTIONS 28-83, 28-187.01 AND 28-188; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.**

[2021-018 Special permit carwash](#)

[Agenda Item Report - Special Permit 3441 West Hallandale Beach Blvd - Pdf](#)

[3441 West Hallandale Beach Blvd Special Permit Staff Report](#)

[Seneca Parcel B Zoning Classification](#)

[Notification Affidavit](#)

[Notification map](#)

[Public Notice Special Permit 3441 HBB](#)

- 7.2. Site Development Plan (Auto Laundry) -- 3441 West Hallandale Beach Boulevard Application: 19-302 - Town Planner Siegel 70 - 143

RESOLUTION NO. 2021-019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING A SITE DEVELOPMENT PLAN APPLICATION FOR AN ENCLOSED AUTO LAUNDRY AND USE OCCURRING OUTSIDE AN ENCLOSED BUILDING AT 3441 WEST HALLANDALE BEACH BOULEVARD AS REQUIRED BY TOWN OF PEMBROKE PARK CODE SECTION 20-16; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.**

[2021-019 carwash site plan](#)

[Agenda Item Report - Site Plan 3441 West Hallandale Beach Blvd - Pdf](#)

[3441 West Hallandale Beach Blvd Site Plan Staff Report](#)

8. 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.

RESOLUTION NO. 2021-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR SPECIAL PERMIT FOR AN ENCLOSED AUTO LAUNDRY AND USE OCCURRING OUTSIDE AN ENCLOSED BUILDING AT 3441 WEST HALLANDALE BEACH BOULEVARD PURSUANT TO TOWN OF PEMBROKE PARK CODE SECTIONS 28-83, 28-187.01 AND 28-188; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 28-188 of the Town of Pembroke Park (the “Town”) Town Code (the “Code”) allows for Special Permits to be granted by the Town Commission upon applicant meeting the criteria set forth in Sections 28-187.01 and 28-83 of the Code; and

WHEREAS, the Planning and Zoning Board (“P & Z Board”) reviewed the proposed Special Permit application at their virtual February 18, 2021, meeting, discussed the matter, and voted unanimously (3-0) to recommend approval of the application to the Town Commission, subject to certain conditions recommended by the Town Planner; and

WHEREAS, the Town Commission finds that the applicant has met the conditions set forth in Section 28-83 of the Town Code and desires approve the Special Permit application subject to the conditions set forth in the memorandum of Michael Miller attached to the Agenda Item Report prepared by the Town Planner.

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

Section 1: The Special Exception application is granted allowing an enclosed auto laundry and use occurring outside an enclosed building at 3441 West Hallandale Beach Boulevard subject to the conditions listed in the Michael Miller memorandum attached to the Agenda Item Report.

Section 2: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

Section 4: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED, this 24th day of March, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON, ESQ
Town Attorney

AGENDA ITEM REPORT



To: Town Commission
Subject: Special Permit (Enclosed Auto Laundry and Use Occurring Outside an Enclosed Building) -- 3441 West Hallandale Beach Boulevard Application: 19-302
Meeting: PUBLIC NOTICE SPECIAL COMMISSION MEETING - March 24, 2021
Department: Planning and Zoning
Staff Contact: Town Planner, Town Planner

BACKGROUND INFORMATION:

The applicant seeks to establish a car wash in the B-1 Zoning District and is subject to the Parcel B "Seneca Plat" zoning classifications established by Ordinance 03-06-03. Per the zoning classifications for this property, an "Auto laundry within an enclosed building" is allowed by Special Permit.

Special Permits are governed by Section 28-188 of the Code of Ordinances. Furthermore, Section 28-188 states that all permitted use activities shall be indoors. The Code does allow the Town Commission to authorize outdoor use by a special permit after a public hearing. The applicant is seeking a special permit to allow for outside vacuums as part of the car wash operation.

The Planning and Zoning Board approved the application with conditions at its February 18, 2021 meeting. The item was advertised and noticed consistent with the Code requirements.

This item was reviewed by Consultant Town Planner Michael Miller.

RECOMMENDATION:

Approval with Conditions

ATTACHMENTS:

[3441 West Hallandale Beach Blvd Special Permit Staff Report](#)
[Seneca Parcel B Zoning Classification](#)
[Notification Affidavit](#)
[Notification map](#)
[Public Notice Special Permit 3441 HBB](#)

JC Jimenez, Town Manager	Status:
Town Attorney, Town Attorney	Approved - Mar 15 2021
	Approved - Mar 15 2021

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Mayor & Town Commissioners
Town of Pembroke Park

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 22nd, 2021

Subject: Special Permit Application
#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash)
#2 - Use Occurring Outside of a Completely Enclosed Building
(Proposed 30 Outdoor Vacuum Stations)
3441 West Hallandale Beach Boulevard
Pembroke Park Acct. No.: 20-XXX
MMPA Acct. No.: 00-1101-1118B

RECOMMENDED ACTION

MMPA recommends the Town Commission review the contents of this staff report, the Planning and Zoning Board's recommendation, consider any public testimony, and if found acceptable, **APPROVE** the above Special Permit application, subject to the applicant complying with the staff conditions stated herein, or additional conditions deemed appropriate by the Commission.

GENERAL PROJECT INFORMATION

Land Use Designation: C- Commercial

Zoning District: B-1 Business District

General Location: 3441 West Hallandale Beach Boulevard
Between the WPLG Channel 10 TV Station and Credit Union Site
South of SW 28th Street (Private Road)

Legal Description: A portion of Parcel "B" of the Seneca Plat, according to the plat thereof, as recorded in PB 165, PG 29, of the public records of Broward County, Florida. Containing 1.18 acres, more or less.

Town Commission Staff Recommendation

#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit

#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit

3441 West Hallandale Beach Boulevard

February 22nd, 2021

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PROJECT DESCRIPTION

Architectural firm Ramos Martinez Architects, as agent for the owner of the above site, 3441 Hallandale LLC, has submitted a new Major Site Development Plan application to allow for the construction of a fully enclosed 3,770 sq. ft. automated car wash with 30 outdoor vacuum stations located at 3441 W. Hallandale Beach Boulevard (HBB). The subject site is located north of HBB between the WPLG Channel 10 TV station and the 1st Florida Credit Union.

The site is located within the commercial portion of the Seneca Industrial Park (SIP) (Parcel "B") fronting Hallandale Bch. Blvd. **When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations.**

In addition to the normal Site Development Plan application (see separate staff report), the applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) and outdoor vacuum use.

The Town's DRC initially reviewed plans for a 3-story office building complex on this site on several occasions. However, due to the COVID-19 pandemic impacts on real estate (especially office space) the current landowners have decided to pursue other land development opportunities. The proposed car wash operation (Sonny's) is a well-known brand that features memberships and modern automated facilities. They feel the site is attractive due to the SCC / SIP employment centers / WPLG / local market and proximity near I-95.

The site will have multiple vehicular access points including recorded cross-access driveway easements that extends across the BSO site and Credit Union site and the subject site - but stops short of the west property line. On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. SW 28th Street intersects with Seneca Blvd. (aka SW 32nd Ave.) at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a possible driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. On December 3rd, 2020 FDOT issued a new pre-app letter for the car wash approving the access arrangements (WPLG driveway easement / SIP cross access easements).

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation**#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit****#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit****3441 West Hallandale Beach Boulevard****February 22nd, 2021****Page 3**

The currently vacant site is located on the north side of West Hallandale Beach Boulevard between the WPLG site and the First Florida Credit Union site. To the north is the industrial portion of the Seneca Industrial Park. To the south across Hallandale Beach Blvd. are commercial uses including Sweeney's Bar & Liquor Store, an A/C contractor, Big Al's Pawn & Gun Range and Appetites Catering. It is noted there is a grandfathered hand car wash at the Sweeney's site.

The subject property is located within the B-1 Business Zoning District. Section 28-187 provides a list of permitted uses within this district, of which, a car wash is not listed as a permitted use. However, as mentioned above, when the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction.

The Town has a long-standing policy that all activities in the B-1 Business District occur within completely enclosed buildings. Section 28-188 provides a list of exceptions to that rule and further provides a mechanism for requesting a "Special Permit" for other non-listed uses on a case-by-case basis. This process involves a formal application and fee to pay for the costs of review, mandatory public notice, etc. Public hearings are required before the Planning and Zoning Board and the Town Commission. A newspaper advertisement is required to be published two (2) times the first of which at least 15 days before each Town Commission meeting. Written notice must also be mailed to all property owners within 300 feet of the site.

As part of a Special Permit application, the Town Code requires the submittal of a conceptual site plan depicting the layout of the building, accessory uses, parking lot, etc. which are part of the concurrent Site Development Plan application. In this instance the plans show a double loaded corridor with thirty (30) decorative / distinctive vacuuming stations (by hand).

COMPREHENSIVE PLAN AND ZONING ISSUES

The property is designated as "C" Commercial on the Future Land Use Map (FLUM) allowing for various types of commercial uses and development. The property is located within the B-1 Business Zoning District. The "Auto Laundry" use would be deemed consistent with the permitted uses in the Comprehensive Plan and in the B-1 Zoning District, if the Town Commission grants a Special Permit for the use. The proposed vacuum stations are considered an accessory use to the main use. However, as previously mentioned, a Special Permit is required for certain outdoor uses, including the proposed outdoor vacuum stations. In most cases the vacuum station at a car wash is near the entry to a car wash building and performed by business employees.

PLAT ISSUES

The site will not require re-platting, as the site is currently platted as described above.

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation**#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit****#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit****3441 West Hallandale Beach Boulevard****February 22nd, 2021****Page 4****OPERATIONAL COMMENTS**

The applicant has requested that the outdoor vacuum stations be allowed to operate when the car wash is open. Research in other municipalities noted a variety of operational hours. None appear to be open 24 / 7. Typically, the proposed operator - Sonny's Car Wash - appears to open at 8 AM and close at 8 PM according to their website. The Town can regulate the hours of operation for the car wash in general and the outdoor vacuum stations.

Based on the proposed customer service area and number of employees, a total of seven (7) parking spaces are "required" by Town Code. The site plan includes thirty-seven (37) parking spaces (includes the vacuum station) which exceeds the minimum Code requirements.

The main car wash tunnel building is located within the eastern portion of the site with the proposed outdoor vacuum stations are located within the western portion of the site. One row adjoins the WPLG site and the other row is next to the car wash building. There are no residential uses within near proximity to the site (Sundrift Towers / single-family homes south of the HBB commercial uses); therefore, it is not expected that this use would be a nuisance (visual / noise) to those uses. The Seneca Industrial Park (SIP) is an established regional employment center with a large number of employees. New uses (Amazon) may bring in a substantial number of new employees and vehicles. Many of the hand car washes in the Town / surrounding communities are small operations and have struggled with the Town's large seasonal population shifts and lower income residents. It is unknown if a commercial car wash will be successful at this location or affect the hand car washes – it is expected there will be impact. As we understand the Sonny's car wash business model memberships are sold but one may also just request a single car wash upon need.

One of the main reasons the Town (and many other communities) requires a Special Permit for outdoor activities is to regulate each use on a case-by-case basis to ensure that disturbances do not occur to Town residents, property owners or businesses, and conditions can be added as deemed necessary to control such uses. The days / hours of operation, noise, lighting, visual appearance, and related activities must be restricted to avoid disturbing the nearby residences and businesses. For example, loud music or conversation and bright lights can become nuisances.

STAFF RECOMMENDATION

MMPA has mixed opinions on this requested land use. The Town has long sought a planned business park with larger commercial sites (SIP) for shopping centers (Seneca Town Center) and offices (BSO / Credit Union / WPLG). A 3-story office building had been planned for this site and would have been excellent. The COVID-19 pandemic has and will continue to affect the real estate market in the near term. It is expected office uses will not be successful for some time due to high vacancies and more remote business operations. Does that mean the Town has to approve less than desirable land uses currently and wait for the market to return to normal – no it does not. A car wash – even a commercial enclosed building - is not considered a high-end business. The cost of building the complex will not be very high compared to an office complex or shopping center. If the project gets built and it is unsuccessful, redevelopment could occur quickly. Therefore, although MMPA would clearly prefer a 3-story office complex, the Town might consider an approval of this Special Permit to allow for an "Enclosed Auto Laundry" with accessory outdoor vacuum stations located at 3441 Hallandale Beach Boulevard subject to the following conditions:

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation

#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit

#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit

3441 West Hallandale Beach Boulevard

February 22nd, 2021

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1. This approval is granted exclusively / concurrently with the Site Development Plan dated January 11th, 2021 for a proposed Sonny's Auto Laundry (Car Wash) and may not be assigned or transferred to another operator or brand without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.
2. The days of operation of the car wash and outdoor vacuum stations shall be restricted to 8 AM to 8 PM (7 days a week), unless the Town approves periodic special events.
3. No outdoor music or speaker systems shall be installed or used for service / advertising that is discernable offsite.
4. No bright lights (over 150 watts), blinking lights, strobe lights, LED lights or holiday style lights shall be installed around or within the complex. The operator shall strictly follow the Town's Sign Code allowances.
5. The approval of this Special Permit is valid for a period of one (1) year from the date of approval of a final Certificate of Occupancy (CO) by the Town and will be renewed automatically for successive one (1) year periods, provided no complaints are received from neighboring sites, the Town's police department (BSO), or Town Code officers.
6. If a written complaint is filed by an aggrieved party negatively impacted by this use (noise / lights / traffic / etc.), the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the Special Permit approval.

PLANNING AND ZONING BOARD ACTION

The Planning and Zoning Board reviewed the proposed this Special Permit application (concurrently with Site Development Plan) at their virtual February 18th, 2021 meeting, discussed the matter, and voted unanimously (3-0) to recommend **APPROVAL** of the application to the Town Commission, subject to the following conditions:

- (1) The Special Permit is subject to the above listed MMPA conditions.

Michael Miller Planning Associates, Inc.

SC

TOWN OF PEMBROKE PARK

SPECIAL PERMIT APPLICATION

ZONING - CHAPTER 28

Date: _____

Case No: _____

Receipt No. _____

Fee: A \$5,000 application fee is required, of which \$500 in nonrefundable (Chapter 28 Zoning).

APPLICANT'S NAME: 3341 Highlande LLC

BUSINESS NAME: Seneca CAR WASH

ADDRESS: 3441 West Highlande Beach Blvd

CITY: Pembroke Park FL 33023

PHONE / FAX NUMBERS: 954-6080108

E-MAIL ADDRESS: EC1750@yahoo.com

NAME AND ADDRESS OF OWNER IF OTHER THAN APPLICANT (Provide Letter of Authorization to Submit):

DESCRIPTION OF BUSINESS OPERATION (May attach separate letter / company brochure / concept site plan):

Seneca car wash with outdoor Vacuum

NUMBER OF OFF-STREET PARKING SPACES: _____

SQUARE FOOTAGE OF PROPOSED USES: _____

M&M 229 St. Lucie, LLC

3482 Derby Lane

Weston FL 33331

Valley National Bank
301 E Las Olas Blvd
Fort Lauderdale, FL 33301

021201383

258

**** FIVE THOUSAND AND 00/100 DOLLARS

TO THE
ORDER OF

Town of Pembroke Park

RECEIVED

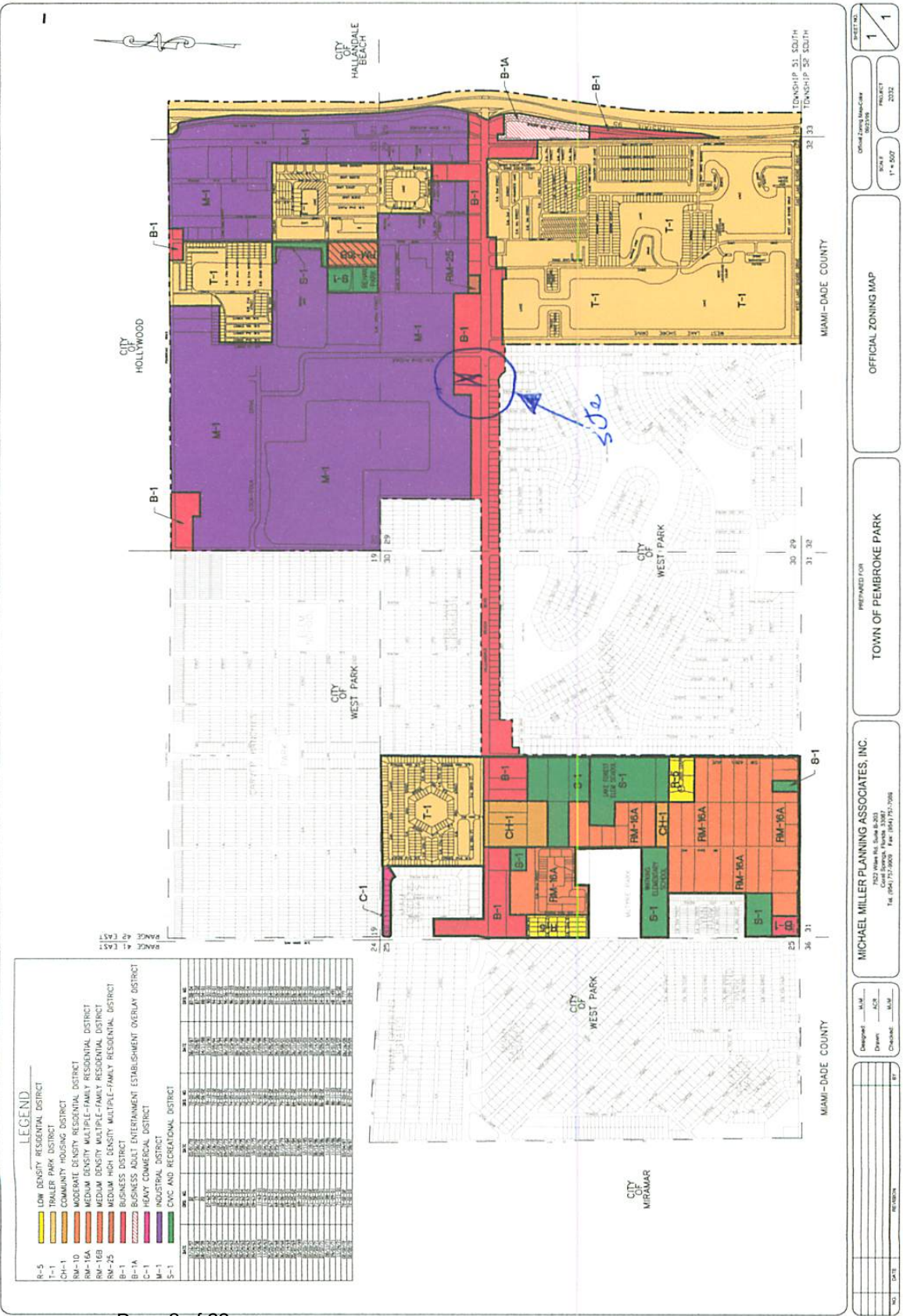
10/28/20

\$5,000.00***

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MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 20 17 0074
Property Owner	3441 HALLANDALE LLC	Millage	0613
Mailing Address	4520 W HALLANDALE BEACH BLVD #2 PEMBROKE PARK FL 33023	Use	10
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SW COR PAR B,N 345.95,E 148.46,S 345.92 W 149.25 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$824,260		\$824,260	\$824,260	
2020	\$824,260		\$824,260	\$824,260	\$17,789.02
2019	\$772,740		\$772,740	\$772,740	\$16,872.01

2021 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$824,260	\$824,260	\$824,260	\$824,260
Portability	0	0	0	0
Assessed/SOH	\$824,260	\$824,260	\$824,260	\$824,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$824,260	\$824,260	\$824,260	\$824,260

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2017	WD-Q	\$950,000	114825022
5/5/2005	WD	\$716,800	39685 / 1512
4/29/2005	SW*	\$4,480,000	39550 / 825

Land Calculations

Price	Factor	Type
\$16.00	51,516	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]

Property Id: 514220170074

**Please see map disclaimer



November 6, 2020

1:1,200
0 55 110 22
0 15 30 60 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Proper

SD #2

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A"; and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC to amend the zoning classification for the following described property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionary, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationery and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
Bath and massage parlors, commercial gymnastiums, service stations (see Special Permit Use list), fur storage, hospitals as defined in Section 395.002, Florida Statutes 1985, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit Use list).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

- f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibits.
 - (10) The following types of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufacturers agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
 - (11) The following miscellaneous uses:
Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, motor-bus-terminal, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
 - (12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
 - (13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair, newspaper-printing-plant.
 - (14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, pony-ride-and-pony-riding-rink, skating rink, swimming pool, drive-in-theater.
 - (15) Armory, lodge hall, pawnshop, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery-or-landscaper.
 - (16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than four thousand (4,000) square feet of floor space, offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, used furniture and household appliances entirely within a fully enclosed building.
 - (17) Accessory uses and structures.

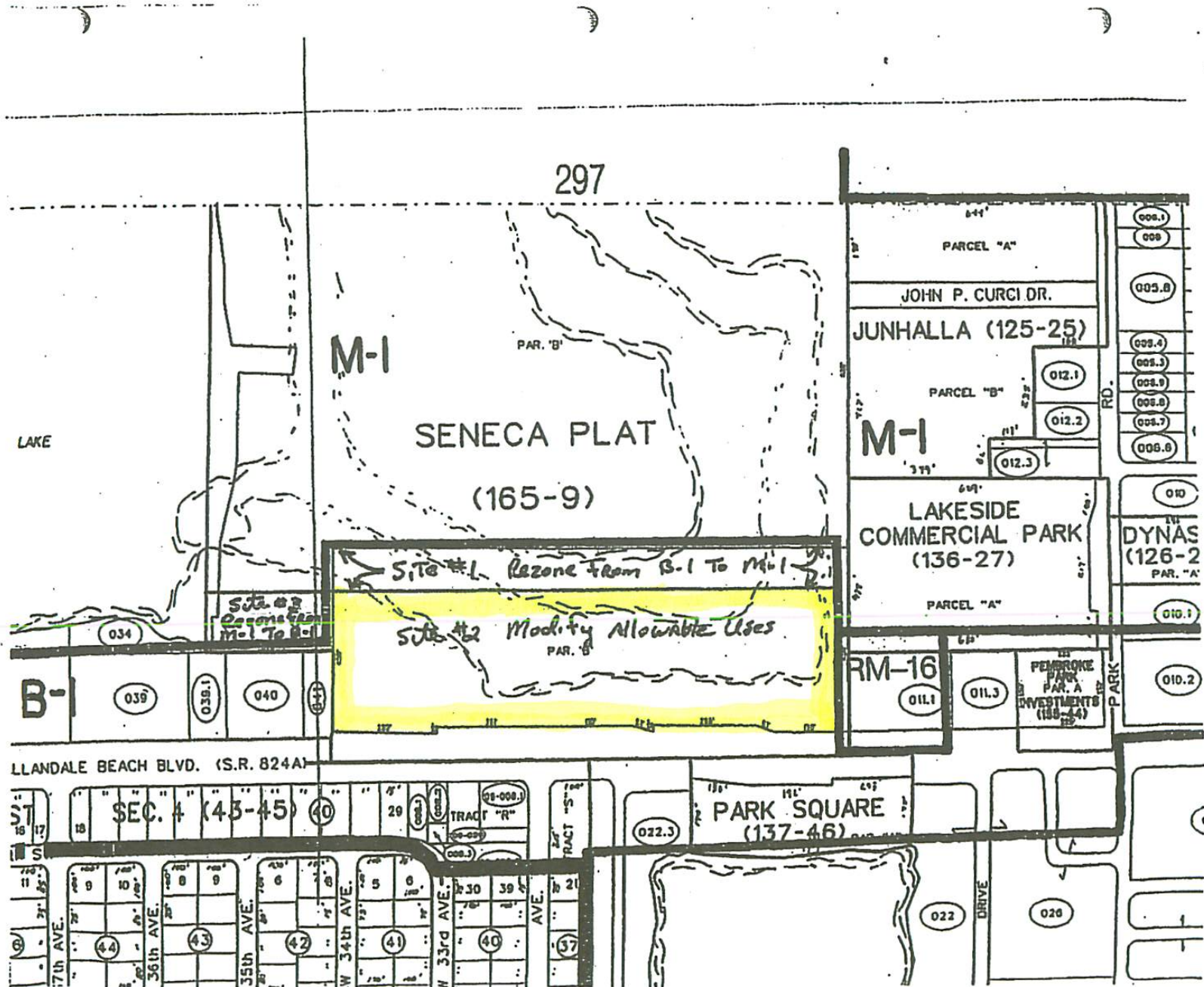
The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

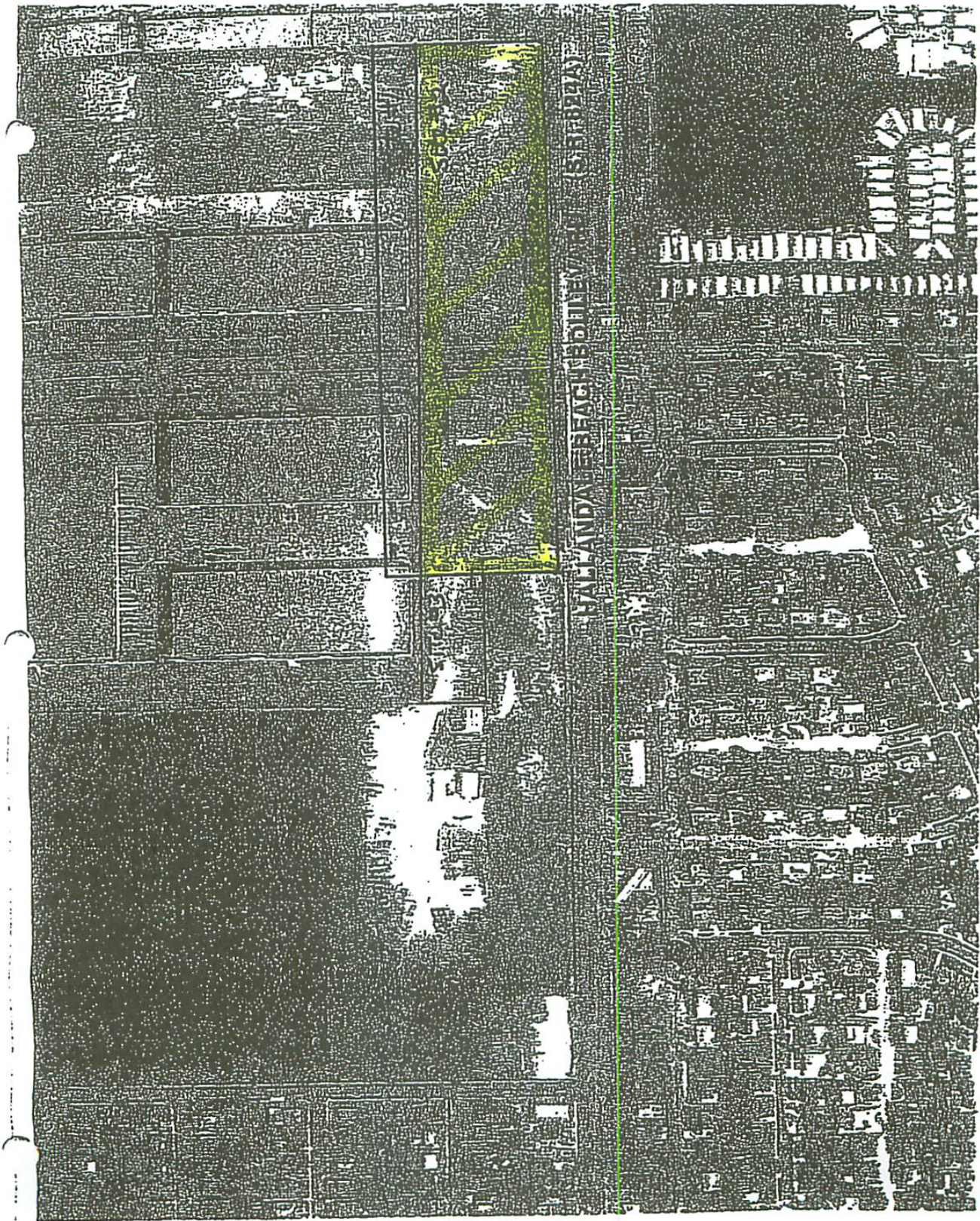
- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- (2) Truck fueling facilities.
- (3) Arcades, automotive repair establishments, convenience stores.
- (4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from retaining a massage parlor in the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to remove any such recording.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.

3 of 3





Sec. 28-188. - Activities of permitted uses to be indoors; exceptions; special permit application; hearings.

In the B-1 Business District, except for automobile parking lots, archery ranges, baseball driving ranges, bathing beaches, golf courses, golf driving ranges, lawn bowling, miniature golf courses, shuffleboard courts, swimming pools, tennis courts, playgrounds, drive-in banks, filling stations, drive-in restaurants, pony ride rings, or drive-in theaters, all activities of permitted uses including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building unless the Commission shall otherwise authorize by a special permit to be issued after a public hearing upon application therefor.

Application for a permit for any use for which a special permit is required as set forth in section 28-187.01 shall be first submitted to the Planning and Zoning Board, and shall contain the following information:

Name and address of the applicant, legal description of the property upon which the intended use is to be permitted, name and address of the owner of the property on which the use is sought to be permitted, description of the use sought to be permitted, plot plan of the improvements intended in connection with the proposed use, and such other information as the Planning and Zoning Board may require. The Planning and Zoning Board may at its discretion hold a public hearing upon consideration of the application, and may give notice thereof, but it shall not be required to do so. The Planning and Zoning Board shall provide the Town Commission with a written recommendation. The Town Commission shall hold a public hearing on the application and shall give notice of such hearing by publication in a newspaper of general circulation in the Town at least two (2) times, which notice shall be published fifteen (15) days before the date of the hearing, and shall further give written notice by United States mail to all owners of property within three hundred (300) feet of the proposed use.

(Ord. No. 63-5-1, § 16(c), 5-1-63; Ord. No. 88-9-5, § 2, 9-14-88; Ord. No. 17-10-02, § 5, 10-11-17)

Sec. 28-188.1. - Special permit renewal, fee revocation for noncompliance.

Any special permit issued herein shall be utilized in conformity with the ordinances of the Town of Pembroke Park. On the anniversary of the issuance of said special permit, the applicant who is utilizing said special permit shall pay a fee of one hundred dollars (\$100.00) to renew said permit, then upon proper notice, shall be subject to having such permit revoked by the commission in the event that said permit is not being utilized in accordance with the ordinances of the Town of Pembroke Park, Florida.

(Ord. No. 88-9-5, § 3, 9-14-88)

Editor's note— Ord. No. 88-9-5, § 3, adopted Sept. 14, 1988, did not specify manner of codification; hence, such provisions have been designated as § 28-188.1 by the editor.

Sec. 28-188.2. - Special permit application fee.

The Town Commission shall adopt by resolution the special permit application fee and initial deposit for nonadministrative costs for special permit applications as set forth in Section 28-188.

1/19/2021

Pembroke Park, FL Code of Ordinances

(Ord. No. 03-0-9-05, § 6, 9-10-03)

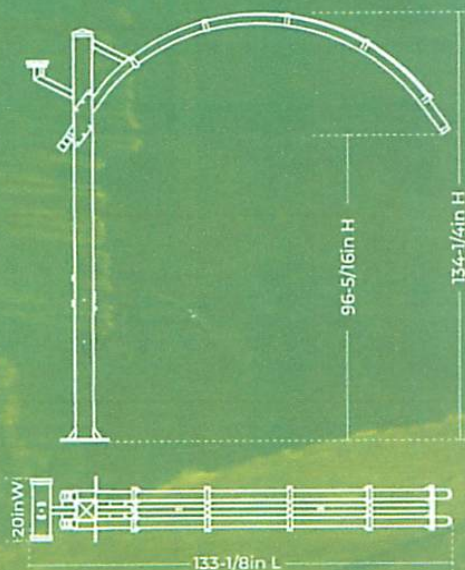
Vacuum Booms



Provide customers with an inviting free vacuum area that doesn't require a lot of staff, or effort, to keep ready to serve the next customer.

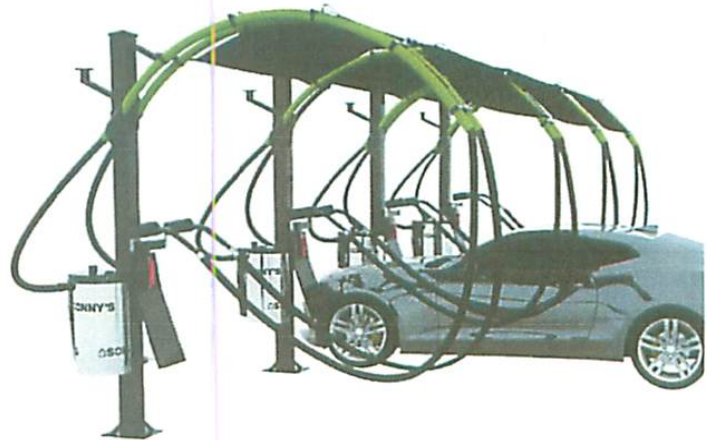
The boom style keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.

Double-Drop Boom



Single Drop Boom

Dimensions	114'-1/2inL x 20inW x 132'-7-8inH
Clearance	Height Clearance 95'-5/16inH



Boom Styles



Custom Color Powder Coating Options
Contact a Sonny's Sales Representative for details

Join Sonny's
OneWash
and Save

MAXIMIZE CUSTOMER EXPERIENCE

VACUUMS



VAC2500 Boom

Material ID:
VACUUM_BOOM_2500



Double-Drop Boom

Material ID:
VACUUM_BOOM_DOUBLE



65° Powder
Coated Boom

Material ID:
VACUUM_BOOM

Choose your Boom Style*

DESCRIPTION	PRICE
Single VAC Drop 2500 with Powder Coating	\$1,834.00
Vacuum Canopy Double Drop Boom with Powder Coating	\$3,130.00
Vacuum Canopy Boom with Powder Coating	\$2,310.00

* No accessories included



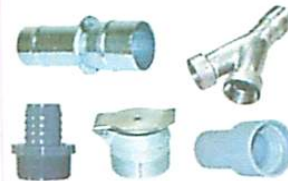
Crevice Tool



Express Claw



Hose

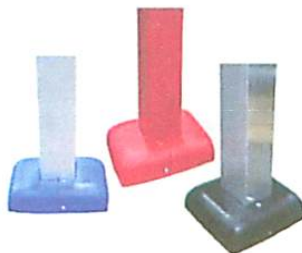


Cuffs, Valves, Adapters

Boom Options Available

The post mounted holster provides an air tight connection, reducing energy consumption and eliminating unnecessary air draw. Requires 1 Box of 1-1/2in or 2in hose for every 3 booms. For complete size, color selection and pricing refer to the vacuum parts section.

DROP KITS	CREVICE TOOL	EXPRESS CLAW
Single Vacuum Drop Kit Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected. Vacuum hose not included	\$106.46	\$117.03
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected. Vacuum hose not included	\$291.72	\$304.29
1-1/2in Vacuum Hose (Box)	Requires 1 box of hose for every 3 booms. See Vacuum Parts section for colors and pricing	
2in Vacuum Hose (Box)		



Vacuum Post Foot Covers

- Fits all vacuum posts and booms
- Attractive polypropylene cover
- Improves site appearance and reduces trip hazards

ITEM NO.	DESCRIPTION	PRICE
10012466	Vacuum Post, Foot Cover set w/hdwr Black	\$54.05
10012467	Vacuum Post, Foot Cover set w/hdwr Red	\$55.11
10012468	Vacuum Post, Foot Cover set w/hdwr Blue	\$55.11

www.SonnysDirect.com | 1-800-327-8723

© 2020 SONNYS Enterprises, LLC. All prices & availability subject to change without notice.

SONNY'S
The CarWash Factory

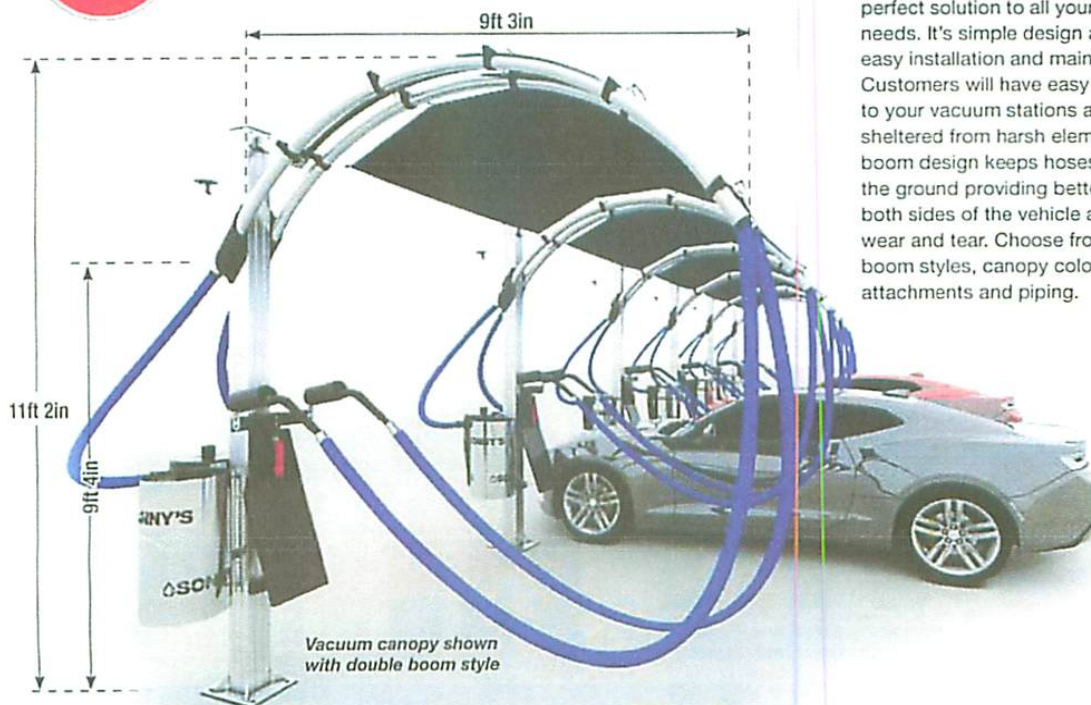


Vacuum Canopy Systems

SONNY'S Vacuum Canopy Systems

new

Longer boom reach makes it even easier to vacuum cargo areas.



Overview:

SONNY'S Vacuum Canopy is the perfect solution to all your vacuuming needs. It's simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements. The boom design keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.



Vacuum booms with dual drops without canopies



Vacuum booms with dual drops with canopies

SONNY'S
The CarWash Factory

The Tunnel Experts™

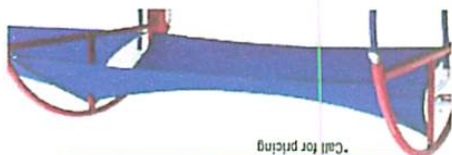
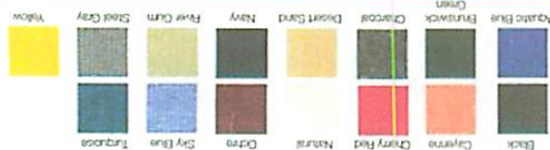
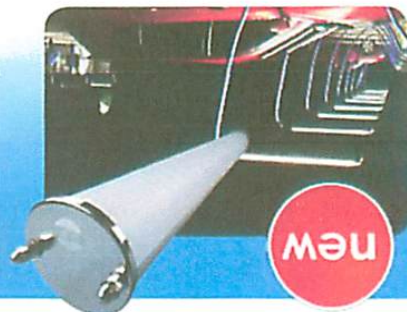


Item #	Description	Price
40011691	Tunnel & Bay Light, 8ft White	\$1,200.00
40011690	Tunnel & Bay Light, 4ft White	\$1,021.00

Let there be light!

Linear LED design for uniform lighting

WDL Series



*Call for pricing

Select Your Canopy Color

*For Double Drop Boom, order (2) Single Vacuum Drop Kits

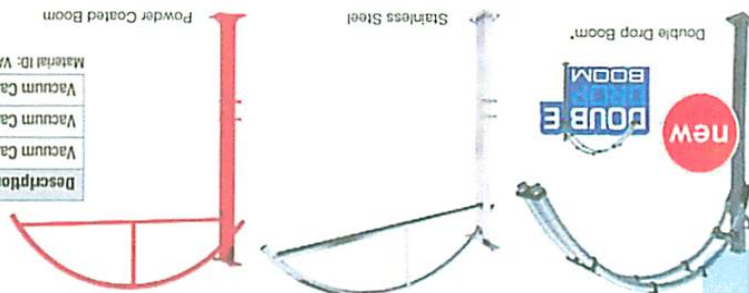
Description	Price ea.
Single Vacuum Drop Kit* Includes: (1) inlet valve (1) cuff (1) swivel cuff (1) tool & hoister selected	\$90.52
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & hoisters selected	\$310.36
2in Vacuum Hose (Box) Requires 1 Box of hose for every 3 booms - See Page 151 for colors & pricing.	\$346.46



Description	Price ea.
Vacuum Canopy Double Drop Boom with Powder Coating	CALL
Vacuum Canopy Boom with Stainless Steel	\$2,545.00
Vacuum Canopy Boom with Powder Coating	\$2,092.00

Material ID: VACUUM_BOOM

Select Your Style and Quantity of Booms



Select Your Vacuum Drop Kits



Select Your Attachments



*For attachments details start on page 149

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A"; and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC to amend the zoning classification for the following described property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

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

Section 4: That this Ordinance shall be in force and take effect made upon its passage and adoption.

PASSED AND ADOPTED on First Reading this 11th day of June, A.D., 2003.

PASSED AND ADOPTED on Second Reading this 20th day of June, A.D., 2003.


JOHN P. LYONS
Mayor-Commissioner

ATTEST:


HOWARD P. CLARK, JR.
Clerk-Commissioner

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe-shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
~~Bath and massage parlors, commercial gymnasiums, service stations (see Special Permit use list), fur storage, hospitals as defined in Section 395.002, Florida Statutes 1995,~~ radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit use list).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
- a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

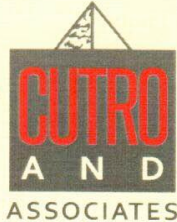
- f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibits.
- (10) The following types of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufactures agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
- (11) The following miscellaneous uses:
Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, ~~meter bus terminal~~, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
- (12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
- (13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair, newspaper printing plant.
- (14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, ~~peny ride and penny riding rink~~, skating rink, swimming pool, drive-in theater.
- (15) Armory, lodge hall, ~~pawshop~~, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscaper.
- (16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thusand (4,000) square feet of floor space, offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, ~~used furniture and household appliances entirely within a fully enrefesed building.~~
- (17) Accessory uses and structures.

The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- (2) Truck fueling facilities.
- (3) Arcades, automotive repair establishments, convenience stores.
- (4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.



CERTIFICATION LETTER

Town of Pembroke Park

Date: March 10, 2021

Applicant: 3441 Hallandale LLC

Subject Property: Portion of Parcel B of Seneca Plat as recorded in Plat Book 165 Page 9 of the Public Records of Broward County, Florida

General Location: 3441 Hallandale Beach Boulevard

Type of Application: Special Permit (SP 21-01)

This letter also certifies that the attached mailing list is a complete and accurate representation of the property owners within 300 feet of the subject property listed above. This reflects the records on file in the Broward County Property Appraiser's office as of February 22, 2021.

This letter certifies that the attached notice was mailed to the property owners within 300 feet of the site on March 10, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Mathews".

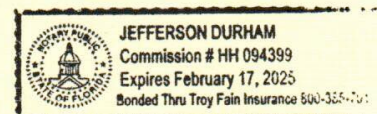
Christina Mathews

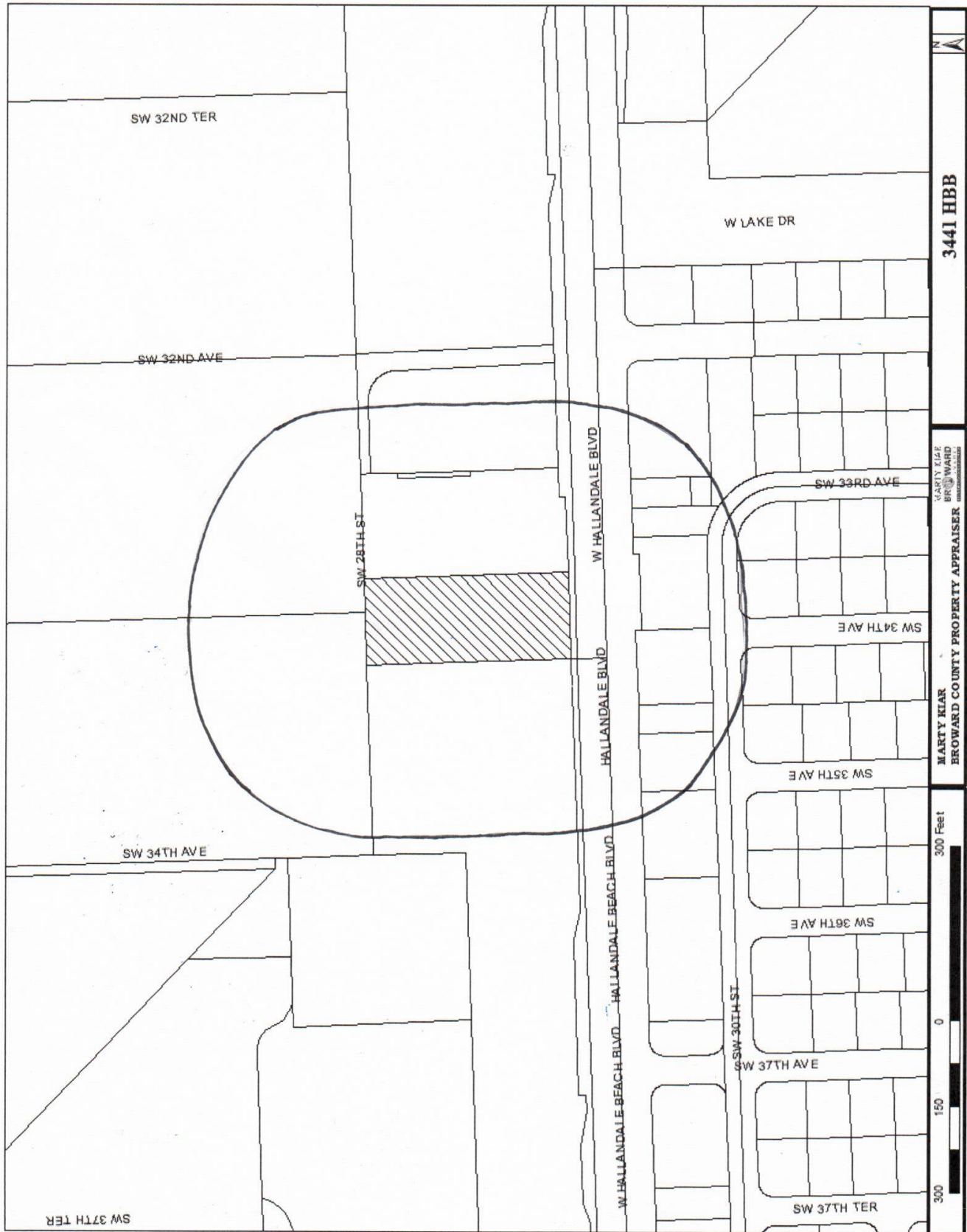
Sworn and subscribed before me this 10th day of March, 2021.

A handwritten signature in blue ink, appearing to read "Jefferson Durham".

Signature of Notary

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com





**TOWN OF PEMBROK PARK
NOTICE OF SPECIAL PERMIT HEARING**

NOTICE IS HEREBY GIVEN to all parties that the Town of Pembroke Park, Broward County, Florida, is conducting a Virtual Public Hearing on March 24th, 2021, at 5:30p.m. to consider a petition requesting a SPECIAL PERMIT for a property located at 3441 West Hallandale Beach Boulevard in Pembroke Park Florida. To GOTOMEETING address for the virtual hearing is: <https://global.gotomeeting.com/join/907921141>. The Special Permit requests for the allowance of (1) an enclosed Auto Laundry and (2) a use occurring outside of a completely enclosed building (proposed 30 outdoor vacuum stations).

The Special Permit may be viewed and inspected by the public online at: <https://townofpembrokepark.civicweb.net/Portal/MeetingTypeList.aspx>

All interested parties may appear at the Special Permit Public Hearing and be heard with respect to the requested Special Permit. All interested parties please take due notice of the time and date of the and govern yourselves accordingly.

Any person who decides to appeal the decision of the Town Commission with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, 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 VIRTUAL MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954.966.4600 AT LEAST 2 CALENDAR DAYS PRIOR TO THE MEETING.

TOWN OF PEMBROKE PARK

By: /s/Melissa P. Anderson
MELISSA P. ANDERSON, Town Attorney

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Mayor & Town Commissioners
Town of Pembroke Park

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 22nd, 2021

Subject: Special Permit Application
#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash)
#2 - Use Occurring Outside of a Completely Enclosed Building
(Proposed 30 Outdoor Vacuum Stations)
3441 West Hallandale Beach Boulevard
Pembroke Park Acct. No.: 20-XXX
MMPA Acct. No.: 00-1101-1118B

RECOMMENDED ACTION

MMPA recommends the Town Commission review the contents of this staff report, the Planning and Zoning Board's recommendation, consider any public testimony, and if found acceptable, **APPROVE** the above Special Permit application, subject to the applicant complying with the staff conditions stated herein, or additional conditions deemed appropriate by the Commission.

GENERAL PROJECT INFORMATION

Land Use Designation: C- Commercial

Zoning District: B-1 Business District

General Location: 3441 West Hallandale Beach Boulevard
Between the WPLG Channel 10 TV Station and Credit Union Site
South of SW 28th Street (Private Road)

Legal Description: A portion of Parcel "B" of the Seneca Plat, according to the plat thereof, as recorded in PB 165, PG 29, of the public records of Broward County, Florida. Containing 1.18 acres, more or less.

Town Commission Staff Recommendation

#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit

#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit

3441 West Hallandale Beach Boulevard

February 22nd, 2021

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PROJECT DESCRIPTION

Architectural firm Ramos Martinez Architects, as agent for the owner of the above site, 3441 Hallandale LLC, has submitted a new Major Site Development Plan application to allow for the construction of a fully enclosed 3,770 sq. ft. automated car wash with 30 outdoor vacuum stations located at 3441 W. Hallandale Beach Boulevard (HBB). The subject site is located north of HBB between the WPLG Channel 10 TV station and the 1st Florida Credit Union.

The site is located within the commercial portion of the Seneca Industrial Park (SIP) (Parcel "B") fronting Hallandale Bch. Blvd. **When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations.**

In addition to the normal Site Development Plan application (see separate staff report), the applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) and outdoor vacuum use.

The Town's DRC initially reviewed plans for a 3-story office building complex on this site on several occasions. However, due to the COVID-19 pandemic impacts on real estate (especially office space) the current landowners have decided to pursue other land development opportunities. The proposed car wash operation (Sonny's) is a well-known brand that features memberships and modern automated facilities. They feel the site is attractive due to the SCC / SIP employment centers / WPLG / local market and proximity near I-95.

The site will have multiple vehicular access points including recorded cross-access driveway easements that extends across the BSO site and Credit Union site and the subject site - but stops short of the west property line. On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. SW 28th Street intersects with Seneca Blvd. (aka SW 32nd Ave.) at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a possible driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. On December 3rd, 2020 FDOT issued a new pre-app letter for the car wash approving the access arrangements (WPLG driveway easement / SIP cross access easements).

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation**#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit****#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit****3441 West Hallandale Beach Boulevard****February 22nd, 2021****Page 3**

The currently vacant site is located on the north side of West Hallandale Beach Boulevard between the WPLG site and the First Florida Credit Union site. To the north is the industrial portion of the Seneca Industrial Park. To the south across Hallandale Beach Blvd. are commercial uses including Sweeney's Bar & Liquor Store, an A/C contractor, Big Al's Pawn & Gun Range and Appetites Catering. It is noted there is a grandfathered hand car wash at the Sweeney's site.

The subject property is located within the B-1 Business Zoning District. Section 28-187 provides a list of permitted uses within this district, of which, a car wash is not listed as a permitted use. However, as mentioned above, when the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction.

The Town has a long-standing policy that all activities in the B-1 Business District occur within completely enclosed buildings. Section 28-188 provides a list of exceptions to that rule and further provides a mechanism for requesting a "Special Permit" for other non-listed uses on a case-by-case basis. This process involves a formal application and fee to pay for the costs of review, mandatory public notice, etc. Public hearings are required before the Planning and Zoning Board and the Town Commission. A newspaper advertisement is required to be published two (2) times the first of which at least 15 days before each Town Commission meeting. Written notice must also be mailed to all property owners within 300 feet of the site.

As part of a Special Permit application, the Town Code requires the submittal of a conceptual site plan depicting the layout of the building, accessory uses, parking lot, etc. which are part of the concurrent Site Development Plan application. In this instance the plans show a double loaded corridor with thirty (30) decorative / distinctive vacuuming stations (by hand).

COMPREHENSIVE PLAN AND ZONING ISSUES

The property is designated as "C" Commercial on the Future Land Use Map (FLUM) allowing for various types of commercial uses and development. The property is located within the B-1 Business Zoning District. The "Auto Laundry" use would be deemed consistent with the permitted uses in the Comprehensive Plan and in the B-1 Zoning District, if the Town Commission grants a Special Permit for the use. The proposed vacuum stations are considered an accessory use to the main use. However, as previously mentioned, a Special Permit is required for certain outdoor uses, including the proposed outdoor vacuum stations. In most cases the vacuum station at a car wash is near the entry to a car wash building and performed by business employees.

PLAT ISSUES

The site will not require re-platting, as the site is currently platted as described above.

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation**#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit****#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit****3441 West Hallandale Beach Boulevard****February 22nd, 2021****Page 4****OPERATIONAL COMMENTS**

The applicant has requested that the outdoor vacuum stations be allowed to operate when the car wash is open. Research in other municipalities noted a variety of operational hours. None appear to be open 24 / 7. Typically, the proposed operator - Sonny's Car Wash - appears to open at 8 AM and close at 8 PM according to their website. The Town can regulate the hours of operation for the car wash in general and the outdoor vacuum stations.

Based on the proposed customer service area and number of employees, a total of seven (7) parking spaces are "required" by Town Code. The site plan includes thirty-seven (37) parking spaces (includes the vacuum station) which exceeds the minimum Code requirements.

The main car wash tunnel building is located within the eastern portion of the site with the proposed outdoor vacuum stations are located within the western portion of the site. One row adjoins the WPLG site and the other row is next to the car wash building. There are no residential uses within near proximity to the site (Sundrift Towers / single-family homes south of the HBB commercial uses); therefore, it is not expected that this use would be a nuisance (visual / noise) to those uses. The Seneca Industrial Park (SIP) is an established regional employment center with a large number of employees. New uses (Amazon) may bring in a substantial number of new employees and vehicles. Many of the hand car washes in the Town / surrounding communities are small operations and have struggled with the Town's large seasonal population shifts and lower income residents. It is unknown if a commercial car wash will be successful at this location or affect the hand car washes – it is expected there will be impact. As we understand the Sonny's car wash business model memberships are sold but one may also just request a single car wash upon need.

One of the main reasons the Town (and many other communities) requires a Special Permit for outdoor activities is to regulate each use on a case-by-case basis to ensure that disturbances do not occur to Town residents, property owners or businesses, and conditions can be added as deemed necessary to control such uses. The days / hours of operation, noise, lighting, visual appearance, and related activities must be restricted to avoid disturbing the nearby residences and businesses. For example, loud music or conversation and bright lights can become nuisances.

STAFF RECOMMENDATION

MMPA has mixed opinions on this requested land use. The Town has long sought a planned business park with larger commercial sites (SIP) for shopping centers (Seneca Town Center) and offices (BSO / Credit Union / WPLG). A 3-story office building had been planned for this site and would have been excellent. The COVID-19 pandemic has and will continue to affect the real estate market in the near term. It is expected office uses will not be successful for some time due to high vacancies and more remote business operations. Does that mean the Town has to approve less than desirable land uses currently and wait for the market to return to normal – no it does not. A car wash – even a commercial enclosed building - is not considered a high-end business. The cost of building the complex will not be very high compared to an office complex or shopping center. If the project gets built and it is unsuccessful, redevelopment could occur quickly. Therefore, although MMPA would clearly prefer a 3-story office complex, the Town might consider an approval of this Special Permit to allow for an "Enclosed Auto Laundry" with accessory outdoor vacuum stations located at 3441 Hallandale Beach Boulevard subject to the following conditions:

Michael Miller Planning Associates, Inc.

Town Commission Staff Recommendation

#1 - Proposed Enclosed Auto Laundry (Seneca Car Wash) – Special Permit

#2 - Proposed Outdoor Use – 30 Vacuum Stations (Seneca Car Wash) – Special Permit

3441 West Hallandale Beach Boulevard

February 22nd, 2021

Page 5

1. This approval is granted exclusively / concurrently with the Site Development Plan dated January 11th, 2021 for a proposed Sonny's Auto Laundry (Car Wash) and may not be assigned or transferred to another operator or brand without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.
2. The days of operation of the car wash and outdoor vacuum stations shall be restricted to 8 AM to 8 PM (7 days a week), unless the Town approves periodic special events.
3. No outdoor music or speaker systems shall be installed or used for service / advertising that is discernable offsite.
4. No bright lights (over 150 watts), blinking lights, strobe lights, LED lights or holiday style lights shall be installed around or within the complex. The operator shall strictly follow the Town's Sign Code allowances.
5. The approval of this Special Permit is valid for a period of one (1) year from the date of approval of a final Certificate of Occupancy (CO) by the Town and will be renewed automatically for successive one (1) year periods, provided no complaints are received from neighboring sites, the Town's police department (BSO), or Town Code officers.
6. If a written complaint is filed by an aggrieved party negatively impacted by this use (noise / lights / traffic / etc.), the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the Special Permit approval.

PLANNING AND ZONING BOARD ACTION

The Planning and Zoning Board reviewed the proposed this Special Permit application (concurrently with Site Development Plan) at their virtual February 18th, 2021 meeting, discussed the matter, and voted unanimously (3-0) to recommend **APPROVAL** of the application to the Town Commission, subject to the following conditions:

- (1) The Special Permit is subject to the above listed MMPA conditions.

Michael Miller Planning Associates, Inc.

SC

TOWN OF PEMBROKE PARK

SPECIAL PERMIT APPLICATION

ZONING - CHAPTER 28

Date: _____

Case No: _____

Receipt No. _____

Fee: A \$5,000 application fee is required, of which \$500 in nonrefundable (Chapter 28 Zoning).

APPLICANT'S NAME: 3341 Highlande LLC

BUSINESS NAME: Seneca CAR WASH

ADDRESS: 3441 West Highlande Beach Blvd

CITY: Pembroke Park FL 33023

PHONE / FAX NUMBERS: 954-6080108

E-MAIL ADDRESS: EC1750@yahoo.com

NAME AND ADDRESS OF OWNER IF OTHER THAN APPLICANT (Provide Letter of Authorization to Submit):

DESCRIPTION OF BUSINESS OPERATION (May attach separate letter / company brochure / concept site plan):

Seneca car wash with outdoor Vacuum

NUMBER OF OFF-STREET PARKING SPACES: _____

SQUARE FOOTAGE OF PROPOSED USES: _____

M&M 229 St. Lucie, LLC

3482 Derby Lane

Weston FL 33331

Valley National Bank
301 E Las Olas Blvd
Fort Lauderdale, FL 33301

021201383

258

**** FIVE THOUSAND AND 00/100 DOLLARS

TO THE
ORDER OF

Town of Pembroke Park

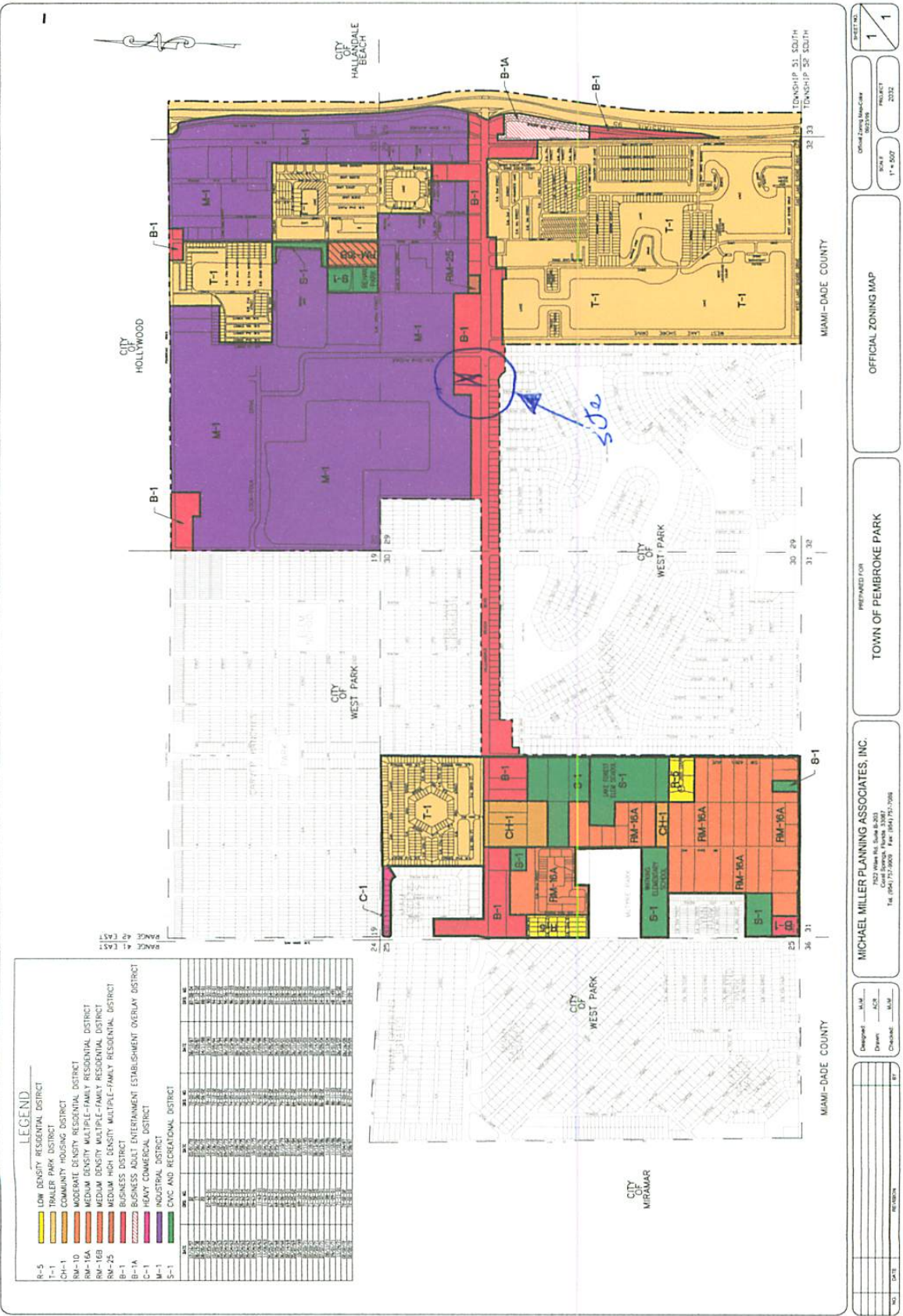
RECEIVED

10/28/20

\$5,000.00***

000025811

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MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 20 17 0074
Property Owner	3441 HALLANDALE LLC	Millage	0613
Mailing Address	4520 W HALLANDALE BEACH BLVD #2 PEMBROKE PARK FL 33023	Use	10
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SW COR PAR B,N 345.95,E 148.46,S 345.92 W 149.25 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

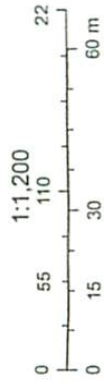
* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021	\$824,260		\$824,260	\$824,260				
2020	\$824,260		\$824,260	\$824,260	\$17,789.02			
2019	\$772,740		\$772,740	\$772,740	\$16,872.01			
2021 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$824,260	\$824,260	\$824,260	\$824,260				
Portability	0	0	0	0				
Assessed/SOH	\$824,260	\$824,260	\$824,260	\$824,260				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$824,260	\$824,260	\$824,260	\$824,260				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/21/2017	WD-Q	\$950,000	114825022	\$16.00	51,516	SF		
5/5/2005	WD	\$716,800	39685 / 1512					
4/29/2005	SW*	\$4,480,000	39550 / 825					
				Adj. Bldg. S.F.				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220170074

**Please see map disclaimer



November 6, 2020



Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Proper

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A"; and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC to amend the zoning classification for the following described property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionary, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationery and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
Bath and massage parlors, commercial gymnasia, service stations (see Special Permit Use Act), fur storage, hospitals as defined in Section 396.002, Florida Statutes 1985, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit Use Act).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

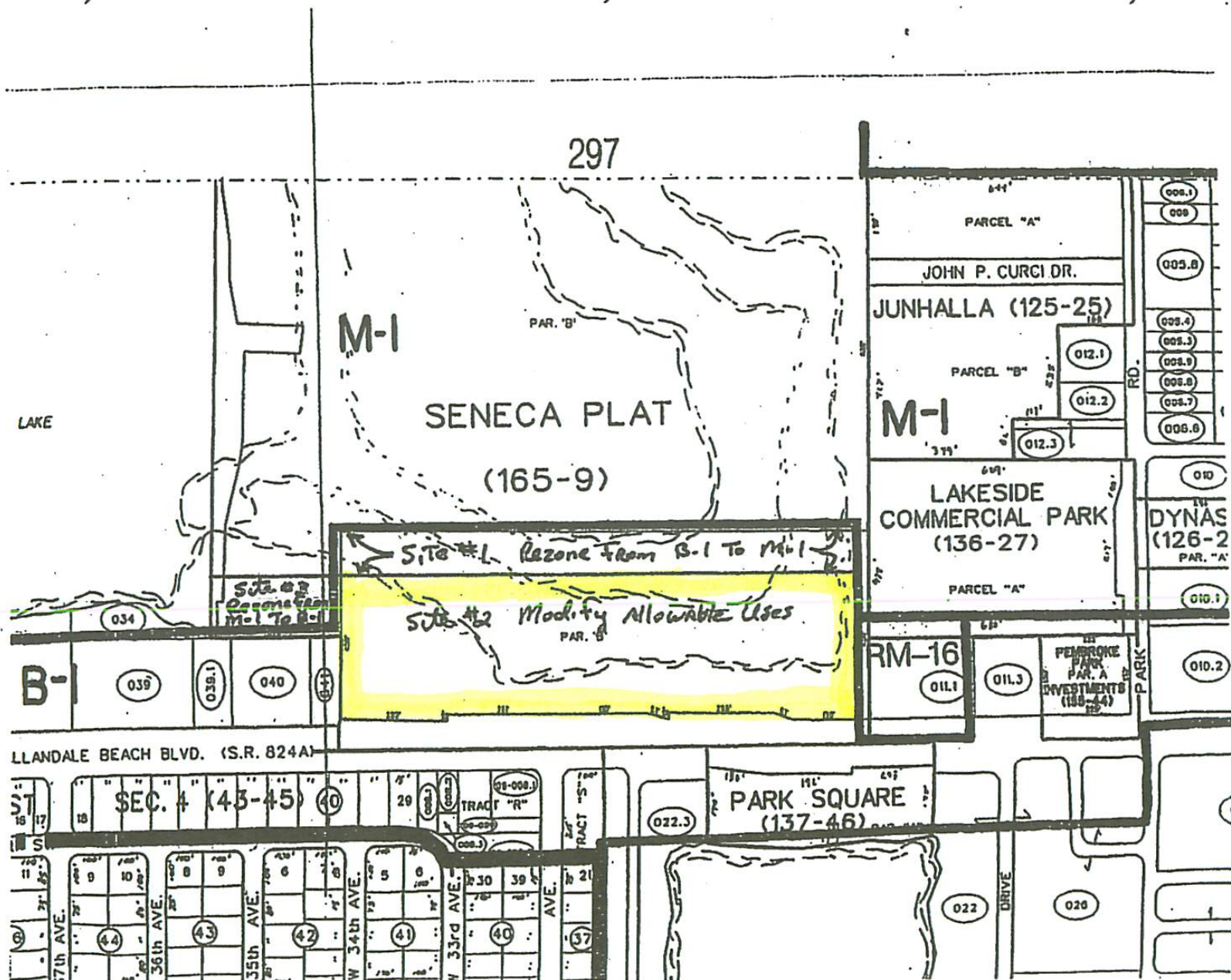
- f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibits.
- (10) The following types of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufacturers agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
- (11) The following miscellaneous uses:
Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, motor-bus-terminal, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
- (12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
- (13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair, newspaper-printing-plant.
- (14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, pony-ride-and-pony-riding-rink, skating rink, swimming pool, drive-in-theater.
- (15) Armory, lodge hall, pawnshop, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery-or-landscaper.
- (16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thousand (4,000) square feet of floor space, offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, used furniture and household appliances entirely within a fully enclosed building.
- (17) Accessory uses and structures.

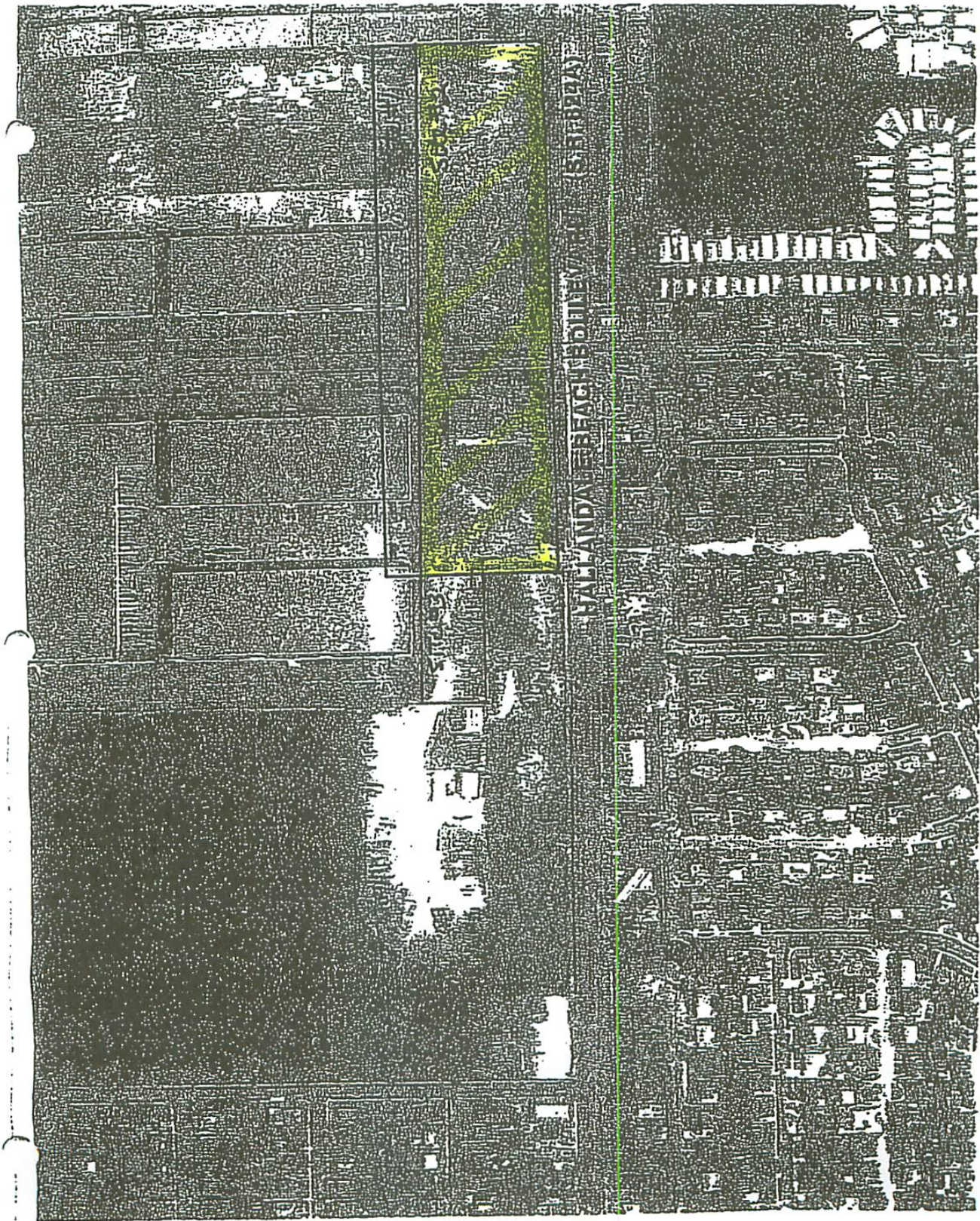
The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- (2) Truck fueling facilities.
- (3) Arcades, automotive repair establishments, convenience stores.
- (4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from retaining a massage parlor in the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to remove any such parlor.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.





Sec. 28-188. - Activities of permitted uses to be indoors; exceptions; special permit application; hearings.

In the B-1 Business District, except for automobile parking lots, archery ranges, baseball driving ranges, bathing beaches, golf courses, golf driving ranges, lawn bowling, miniature golf courses, shuffleboard courts, swimming pools, tennis courts, playgrounds, drive-in banks, filling stations, drive-in restaurants, pony ride rings, or drive-in theaters, all activities of permitted uses including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building unless the Commission shall otherwise authorize by a special permit to be issued after a public hearing upon application therefor.

Application for a permit for any use for which a special permit is required as set forth in section 28-187.01 shall be first submitted to the Planning and Zoning Board, and shall contain the following information:

Name and address of the applicant, legal description of the property upon which the intended use is to be permitted, name and address of the owner of the property on which the use is sought to be permitted, description of the use sought to be permitted, plot plan of the improvements intended in connection with the proposed use, and such other information as the Planning and Zoning Board may require. The Planning and Zoning Board may at its discretion hold a public hearing upon consideration of the application, and may give notice thereof, but it shall not be required to do so. The Planning and Zoning Board shall provide the Town Commission with a written recommendation. The Town Commission shall hold a public hearing on the application and shall give notice of such hearing by publication in a newspaper of general circulation in the Town at least two (2) times, which notice shall be published fifteen (15) days before the date of the hearing, and shall further give written notice by United States mail to all owners of property within three hundred (300) feet of the proposed use.

(Ord. No. 63-5-1, § 16(c), 5-1-63; Ord. No. 88-9-5, § 2, 9-14-88; Ord. No. 17-10-02, § 5, 10-11-17)

Sec. 28-188.1. - Special permit renewal, fee revocation for noncompliance.

Any special permit issued herein shall be utilized in conformity with the ordinances of the Town of Pembroke Park. On the anniversary of the issuance of said special permit, the applicant who is utilizing said special permit shall pay a fee of one hundred dollars (\$100.00) to renew said permit, then upon proper notice, shall be subject to having such permit revoked by the commission in the event that said permit is not being utilized in accordance with the ordinances of the Town of Pembroke Park, Florida.

(Ord. No. 88-9-5, § 3, 9-14-88)

Editor's note— Ord. No. 88-9-5, § 3, adopted Sept. 14, 1988, did not specify manner of codification; hence, such provisions have been designated as § 28-188.1 by the editor.

Sec. 28-188.2. - Special permit application fee.

The Town Commission shall adopt by resolution the special permit application fee and initial deposit for nonadministrative costs for special permit applications as set forth in Section 28-188.

1/19/2021

Pembroke Park, FL Code of Ordinances

(Ord. No. 03-0-9-05, § 6, 9-10-03)

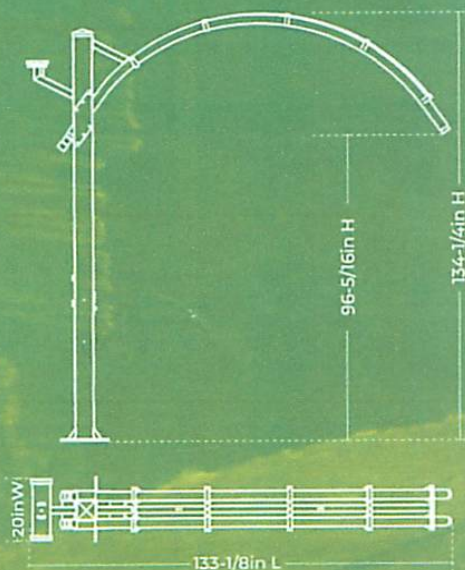
Vacuum Booms



Provide customers with an inviting free vacuum area that doesn't require a lot of staff, or effort, to keep ready to serve the next customer.

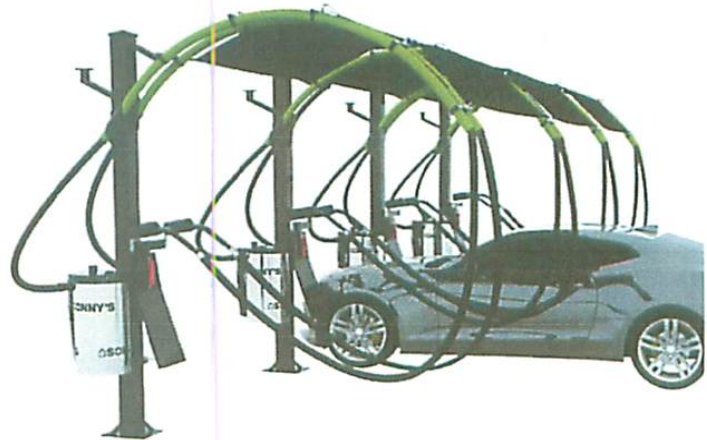
The boom style keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.

Double-Drop Boom



Single Drop Boom

Dimensions	114'-1 2/3" L x 20" W x 132'-7-8" H
Clearance	Height Clearance 95'-5 1/16" H



Boom Styles



Custom Color Powder Coating Options
Contact a Sonny's Sales Representative for details

Join Sonny's
OneWash
and Save

MAXIMIZE CUSTOMER EXPERIENCE

VACUUMS



VAC2500 Boom

Material ID:
VACUUM_BOOM_2500



Double-Drop Boom

Material ID:
VACUUM_BOOM_DOUBLE



65° Powder
Coated Boom

Material ID:
VACUUM_BOOM

Choose your Boom Style*

DESCRIPTION	PRICE
Single VAC Drop 2500 with Powder Coating	\$1,834.00
Vacuum Canopy Double Drop Boom with Powder Coating	\$3,130.00
Vacuum Canopy Boom with Powder Coating	\$2,310.00

* No accessories included



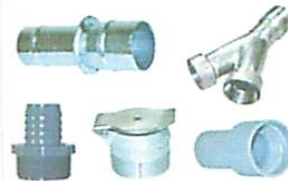
Crevice Tool



Express Claw



Hose

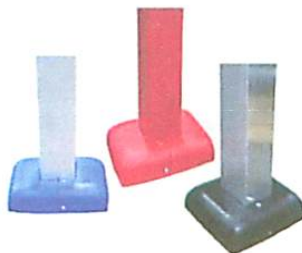


Cuffs, Valves, Adapters

Boom Options Available

The post mounted holster provides an air tight connection, reducing energy consumption and eliminating unnecessary air draw. Requires 1 Box of 1-1/2in or 2in hose for every 3 booms. For complete size, color selection and pricing refer to the vacuum parts section.

DROP KITS	CREVICE TOOL	EXPRESS CLAW
Single Vacuum Drop Kit Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected. Vacuum hose not included	\$106.46	\$117.03
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected. Vacuum hose not included	\$291.72	\$304.29
1-1/2in Vacuum Hose (Box)	Requires 1 box of hose for every 3 booms. See Vacuum Parts section for colors and pricing	
2in Vacuum Hose (Box)		



Vacuum Post Foot Covers

- Fits all vacuum posts and booms
- Attractive polypropylene cover
- Improves site appearance and reduces trip hazards

ITEM NO.	DESCRIPTION	PRICE
10012466	Vacuum Post, Foot Cover set w/hdwr Black	\$54.05
10012467	Vacuum Post, Foot Cover set w/hdwr Red	\$55.11
10012468	Vacuum Post, Foot Cover set w/hdwr Blue	\$55.11

www.SonnysDirect.com | 1-800-327-8723

© 2020 SONNY'S Enterprises, LLC. All prices & availability subject to change without notice.

SONNY'S
The CarWash Factory

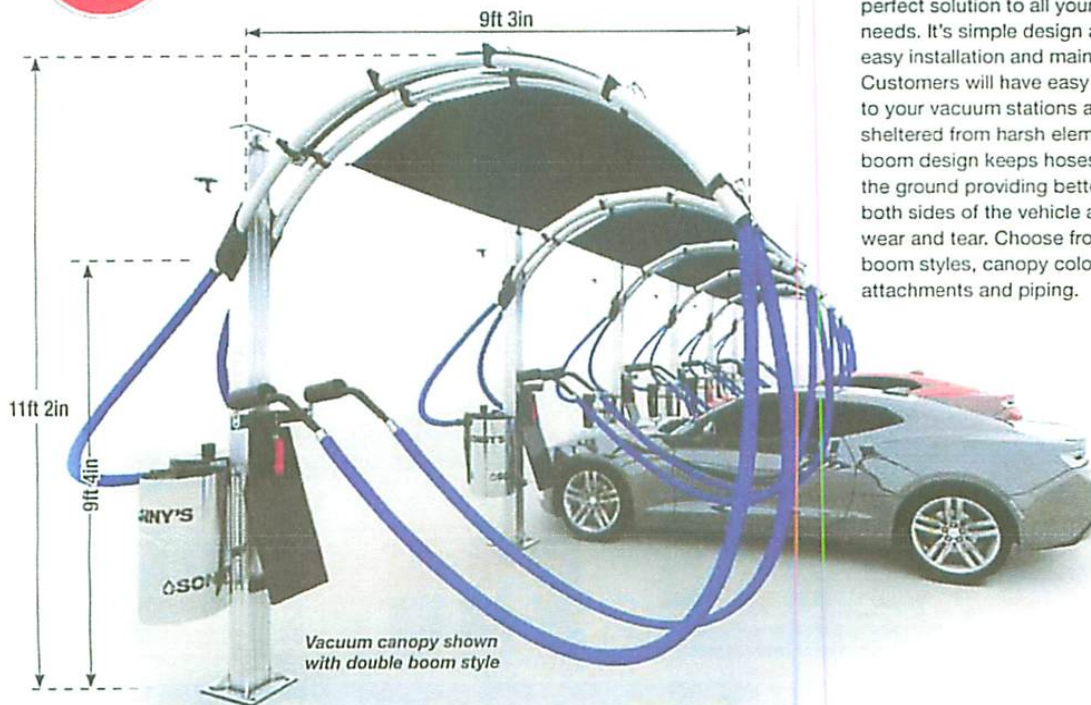


Vacuum Canopy Systems

SONNY'S Vacuum Canopy Systems

new

Longer boom reach makes it even easier to vacuum cargo areas.



Overview:

SONNY'S Vacuum Canopy is the perfect solution to all your vacuuming needs. It's simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements. The boom design keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.



Vacuum booms with dual drops without canopies



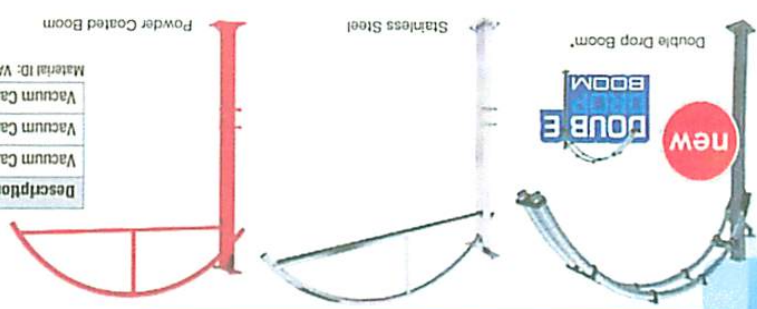
Vacuum booms with dual drops with canopies

SONNY'S
The CarWash Factory

The Tunnel Experts™

Vacuum Canopy Systems

Select Your Style and Quantity of Booms



Description	Price ea.	CALL
Vacuum Canopy Double Drop Boom with Powder Coating	\$2,545.00	
Vacuum Canopy Boom with Powder Coating	\$2,092.00	
Material ID: VACUUM_BOOM		
Powder coating color options		

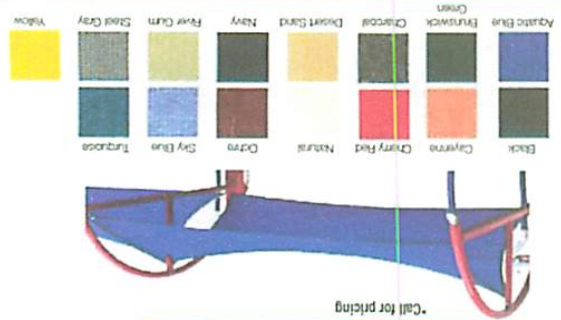
Select Your Vacuum Drop Kits



Select Your Attachments



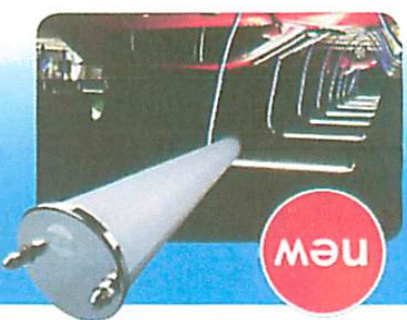
Select Your Canopy Color



Let there be light!

Item #	Description	Price
40011690	Tunnel & Bay Light, 4ft White	\$1,021.00
40011691	Tunnel & Bay Light, 8ft White	\$1,200.00

Linear LED design for uniform lighting



ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A"; and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC to amend the zoning classification for the following described property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

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

Section 4: That this Ordinance shall be in force and take effect made upon its passage and adoption.

PASSED AND ADOPTED on First Reading this 11th day of June, A.D., 2003.

PASSED AND ADOPTED on Second Reading this 20th day of June, A.D., 2003.


JOHN P. LYONS
Mayor-Commissioner

ATTEST:


HOWARD P. CLARK, JR.
Clerk-Commissioner

03-06-03-Ord-corrected.wpd\FN18599E

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe-shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
~~Bath and massage parlors, commercial gymnasiums, service stations (see Special Permit use list), fur storage, hospitals as defined in Section 395.002, Florida Statutes 1995,~~ radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit use list).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

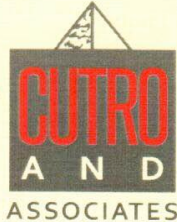
- f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibits.
- (10) The following types of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufactures agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
- (11) The following miscellaneous uses:
Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, meter bus terminal, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
- (12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
- (13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair, newspaper printing plant.
- (14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, ~~peny-rde-and-peny-riding-rink~~, skating rink, swimming pool, drive-in theater.
- (15) Armory, lodge hall, ~~pawshop~~, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscaper.
- (16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thcusand (4,000) square feet of floor space, offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, ~~used furniture and household appliances entirely within a fully enefesed building.~~
- (17) Accessory uses and structures.

The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- (2) Truck fueling facilities.
- (3) Arcades, automotive repair establishments, convenience stores.
- (4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.



CERTIFICATION LETTER

Town of Pembroke Park

Date: March 10, 2021

Applicant: 3441 Hallandale LLC

Subject Property: Portion of Parcel B of Seneca Plat as recorded in Plat Book 165 Page 9 of the Public Records of Broward County, Florida

General Location: 3441 Hallandale Beach Boulevard

Type of Application: Special Permit (SP 21-01)

This letter also certifies that the attached mailing list is a complete and accurate representation of the property owners within 300 feet of the subject property listed above. This reflects the records on file in the Broward County Property Appraiser's office as of February 22, 2021.

This letter certifies that the attached notice was mailed to the property owners within 300 feet of the site on March 10, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Mathews".

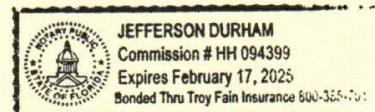
Christina Mathews

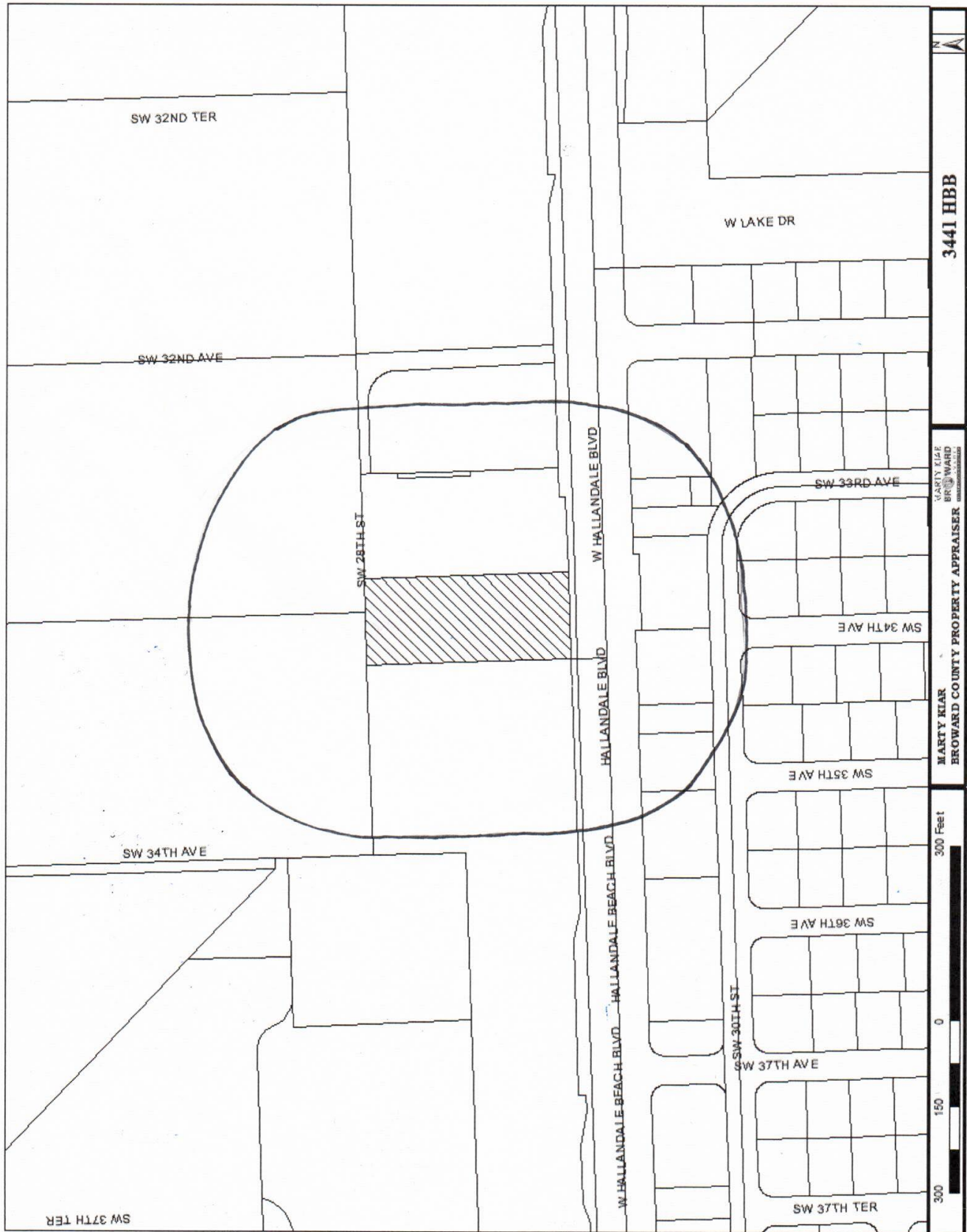
Sworn and subscribed before me this 10th day of March, 2021.

A handwritten signature in blue ink, appearing to read "Jefferson Durham".

Signature of Notary

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com





**TOWN OF PEMBROK PARK
NOTICE OF SPECIAL PERMIT HEARING**

NOTICE IS HEREBY GIVEN to all parties that the Town of Pembroke Park, Broward County, Florida, is conducting a Virtual Public Hearing on March 24th, 2021, at 5:30p.m. to consider a petition requesting a SPECIAL PERMIT for a property located at 3441 West Hallandale Beach Boulevard in Pembroke Park Florida. To GOTOMEETING address for the virtual hearing is: <https://global.gotomeeting.com/join/907921141>. The Special Permit requests for the allowance of (1) an enclosed Auto Laundry and (2) a use occurring outside of a completely enclosed building (proposed 30 outdoor vacuum stations).

The Special Permit may be viewed and inspected by the public online at: <https://townofpembrokepark.civicweb.net/Portal/MeetingTypeList.aspx>

All interested parties may appear at the Special Permit Public Hearing and be heard with respect to the requested Special Permit. All interested parties please take due notice of the time and date of the and govern yourselves accordingly.

Any person who decides to appeal the decision of the Town Commission with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, 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 VIRTUAL MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954.966.4600 AT LEAST 2 CALENDAR DAYS PRIOR TO THE MEETING.

TOWN OF PEMBROKE PARK

By: /s/Melissa P. Anderson
MELISSA P. ANDERSON, Town Attorney

RESOLUTION NO. 2021 - 019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN APPLICATION FOR AN ENCLOSED AUTO LAUNDRY AND USE OCCURRING OUTSIDE AN ENCLOSED BUILDING AT 3441 WEST HALLANDALE BEACH BOULEVARD AS REQUIRED BY TOWN OF PEMBROKE PARK CODE SECTION 20-16; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 20-16 of the Town of Pembroke Park (the “Town”) Town Code (the “Code”) provides that, “No building or structure shall be erected or altered or any change of use consummated nor shall any building permit be issued therefor unless or until a site development plan for such building, structure or use shall have been approved by the Town Commission.”; and

WHEREAS, the Planning and Zoning Board (“P & Z Board”) reviewed the Site Development Plan application for 3441 West Hallandale Beach Boulevard at their virtual February 18, 2021, meeting, discussed the matter, and voted unanimously (3-0) to recommend approval of the application to the Town Commission, subject to certain conditions recommended by the Town Planner; and

WHEREAS, the Town Commission desires approve the Special Permit application subject to the conditions set forth in the memorandum of Michael Miller attached to the Agenda Item Report prepared by the Town Planner.

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

Section 1: The Site Development Plan application for an enclosed auto laundry and use occurring outside an enclosed building at 3441 West Hallandale Beach Boulevard is

approved subject to the conditions listed in the Michael Miller memorandum attached to the Agenda Item Report.

Section 2: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

Section 4: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED, this 24th day of March, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON, ESQ
Town Attorney

AGENDA ITEM REPORT



To: Town Commission
Subject: Site Development Plan (Auto Laundry) -- 3441 West Hallandale Beach Boulevard
Application: 19-302
Meeting: AGENDA SPECIAL COMMISSION MEETING - March 24, 2021
Department: Planning and Zoning
Staff Contact: Town Planner, Town Planner

BACKGROUND INFORMATION:

The applicant seeks to establish a car wash in the B-1 Zoning District and is subject to the Parcel B "Seneca Plat" zoning classifications established by Ordinance 03-06-03. Per the zoning classifications for this property, an "Auto laundry within an enclosed building" is allowed by Special Permit. The Special Permit is a companion item on the agenda.

The Planning and Zoning Board approved the site plan with conditions at its February 18, 2021 meeting.

This item was reviewed by Consultant Town Planner Michael Miller.

RECOMMENDATION:

Approval with Conditions

ATTACHMENTS:

[3441 Westt Hallandale Beach Blvd Site Plan Staff Report](#)

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Mayor and Town Commissioners
Town of Pembroke Park

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: February 22nd, 2021

Subject: Site Development Plan Application (Major)
Proposed Seneca Car Wash (Sonny's)
3441 West Hallandale Beach Boulevard
Pembroke Park Acct. No.: 19-302
MMPA Acct. No.: 00-1101-1118

RECOMMENDED ACTION

MMPA recommends the Town Commission review this staff report, the most recent revised plans dated January 11th, 2021, and the related Special Permit application, and, if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to any staff recommended conditions listed herein or other conditions deemed appropriate by the Town Commission.

GENERAL PROJECT INFORMATION

Land Use Designation: C- Commercial

Zoning District: B-1 Business District

General Location: 3441 West Hallandale Beach Boulevard
Between the WPLG Channel 10 TV Station and Credit Union Site
South of SW 28th Street (Private Road)

Legal Description: A portion of Parcel "B" of the Seneca Plat, according to the plat thereof, as recorded in Plat Book 165, Page 29, of the public records of Broward County, Florida. Containing 1.18 acres, more or less.

BACKGROUND INFORMATION

Architectural firm Ramos Martinez Architects, as agent for the owner of the above site, 3441 Hallandale LLC, has submitted a new Major Site Development Plan application to allow for the construction of a fully enclosed 3,770 sq. ft. automated car wash with 30 outdoor vacuum stations located at 3441 W. Hallandale Beach Boulevard (HBB). The subject site is located north of HBB between the WPLG Channel 10 TV station and the 1st Florida Credit Union. The site is within the commercial portion of the Seneca Industrial Park (SIP). When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations. The applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) and outdoor vacuum use.

On November 20th, 2020 the Town's DRC held a meeting to discuss the above project. Due to the amount of missing information and required changes the DRC deferred action to allow the applicant to address the comments, provide the missing information, and revise the plans. On December 9th, 2020 the applicant submitted revised plans / documents. MMPA reviewed the new documents and noted the plans were partially revised as requested by the DRC members, and some information was still missing. However, at the January 8th, 2021 DRC meeting corrected supplemental plans / information was submitted. Therefore, the DRC agreed to recommend that the application be allowed to proceed to the PZB / TC subject to submitting the remaining corrected plans / documents and having the DRC members sign-off. On January 13th, 2021 the applicant submitted final corrected plans to MMPA (approved) and water pressure test info to the BSO Fire Dept. staff.

PROJECT DESCRIPTION

As a matter of information and to avoid future confusion, **this application replaces a Site Development Plan application filed on 8/22/19 for a proposed 3-story office building on this site (Seneca Executive Offices).** The DRC reviewed that project on several occasions, and it was ready to move forward for final PZB / TC consideration. However, due to the COVID-19 pandemic impacts on real estate (especially office space) the current landowners have decided to pursue other land development opportunities. The proposed car wash operation (Sonny's) is a well-known brand that features memberships and modern facilities. They feel the site is attractive due to the SCC / SIP employment centers / WPLG / local market and proximity near I-95. As the site is currently vacant a full-scale Site Development Plan application is required.

The site will have multiple vehicular access points including recorded cross-access driveway easements that extends across the BSO site and Credit Union site and the subject site - but stops short of the west property line. On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. SW 28th Street intersects with Seneca Blvd. (aka SW 32nd Ave.) at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to

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**Town of Pembroke Park
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February 22nd, 2021
Page 3**

Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a possible driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. The former office project was reviewed by FDOT staff and they issued a pre-app letter that would allow a new HBB driveway connection directly to the site (NVAL Amendment would be required); however, we believe FDOT forgot about the WPLG joint access easement. FDOT reviewed the new land use and issued a new pre-app letter for the car wash project. On December 3rd, 2020 FDOT issued a new pre-app letter for the car wash approving the access arrangements (WPLG driveway easement / SIP cross access easements).

The Town's Off-Street Parking Code (Sec. 28-301) does not include a separate calculation for auto laundries / car washes, but MMPA believes this would fall within the standard commercial category at 1:300 sq. ft. The plans calculate the required parking as follows: Common Interior Building Area @ 1,290 sq. ft. = 5 spaces plus 6 employees @ 1:4 employees = 2 spaces = 7 total spaces required. A total of nine (9) parking spaces are provided including 1 ADA parking space. The site plan provides 30 vacuum area spaces outdoors west of the car wash building. It was noted on the original site plan submission that the proposed ADA parking space was shown on the south side of the east / west driveway near the south property line; therefore, a person with disabilities (wheelchair / other) would be required to travel across the main driveway to and from the car wash. A better and safer location would be on the west side of the building near the office / bathroom area of the building. An accessible route will be required from the ADA space to the building entry and also to the HBB walkway. The DRC members agreed at the November 20th, 2020 DRC meeting and requested the site layout be modified – it has been modified. An ADA accessible walkway from the HBB sidewalk to the building is now provided as well.

The Landscaping Plan includes a variety of trees / shrubs / ground cover / grass along the perimeter and within the interior parking areas. Generally, the proposed landscaping meets the Town's minimum landscape requirements.

COMPREHENSIVE PLAN / ZONING ANALYSIS

Comprehensive Plan

The Town's adopted Comprehensive Plan Future Land Use Map (FLUM) identifies the site for "C" Commercial development. The list of allowable uses includes retail & offices. The proposed land uses are deemed consistent with the Comprehensive Plan / FLUM.

Land Development Regulations / Zoning Code

The Town's adopted Official Zoning Map identifies the site in the B-1 Business District. Retail and office uses are listed as permitted uses. An auto laundry / car wash is not listed as a permitted use; however, as stated above, when the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the

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Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations. The applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) use and outdoor vacuum use. These zoning regulations control the types of future land uses that may occupy the buildings / land within the commercial SIP sites.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Please note that no re-subdivision is permitted in the future without the Town's prior written consent. If sites are to be "split" in the future, each site must be able to stand alone as to building setbacks, off-street parking, open space, etc. and approved by the Town via a plat waiver / re-subdivision survey.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As mentioned above, the site will have multiple vehicular access points including recorded cross-access driveway easements. One extends across the BSO site, the Credit Union site and the subject site - but stops short of the west property line (will need to be extended to west PL). On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. The subject site also proposes one (1) two-way driveway connections to SW 28th Street on its northern border. SW 28th Street intersects with Seneca Blvd. at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. The former office project was reviewed by FDOT staff and they issued a pre-app letter that would allow a new HBB driveway connection directly to the site (NVAL Amendment would be required); however, we believe FDOT forgot about the WPLG joint access easement. As requested at the earlier DRC meeting FDOT reviewed the applicant's revised request for a car wash land use and issued a new pre-app letter approving the access arrangements.

CONCURRENCY ISSUES

Potable Water / Wastewater – Based on the development level indicated in the development plan the proposed project, according to the Town's LDR criteria, would generate a need of about 2,800 gallons per day for potable water and the same 2,800 gallons per day for wastewater (1,022,000 gallons per year). The Town owns the local Sanitary Sewer system (main lines / pumps) and all property owners must connect. Broward County owns and operates the Potable Water system in the South County area. The Town has large user agreements for both Potable Water (Broward County) and sanitary sewer treatment (Hollywood). Based on the probable demand, the operating and plant capacities of potable water and wastewater are sufficient and can serve the development without expansion. Water service will be provided by existing 8-inch / 10-inch water mains located in either SW 28th Street (8-inch line in private road on north side of the site) or within the access / utility easement in the private driveway within the front of the site next to West Hallandale Beach Blvd. The proposed domestic and irrigation water meters will tie into this existing water main. The project will be served by an existing 8-inch sanitary sewer force main within SW 28th Street to be extended.

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Transportation System – Based on average ITE criteria, this property is anticipated to generate approximately 40 new trips per day on a typical weekday and about 86 trips on Saturdays (peak day). Hallandale Beach Boulevard is currently a four (4) lane divided road with turn lanes at certain intersections near this site. The Town / FDOT has adopted a concurrency Level of Service (LOS) for this road of "D". The Town was previously within the County's Transportation Concurrency Exception Area (TCEA) but the County has now abandoned that concurrency method and adopted a Transit Oriented Concurrency / TCMA system that is focused more on mass transit than vehicles. Development is allowed to proceed with the payment of transit impact fees. Hallandale Beach Boulevard in this area carries about 30,000 trips per day / 2,790 trips in the PM Peak Hour. The design capacity of the roadway as a 4LD roadway @ LOS D is 32,700 trips per day / 3,110 trips in the PM Peak Hour. Therefore, the current V/C (volume to capacity) ratio is .92 or LOS D. The Town may approve the development despite any LOS problems in the area. There are long-range plans to possibly widen Hallandale Beach Boulevard to a 6LD roadway, but the exact timetable is unknown. Finally, there are existing mass transit bus routes along Hallandale Beach Boulevard and bus stops adjoining the site.

Stormwater System - The applicant has submitted drainage plans and calculations showing that they will comply with the Town's LOS criteria (25-year storm event @ 24-hour duration). Prior to development the developer will have to obtain a Broward County drainage permit. Therefore, the on-site drainage system is oversized and should adequately serve the site.

Solid Waste – Based on the site plan data listed, this development would generate about 182 pounds per day / 66,430 pounds of solid waste per year. The Town's solid waste provider is Waste Management. At this time sufficient service / capacity exists.

BUILDING AND ARCHITECTURAL DESIGN COMMENTS

Section 5-103 (p) of the Town Code requires all non-residential buildings to avoid the appearance of a "box-like" structure. Sloped roof surfaces and enhanced architectural detailing are strongly encouraged. The proposed building does have a sloped roof surface and there are building undulations with varying projected architectural details. The Town has the latitude to approve alternatives if deemed acceptable – enhanced architecture). Although the color renderings on the plans shows a "white" scheme, the building colors will generally follow the common color scheme found in the Seneca Industrial Park (SIP). Based on the architectural enhancements MMPA recommends approval.

COMMENTS / STAFF RECOMMENDATIONS

MMPA recommends **APPROVAL** of the proposed Site Development Plan prepared by project architect (Ramos Martinez Architects) as well as several engineering / landscape architect subconsultants, based on the latest revised plans dated January 11th, 2021 to allow for the construction of a one-story / 3,770 square foot Enclosed Auto Laundry (Car Wash) with 30 outdoor vacuum stations subject to the following conditions:

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- 1) **Special Permit for Auto Laundry within an Enclosed Building** – The site is within the commercial portion of the Seneca Industrial Park (SIP). When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An “Auto Laundry within an Enclosed Building” is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. This approval is subject to the Town Commission approving the Special Permit for the Auto Laundry. If the Special Permit is denied this application is deemed null and void.
- 2) **Special Permit for Use Outside a Completely Enclosed Building (30 Outdoor Vacuum Stations)** – Per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit. This applies to the proposed thirty (30) outdoor vacuum stations. Therefore, this approval is subject to the Town Commission approving the Special Permit for the 30 outdoor vacuum stations. If the Special Permit is denied this portion of the application is deemed null and void.
- 3) **Exterior Building Colors** – The preliminary exterior building colors submitted appear to comply with the Town's Official Paint Color Palette. Prior to painting the exterior of the building, the applicant shall submit a separate Town Color application for formal approval by the Town Planner.
- 4) **Business Signage** - On Sheet A-3.1 the east / west building elevations include proposed business signs. Neither would be permitted via the Town Sign Code without a sign variance. Building signage is only allowed on a building façade facing an adjoining street (HBB / SW 28th Street). Notations were added on the plans indicating the signs will only be allowed if the Town Commission grants a sign variance, otherwise all signs must meet normal Sign Code requirements.
- 5) **Granting of Missing Access / Utility Easement to Existing WPLG Driveway Easement & Existing Cross Access Easement on the Site** - Prior to the issuance of building permits a new vehicular access / utility easement with a legal description / sketch of survey shall be submitted to and approved by the Town Attorney / recorded in the public records for the east / west “missing link” from the Credit Union site to the WPLG site to provide adequate cross-access between the commercial sites fronting W. Hallandale Beach Blvd. as required by FDOT / Town Code.
- 6) **BSO Fire Protection Water Supply Design Analysis** – Prior to the issuance of building permits BSO must review / sign-off on an adequate fire water supply (lines / pressure) to the site. If BSO requires additional improvements the developer shall provide these at their sole expense.

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- 7) **Building Architecture** – Section 5-103(p) of the Town Code requires all non-residential buildings to avoid the appearance of a “box-like” structure. Sloped roof surfaces strongly encouraged. While the proposed structure does include a sloped roof surfaces the main building is somewhat “box-like”. There are building undulations and architectural details. The Town has the latitude to approve alternatives if deemed acceptable. MMPA recommends the Town approve the architectural design as submitted, as enhanced building articulation has been provided. If the Town does not approve the current building architectural design, the applicant shall modify the plans accordingly prior to approval.
- 8) **Impact Fee Payments** – Prior to the issuance of building permits the developer / owner shall pay all required Broward County and Town impact fees, connection fees and Building Permit fees.
- 9) **Site Plan Expiration** - This Site Development Plan approval will expire 18 months from the date of Town Commission approval in accordance with Section 20-25 of the Code if no valid Building Permit for the principal building has been issued and kept in force.

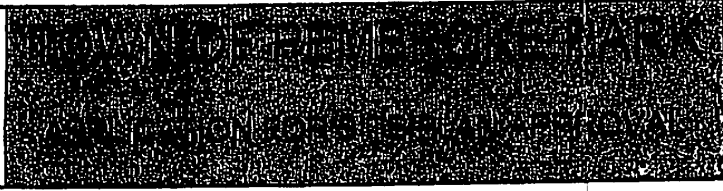
PLANNING AND ZONING BOARD ACTION

The Planning and Zoning Board reviewed the proposed Site Development Plan (and related Special Permit application) at their virtual February 18th, 2021 meeting, discussed the matter, and voted unanimously (3-0) to recommend **APPROVAL** of the application to the Town Commission, subject to the following conditions:

- (1) The Site Development Plan is subject to the above listed MMPA conditions.

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SP



Date: 10-29-2020
Case No: 20-304
Receipt No.: 10005

Fee: (1) Major: The initial cost recovery fee shall be \$7,500.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.

(2) Minor: The initial cost recovery fee shall be \$1,750.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.

IN ADDITION TO THE APPLICATION FOR SITE PLAN APPROVAL, THE APPLICANT SHALL SUPPLY THE DOCUMENTATION REQUIRED BY SECTION 20-18 OF THE TOWN'S CODE OF ORDINANCES AS WELL AS THE TOWN'S SITE PLAN SUBMISSION CHECKLIST. THE SITE PLAN APPLICATION CHECKLIST IS AVAILABLE FROM THE TOWN PLANNER.

PETITIONER: 3441 West Hallandale LLC
ADDRESS: 3441 West Hallandale Blvd
CITY: Pembroke Park FL 33027
PHONE: 954-6080101

IF PETITIONER IS NOT OWNER, NAME OF OWNER: _____

SIGNATURE OF PETITIONER: _____

PRESENT ZONING: _____ PRESENT LAND USE PLAN DESIGNATION: _____

ADDRESS OF PROPERTY: _____

LEGAL DESCRIPTION OF PROPERTY (Plat Book/Page or Metes and Bounds): _____

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Site Plan Approval, 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.

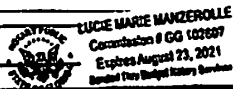
Signature of owner/agent: _____ Sworn to and subscribed before me this 29 day of October, 2020 by Nadine A. B. [Signature]

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

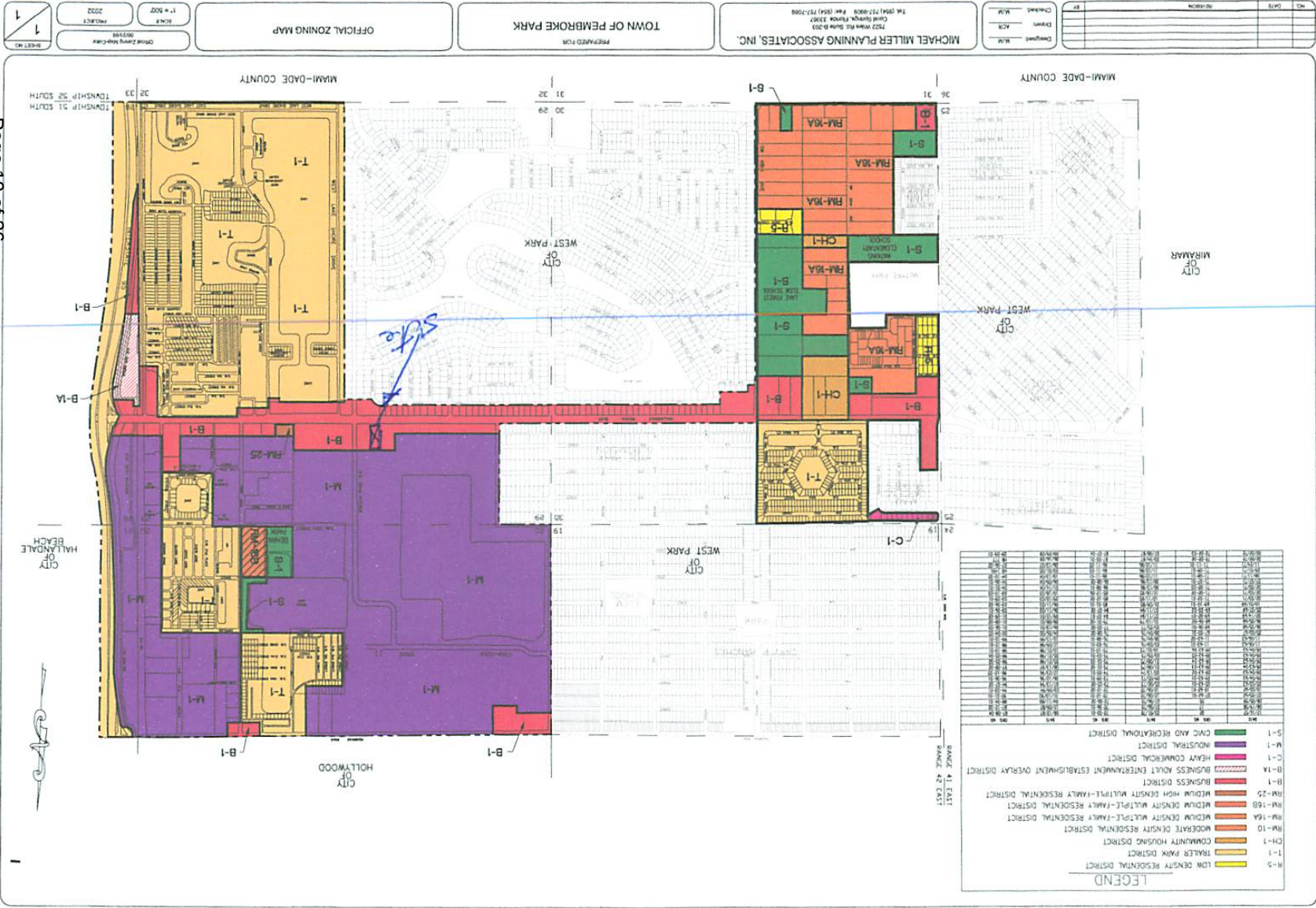
Signature of Notary Public: _____

Type or Print Name: Lucie Marie Manzerolle



3465 NW LLC 4520 W HALLANDALE BCH BLVD STE 2 PEMBROKE PARK, FL 33023		10005 43-041670660
DATE <u>10-29-20</u>		
PAY TO THE ORDER OF <u>Town of Pembroke Park</u> \$ <u>5000.00</u>		
<u>Five thousand &</u>		
City National Bank		DOLLARS
Served		

⑈10005⑈ ⑆066004367⑆ 30000020188⑈





The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2021 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Property Id: 514220170074

**Please see map disclaimer



November 6, 2020

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0 55 110 22
0 15 30 60 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Proper

SD #2

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallendale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A", and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and

Seneca Security Holdings, LLC to amend the zoning classification for the following described

property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set

forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the

application thereof to any person or circumstance is held invalid, that invalidity shall not effect the

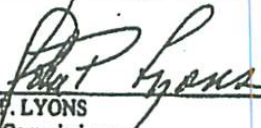
other sections, paragraphs, sentences, words or application of this Ordinance.

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

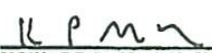
Section 4: That this Ordinance shall be in force and take effect made upon its passage and adoption.

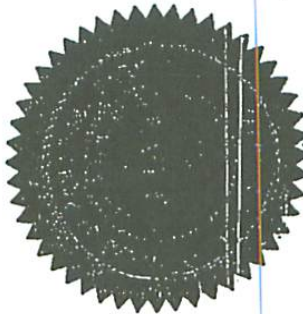
PASSED AND ADOPTED on First Reading this 11th day of June, A.D., 2003.

PASSED AND ADOPTED on Second Reading this 20th day of June, A.D., 2003.


JOHN P. LYONS
Mayor/Commissioner

ATTEST:


HOWARD P. CLARK, JR.
Clerk-Commissioner



03-01-05-Ord rep/7/12/03

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizer, department, dresses, poultry, drug, dry goods, floral, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
Bath and massage parlors, commercial gymnasiums, service stations (see Special Permit Use List), fur storage, hospitals as defined in Section 386.002, Florida Statutes 1995, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit Use List).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

1. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
 Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibit.
- (10) The following types of office uses:
 Banks and financial institutions, businesses and professional offices, custom brokers and manufacturers agents, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchanges, telegraph office, bidet office, travel agency, newspaper office.
- (11) The following miscellaneous uses:
 Art, charm, dancing, dramatics or musical schools, businesses or commercial school, artist studio, auction of art goods, rugs and the like, costume, dental laboratory, interior decorator, motor-vehicle terminal, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
- (12) New or used automobiles, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operation of the store, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit Use List).
- (13) Home appliance repair, hand laundry, job printing shop, locksmith, other repairing and grinding, radio, television and photographic repair, newpaper-printing-plant.
- (14) Archery (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, party-parade-and-party-holding rink, swimming pool, drive-in-theater.
- (15) Amusement hall, pawnshop, telephoto exchange, kiddie-ride, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery-or-landscaper.
- (16) Tire and battery store (see Special Permit Use List), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thousand (4,000) square feet of floor space, offices or electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, used furniture-and-household-appliances-within-a-fully-enclosed-building.
- (17) Accessory uses and structures.

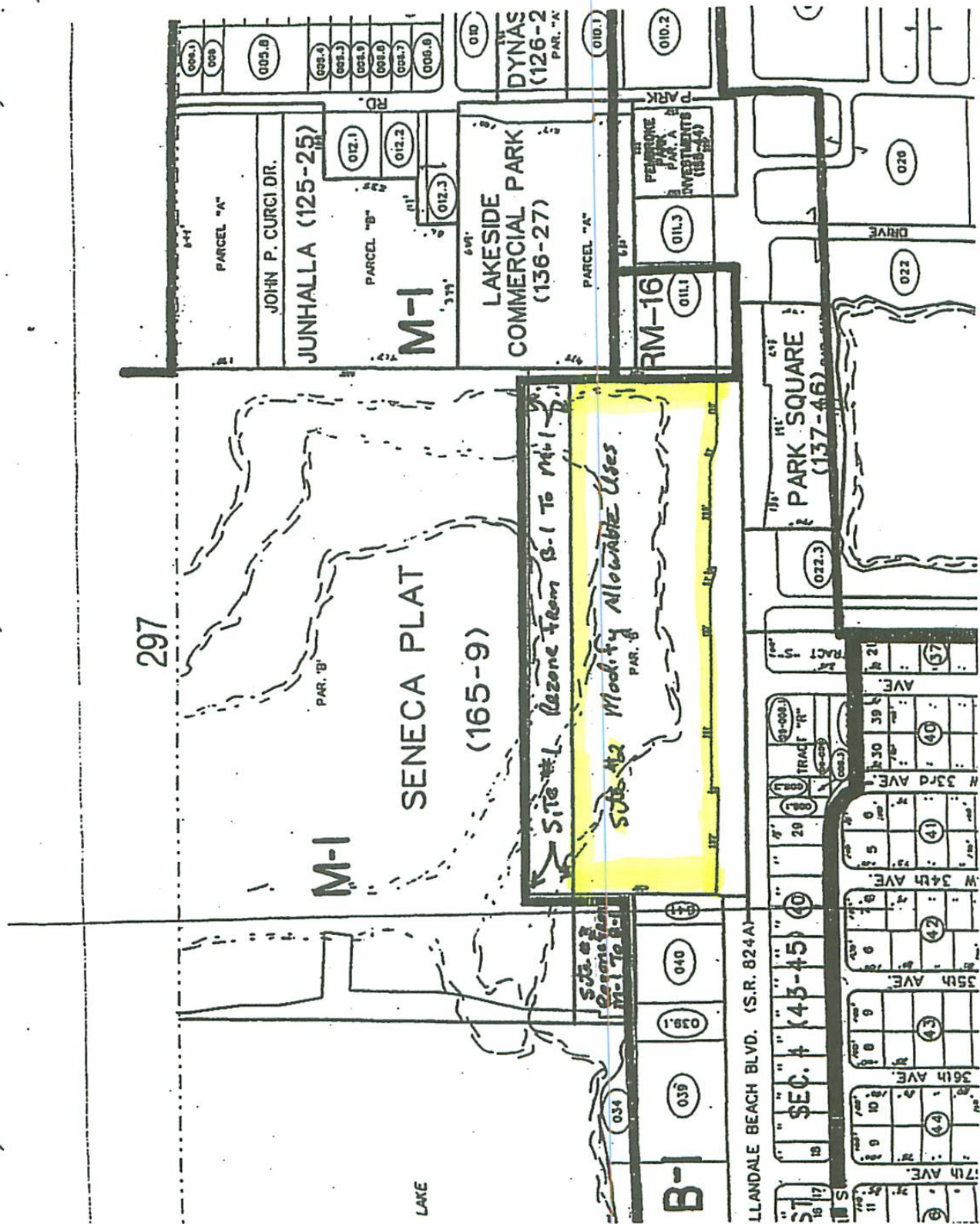
The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-1.04 of the Code of Ordinances:

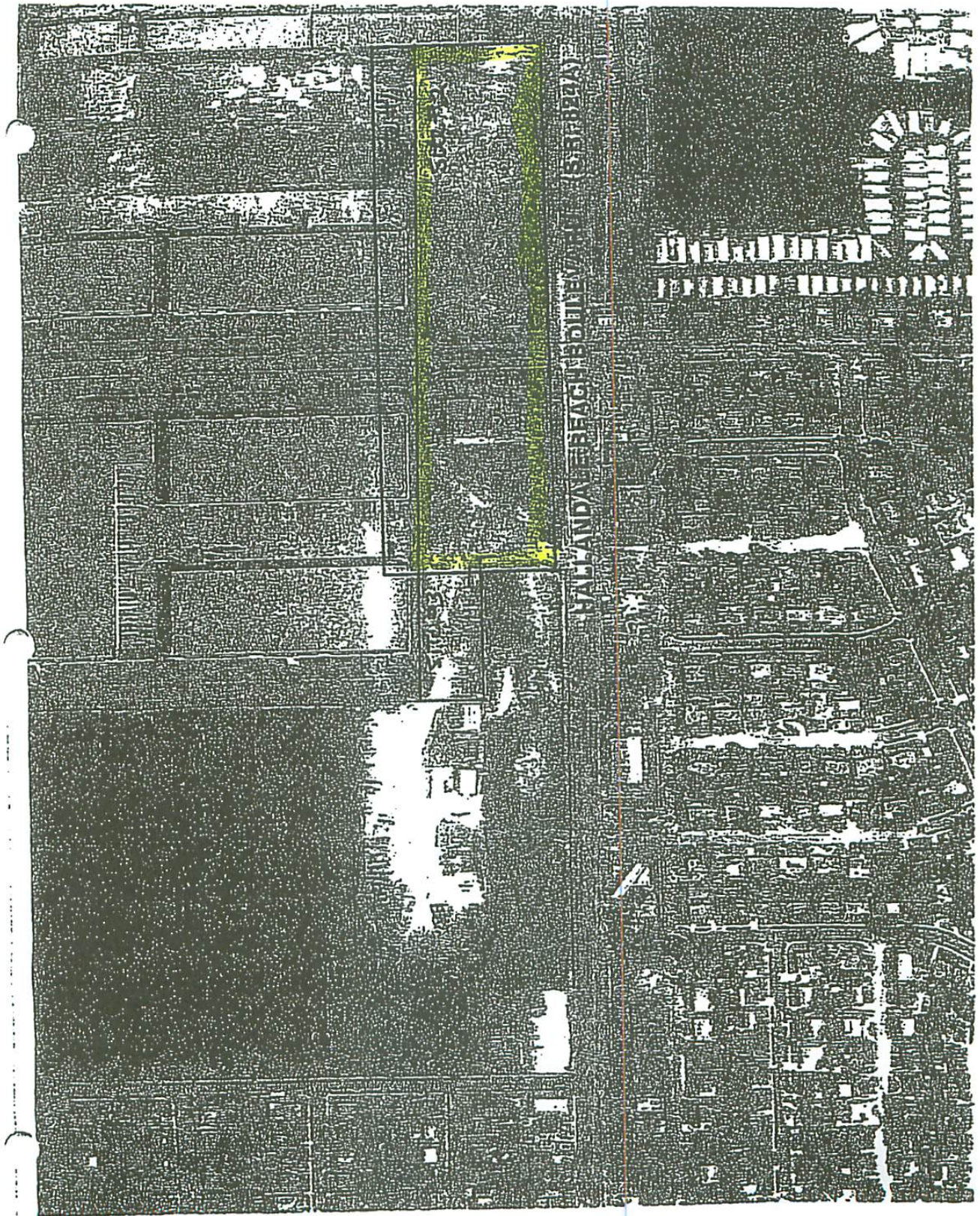
- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations limited to one within Parcel B.
- (2) Truck loading facilities.
- (3) Aircrafts, sailboats, motor vehicles, motorcycles, RVs, truck or trailer display, sales and repair.
- (4) New or used automobiles, boat, motorcycle, RV, truck or trailer display, sales and repair.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.

3 of 3





Development Impact Analysis Report

December 8, 2020

Project Name: Seneca Car Wash
Address: 3441 West Hallandale Beach Blvd.
General Project Description: Business
Site Square Feet / Acreage: 51,493 SF / 1.18 Acres

The following information and analysis is intended to satisfy the requirements set forth in Article 5 of Chapter 13.5 of the Town of Pembroke Park, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure of each development.

Potable Water

Based on Section 13.5.51 of the Town of Pembroke Park, Florida Code of Ordinances

Car Wash:

Total (as provided by Owner)	2,800 GPD
------------------------------	-----------

Sanitary Sewer

Based on Section 13.5.52 of the Town of Pembroke Park, Florida Code of Ordinances

Car Wash:

Total (as provided by Owner)	2,800 GPD
------------------------------	-----------

Local Streets

Based on Section 13.5.53 of the Town of Pembroke Park, Florida Code of Ordinances

See traffic study provided by owner. Trip generation calculated should not exceed LOS "D".

Arterial / Collector Roadways

Based on Section 13.5.53 of the Town of Pembroke Park, Florida Code of Ordinances

See traffic study provided by owner. Trip generation calculated should not exceed LOS "D".

Drainage

Based on Section 13.5.54 of the Town of Pembroke Park, Florida Code of Ordinances

To meet 1" in 25-year/24-hour storm event:

See drainage calculation report prepared by AM Civil Engineers & Planners

Solid Waste

Based on Section 13.5.55 of the Town of Pembroke Park, Florida Code of Ordinances

Storage Space:

Storage area (790 SF / 100) x2	158 lbs.
Total	158 lbs.

Office Space:

Office area (237 SF/ 100) x1	24 lbs.
Total	24 lbs.

Recreation

Based on Section 13.5.56 of the Town of Pembroke Park, Florida Code of Ordinances

Not applicable in non-residential projects.

Public School Facilities

Based on Section 13.5.57 of the Town of Pembroke Park, Florida Code of Ordinances

Not applicable in non-residential projects.

TABLE 1 Trip Generation Summary (Proposed Use) Seneca Car Wash								
Land Use	Size	Daily Trips	Weekday Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Car Wash (LUC 948)	3,770 sf	n/a	54	27	27	115	58	58
Gross Trips		n/a	54	27	27	115	58	58
Pass-by (25%)		n/a	-14	-7	-7	-29	-14	-14
External Trips		n/a	40	20	20	86	44	44

Source: ITE Trip Generation Manual (10th Edition)

2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

December 3, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 3, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

Daniel Martinez
RamosMartinez Architects
655 W. Flagler St.

Dear Daniel Martinez:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **December 3, 2020**
Broward County - Pembroke Park; SR 858; Sec. # 86200; MP: 1.85; Access Class - 5;
Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request: Use existing joint-use, right-in/left-in/right-out driveway and right-turn lane on the north side of SR 858, located approximately 520 feet west of Seneca Blvd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Seneca Car Wash – 3301 W. Hallandale Beach Blvd.**
Applicant/Property Owner: 3441 Hallandale, LLC; Parcel Size: 1.18 Acres
Development Size: 1 Tunnel Car Wash

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A recorded cross access agreement or easement with the adjacent property to the west shall be provided prior to the Permit approval.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2020.
12.03 15:21:
48 -05'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-12-03 & AMRC Meeting\2. Seneca Car Wash\Seneca Car Wash.docx

www.dot.state.fl.us

INSTR # 107883744
OR BK 45467 Pages 1073 - 1077
RECORDED 06/30/08 11:11:08
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1043
#1, 5 Pages

This instrument prepared by, and
after recording, returned to:

Jorge E. Blanco, Esq.
1401 Ponce de Leon Blvd.
Suite 202
Coral Gables, Florida 33134

Parcel Id. No.: 11229-10-00100

Reserved for Cle

GRANT OF CROSS-ACCESS EASEMENT

THIS GRANT OF CROSS-ACCESS EASEMENT ("Easement") is made this 11th day
of June, 2008 by POST-NEWSWEEK STATIONS, FLORIDA, INC., doing business
as WPLG TV Channel 10, 3900 Biscayne Blvd., Miami, Florida, 33137, (hereinafter known as
"POST-NEWSWEEK")

WITNESSETH:

WHEREAS, POST-NEWSWEEK holds legal title to certain parcel of real property situated
in the City of Pembroke Park, Broward County, Florida, known as Tract "A" Weekly Plat
hereinafter called the "POST-NEWSWEEK Parcel" which abuts on the east side property line with
Parcel "B" Seneca Plat, as described on Exhibit "A," attached hereto and ;

WHEREAS, POST-NEWSWEEK'S property, is being developed in accordance with the
Approved Site Plan, and as part of FDOT application for Vehicular Access Connection (VAC), a
cross-access easement of ingress and egress in favor of Parcel "B" Seneca Plat, is required along
the east property line.

WHEREAS, POST-NEWSWEEK desires to grant a cross-access easement for ingress and
egress across and over the Tract A Weekly Plat as shown and described on Exhibit "A," such
casement area referred to as the "Post-Newsweek Tract A Weekly Plat Easement Area" or
"Easement Area" as described and shown on Exhibit "A";

WHEREAS, the POST-NEWSWEEK desire to set forth the terms and conditions upon which
the easement and undertakings shall be granted or made and to record such terms and conditions in
the land records of Broward County, Florida.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto, POST-
NEWSWEEK hereby covenants and agrees as follows:

1. **RECITALS:** The foregoing recitals are true and correct are hereby incorporated in their

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entirety.

2. **GRANT OF EASEMENT.** POST-NEWSWEEK hereby declares, grants and agrees that the Property and any improvements hereafter located on or in the Property shall be subject to the following easement:

To Parcel B Seneca Plat, and the owner or owners thereof, as an easement appurtenant to the Parcel B Seneca Plat, a non-exclusive perpetual surface easement for pedestrian and vehicular ingress and egress over and across the Post-Newsweek Tract A Weekly Plat Easement Area as are paved and/or otherwise intended for such purposes, for the construction and installation of sidewalks and roadways across those portions of such property as are intended for pedestrian and vehicular ingress and egress, for the construction, installation, maintenance, repair and replacement of utilities and related facilities (water, sewer, electric, telephone, cable tv, etc, that may be located within the Easement Parcels, and for drainage. POST-NEWSWEEK reserves the right to use the Post-Newsweek Tract A Weekly Plat Easement Area for ingress and egress across and over the Post-Newsweek Tract A Weekly Plat and for other purposes not inconsistent with this easement.

3. **NON-EXCLUSIVE USE.** The Easement Area may be used by the owners of each of the Parcels and their respective invitees, licensees, agents, customers, tenants, and employees for the purpose of pedestrian and vehicular ingress and egress to, from and across the Parcels.

4. **FEES.** The Parties shall not be required to pay to each other any fee, compensation, or other consideration for use of the Easement Area.

5. **NO OBSTRUCTION.** POST-NEWSWEEK, shall at all times keep the Post-Newsweek Tract A Weekly Plat Easement Area free and clear of any and all obstructions and shall not allow any vehicles or equipment to park or stand thereon.

6. **MAINTENANCE.** Upon the request of the Owners, from time to time, of the Parcels, or to the extent that any property owner's association govern same, the association shall at all times, at its, or their sole cost and expense shall maintain any and all portions of Property burdened by the Easement granted herein, including any and all improvements which may be constructed thereon from time to time (i) keep the Easement Area clean, and free and clear of waste, rubbish and debris, (ii) maintain the Easement Area in a good state of repair, (iii) provide for directional markers or similar items, and (iv) resurface the Easement Area, as and when necessary, with an impervious surface suitable for motor vehicular ingress and egress, and in such a way so that same shall not unreasonably interfere with the easements herein granted .

7. **SUPERIOR ENCUMBRANCE.** POST-NEWSWEEK, covenants and agrees that the easements and restrictions established by this grant and all other terms and provisions hereof shall at all times be senior to any liens and encumbrances against the Easement Area or any portion thereof.

8. **UTILITY EASEMENTS.** In the event that utility lines are located under and/or within the Easement Area, the parties being serviced by such lines shall have the right of access and maintenance for such utilities, provided that at all times such repairs and /or maintenance are done

in a manner to minimize disruption to the use of the access roads and the provision of the utility services and provided that at all times the party performing such repairs and/or maintenance shall be responsible for the repair of any damage caused thereby to the access roads, Property common areas, and or to the provision of the utility services.

9. **ENFORCEMENT.** The provisions of this Grant of Easement may be enforced by all appropriate actions at law and in equity by the respective fee owners of the Property serviced and burdened by this Grant of Easement, provided, however that to the extent any property owners' association is established to govern same, but not all of the Property, then by such association in lieu of the fee owners of such portion.

10. **ATTORNEY'S FEES AND COSTS.** In the event either Party is required or elects to take legal action at law or in equity, to enforce against the other Party the performance of such other Party's obligations under this Grant of Easement the prevailing party shall have the right to an award of reasonable attorneys' fees, including any appeals, incurred by said Party in its successful prosecution or defense of that legal action.

11. **NON-INTERFERENCE.** It is the intention that the foregoing easement be located and utilized in such a way as not to interfere with the development of the POST-NEWSWEEK PROPERTY in accordance with the Approved Site Plan and said easements may be relocated within the property at the discretion of the owner of said parcel in accordance with the Approved site plan as may be amended from time to time with appropriate governmental approval, as required, to accomplish said development.

12. **BENEFIT.** The easement hereby granted and the covenants herein contained shall be easements and covenants appurtenant to and running with the land in perpetuity and shall inure to the benefit of, and be binding upon, the fee owners from time to time of the Property, and any property owner's association established to govern all or any portion of the Property, the parties hereto and their respective successors and assigns. Each property Owner may confer the benefits to which such owner is entitled hereunder to any of such owner's agents, employees, invitees, contractors, tenants or subtenants or any agents, or to any agents, employees, invitees and contractors of any such tenants or subtenants.

13. **EFFECTIVE DATE.** The provisions of this instrument shall become effective upon its recordation in the public records of Broward County, Florida.

14. **MODIFICATION.** The provisions of this instrument may not be amended, added to, derogated, deleted, modified, or changed from time to time except by recorded instrument executed by the then fee owners of the Properties burdened and serviced by the Grant of Easement with the approval of the Office of the County Attorney of Broward County, and FDOT, except any portion of the easement parcels owned at any time by Broward County, Florida, or other governmental entity, or dedicated to the public, provided however, that with respect to any portion of the Property for which property owners' or other similar association then exists other than an association governing the entire Property, the instrument of amendment or termination shall be executed by such association in lieu of the fee owners of such portions of the Property. Further, no modification or amendment shall be effective unless all existing mortgagees have approved same in writing.

15. **SEVERABILITY.** Invalidation of any one of the covenants, or portions thereof, contained herein shall in no way affect any of the remaining provisions, or portions thereof, which shall remain in full force and effect.

16. **CONSTRUCTION, JURISDICTION AND VENUE.** The Easement Declaration shall be governed by, and construed and enforced in accordance with the laws of the State of Florida. In construing this Grant of Easement, the singular shall be held to include the plural, the plural shall be held to include the singular and the use of any gender shall be held to include every other gender. The captions of the various paragraphs of this Grant of Easement are inserted for the purpose of convenient reference only and shall not affect the construction or interpretation to be given any of the provisions hereof or be deemed in any manner to define, limit, modify or prescribe the scope or intent of this Grant of Easement or any provision hereof. Jurisdiction and venue shall lie in the County Court in and for Broward County, Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first hereinabove written.

POST-NEWSWEEK STATIONS, FLORIDA, INC.:

By: [Signature] (SEAL)
Name: DAVE BOYLAN, Vice-President

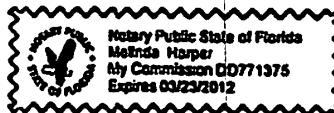
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

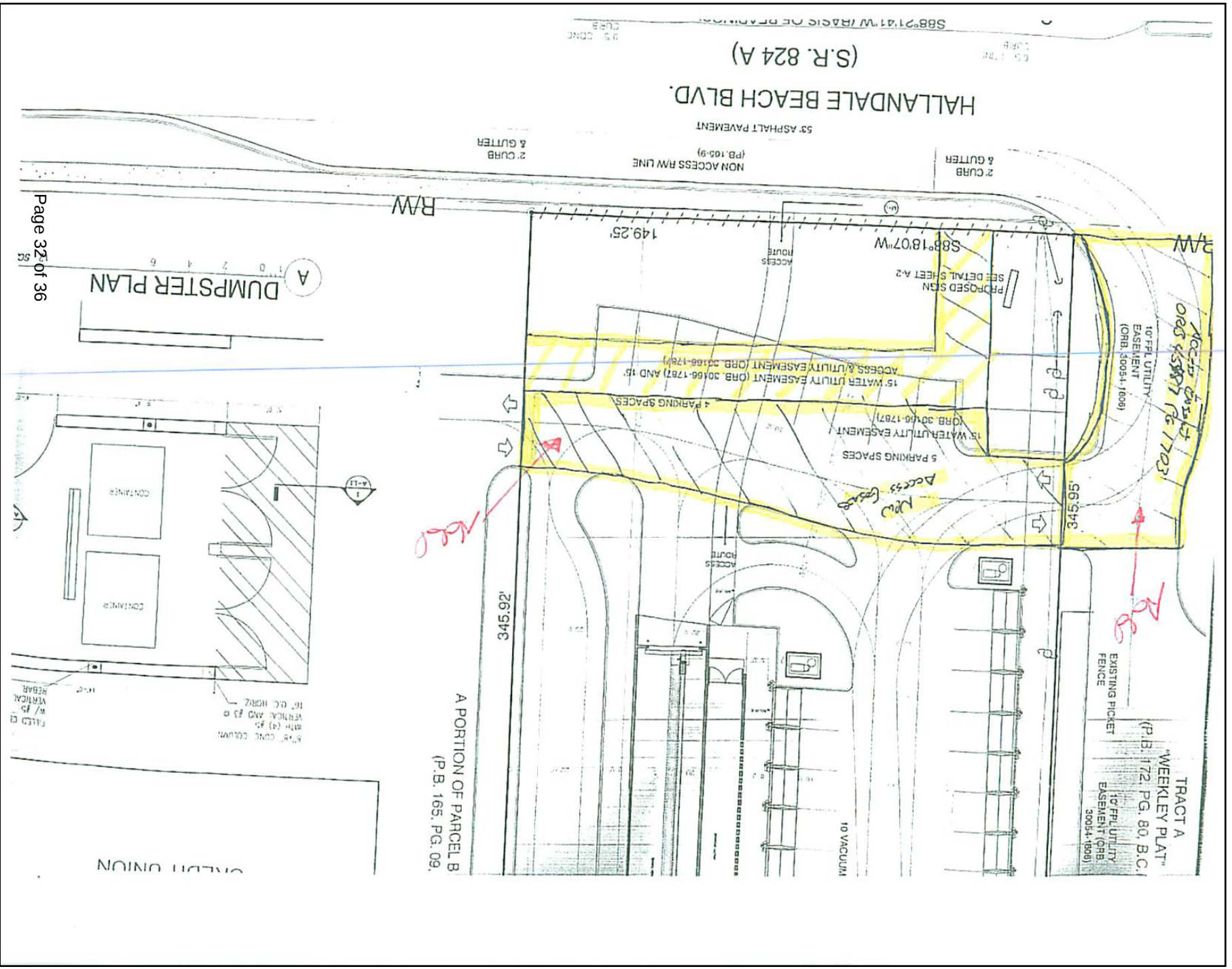
I, the undersigned Notary Public of and for the State of Florida in the County of Miami-Dade do certify that DAVE BOYLAN, Vice President of POST-NEWSWEEK STATIONS FLORIDA, INC., whose name is signed to the attached instrument, has acknowledged the same before me, this 11 day of June, 2008, and is personally known to me or has provided FL DL # as proof of identification.

[Signature]
Notary Public, State of Florida

My Commission Expires:

2012





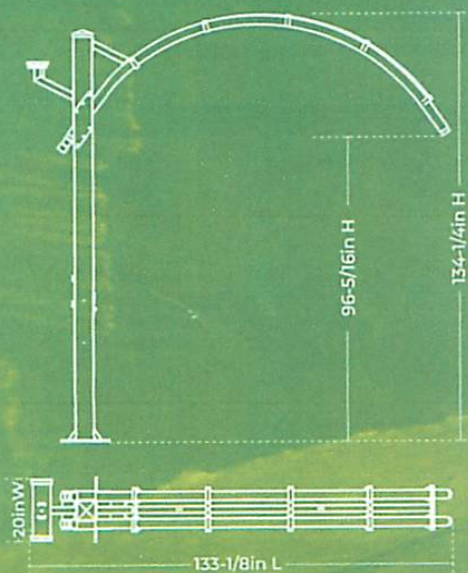
Vacuum Booms



Provide customers with an inviting free vacuum area that doesn't require a lot of staff, or effort, to keep ready to serve the next customer.

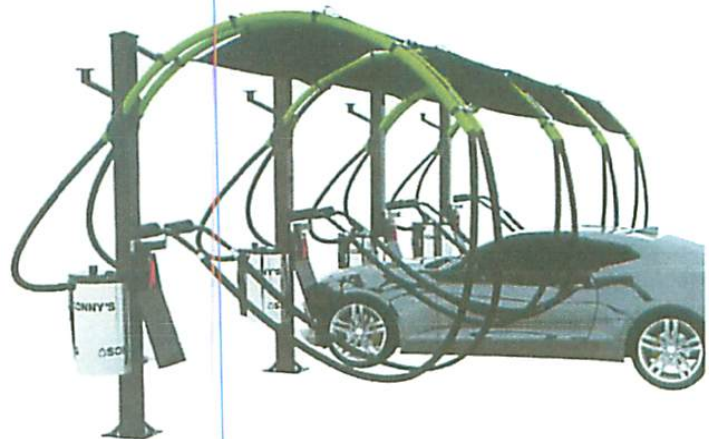
The boom style keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.

Double-Drop Boom



Single Drop Boom

Dimensions	114-1/2inL x 20inW x 132-7-8inH
Clearance	Height Clearance 95-5/16inH



Boom Styles



Custom Color Powder Coating Options
Contact a Sonny's Sales Representative for details

Join Sonny's
OneWash
and Save

MAXIMIZE CUSTOMER EXPERIENCE

VACUUMS



VAC2500 Boom

Material ID:
VACUUM_BOOM_2500

Double-Drop Boom

Material ID:
VACUUM_BOOM_DOUBLE

65° Powder
Coated Boom

Material ID:
VACUUM_BOOM

Choose your Boom Style*

DESCRIPTION	PRICE
Single VAC Drop 2500 with Powder Coating	\$1,834.00
Vacuum Canopy Double Drop Boom with Powder Coating	\$3,130.00
Vacuum Canopy Boom with Powder Coating	\$2,310.00

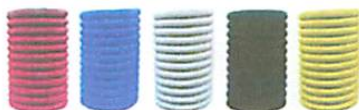
* No accessories included



Crevice Tool



Express Claw



Hose



Cuffs, Valves, Adapters

Boom Options Available

The post mounted holster provides an air tight connection, reducing energy consumption and eliminating unnecessary air draw. Requires 1 Box of 1-1/2in or 2in hose for every 3 booms. For complete size, color selection and pricing refer to the vacuum parts section.

DROP KITS	CREVICE TOOL	EXPRESS CLAW
Single Vacuum Drop Kit Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected. Vacuum hose not included	\$106.46	\$117.03
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected. Vacuum hose not included	\$291.72	\$304.29
1-1/2in Vacuum Hose (Box)	Requires 1 box of hose for every 3 booms. See Vacuum Parts section for colors and pricing	
2in Vacuum Hose (Box)		



Vacuum Post Foot Covers

- Fits all vacuum posts and booms
- Attractive polypropylene cover
- Improves site appearance and reduces trip hazards

ITEM NO.	DESCRIPTION	PRICE
10012466	Vacuum Post, Foot Cover set w/hdwr Black	\$54.05
10012467	Vacuum Post, Foot Cover set w/hdwr Red	\$55.11
10012468	Vacuum Post, Foot Cover set w/hdwr Blue	\$55.11

www.SonnysDirect.com | 1-800-327-8723

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SONNY'S
The CarWash Factory

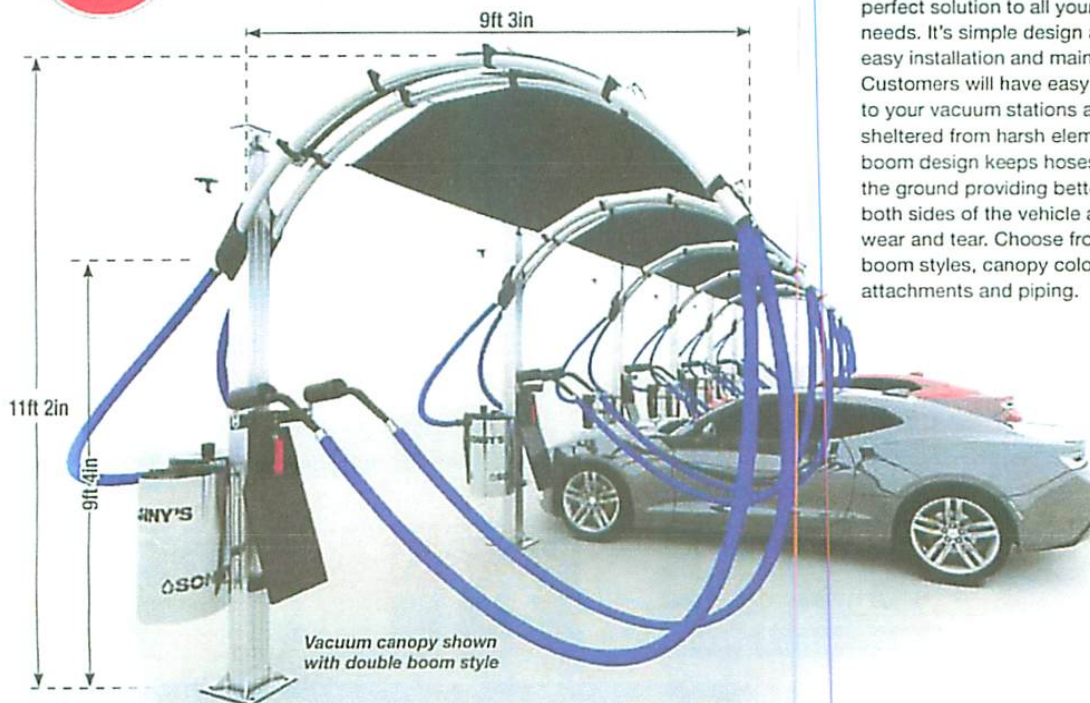


Vacuum Canopy Systems

SONNY'S Vacuum Canopy Systems

new

Longer boom reach makes it even easier to vacuum cargo areas.



Overview:

SONNY'S Vacuum Canopy is the perfect solution to all your vacuuming needs. It's simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements. The boom design keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.



Vacuum booms with dual drops without canopies



Vacuum booms with dual drops with canopies

Vacuum Canopy Systems

Select Your Style and Quantity of Booms



Description	Price ea.
Vacuum Canopy Double Drop Boom with Powder Coating	CALL
Vacuum Canopy Boom Stainless Steel	\$2,545.00
Vacuum Canopy Boom with Powder Coating	\$2,092.00

Material ID: VACUUM_BOOM



Select Your Vacuum Drop Kits



Description	Crevice Tool	Express Claw
Single Vacuum Drop Kit* Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected	\$90.52	\$108.57
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected	\$310.36	\$346.46
1-1/2in Vacuum Hose (Box)	Requires 1 Box of hose for every 3 booms - See Page 151 for colors & pricing.	
2in Vacuum Hose (Box)		

*For Double Drop Boom, order (2) Single Vacuum Drop Kits

Select Your Attachments



For attachments details start on page 149

Select Your Canopy Color

*Call for pricing



new



Let there be light!

Linear LED design for uniform lighting

WDL Series

Item #	Description	Price
40011690	Tunnel & Bay Light, 4ft White	\$1,021.00
40011691	Tunnel & Bay Light, 6ft White	\$1,200.00

SONNY'S
The CarWash Factory

The Tunnel Experts™

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Mayor and Town Commissioners
Town of Pembroke Park

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: February 22nd, 2021

Subject: Site Development Plan Application (Major)
Proposed Seneca Car Wash (Sonny's)
3441 West Hallandale Beach Boulevard
Pembroke Park Acct. No.: 19-302
MMPA Acct. No.: 00-1101-1118

RECOMMENDED ACTION

MMPA recommends the Town Commission review this staff report, the most recent revised plans dated January 11th, 2021, and the related Special Permit application, and, if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to any staff recommended conditions listed herein or other conditions deemed appropriate by the Town Commission.

GENERAL PROJECT INFORMATION

Land Use Designation: C- Commercial

Zoning District: B-1 Business District

General Location: 3441 West Hallandale Beach Boulevard
Between the WPLG Channel 10 TV Station and Credit Union Site
South of SW 28th Street (Private Road)

Legal Description: A portion of Parcel "B" of the Seneca Plat, according to the plat thereof, as recorded in Plat Book 165, Page 29, of the public records of Broward County, Florida. Containing 1.18 acres, more or less.

**Town of Pembroke Park
Town Commission Staff Report
Seneca Car Wash (Sonny's)
3441 W. Hallandale Beach Boulevard
February 22nd, 2021
Page 2**

BACKGROUND INFORMATION

Architectural firm Ramos Martinez Architects, as agent for the owner of the above site, 3441 Hallandale LLC, has submitted a new Major Site Development Plan application to allow for the construction of a fully enclosed 3,770 sq. ft. automated car wash with 30 outdoor vacuum stations located at 3441 W. Hallandale Beach Boulevard (HBB). The subject site is located north of HBB between the WPLG Channel 10 TV station and the 1st Florida Credit Union. The site is within the commercial portion of the Seneca Industrial Park (SIP). When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations. The applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) and outdoor vacuum use.

On November 20th, 2020 the Town's DRC held a meeting to discuss the above project. Due to the amount of missing information and required changes the DRC deferred action to allow the applicant to address the comments, provide the missing information, and revise the plans. On December 9th, 2020 the applicant submitted revised plans / documents. MMPA reviewed the new documents and noted the plans were partially revised as requested by the DRC members, and some information was still missing. However, at the January 8th, 2021 DRC meeting corrected supplemental plans / information was submitted. Therefore, the DRC agreed to recommend that the application be allowed to proceed to the PZB / TC subject to submitting the remaining corrected plans / documents and having the DRC members sign-off. On January 13th, 2021 the applicant submitted final corrected plans to MMPA (approved) and water pressure test info to the BSO Fire Dept. staff.

PROJECT DESCRIPTION

As a matter of information and to avoid future confusion, **this application replaces a Site Development Plan application filed on 8/22/19 for a proposed 3-story office building on this site (Seneca Executive Offices).** The DRC reviewed that project on several occasions, and it was ready to move forward for final PZB / TC consideration. However, due to the COVID-19 pandemic impacts on real estate (especially office space) the current landowners have decided to pursue other land development opportunities. The proposed car wash operation (Sonny's) is a well-known brand that features memberships and modern facilities. They feel the site is attractive due to the SCC / SIP employment centers / WPLG / local market and proximity near I-95. As the site is currently vacant a full-scale Site Development Plan application is required.

The site will have multiple vehicular access points including recorded cross-access driveway easements that extends across the BSO site and Credit Union site and the subject site - but stops short of the west property line. On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. SW 28th Street intersects with Seneca Blvd. (aka SW 32nd Ave.) at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to

Michael Miller Planning Associates, Inc.

**Town of Pembroke Park
Town Commission Staff Report
Seneca Car Wash (Sonny's)
3441 W. Hallandale Beach Boulevard
February 22nd, 2021
Page 3**

Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a possible driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. The former office project was reviewed by FDOT staff and they issued a pre-app letter that would allow a new HBB driveway connection directly to the site (NVAL Amendment would be required); however, we believe FDOT forgot about the WPLG joint access easement. FDOT reviewed the new land use and issued a new pre-app letter for the car wash project. On December 3rd, 2020 FDOT issued a new pre-app letter for the car wash approving the access arrangements (WPLG driveway easement / SIP cross access easements).

The Town's Off-Street Parking Code (Sec. 28-301) does not include a separate calculation for auto laundries / car washes, but MMPA believes this would fall within the standard commercial category at 1:300 sq. ft. The plans calculate the required parking as follows: Common Interior Building Area @ 1,290 sq. ft. = 5 spaces plus 6 employees @ 1:4 employees = 2 spaces = 7 total spaces required. A total of nine (9) parking spaces are provided including 1 ADA parking space. The site plan provides 30 vacuum area spaces outdoors west of the car wash building. It was noted on the original site plan submission that the proposed ADA parking space was shown on the south side of the east / west driveway near the south property line; therefore, a person with disabilities (wheelchair / other) would be required to travel across the main driveway to and from the car wash. A better and safer location would be on the west side of the building near the office / bathroom area of the building. An accessible route will be required from the ADA space to the building entry and also to the HBB walkway. The DRC members agreed at the November 20th, 2020 DRC meeting and requested the site layout be modified – it has been modified. An ADA accessible walkway from the HBB sidewalk to the building is now provided as well.

The Landscaping Plan includes a variety of trees / shrubs / ground cover / grass along the perimeter and within the interior parking areas. Generally, the proposed landscaping meets the Town's minimum landscape requirements.

COMPREHENSIVE PLAN / ZONING ANALYSIS

Comprehensive Plan

The Town's adopted Comprehensive Plan Future Land Use Map (FLUM) identifies the site for "C" Commercial development. The list of allowable uses includes retail & offices. The proposed land uses are deemed consistent with the Comprehensive Plan / FLUM.

Land Development Regulations / Zoning Code

The Town's adopted Official Zoning Map identifies the site in the B-1 Business District. Retail and office uses are listed as permitted uses. An auto laundry / car wash is not listed as a permitted use; however, as stated above, when the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. Further, per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the

Michael Miller Planning Associates, Inc.

**Town of Pembroke Park
Town Commission Staff Report
Seneca Car Wash (Sonny's)
3441 W. Hallandale Beach Boulevard
February 22nd, 2021
Page 4**

Town Commission approves a Special Permit – this applies to the proposed thirty (30) outdoor vacuum stations. The applicant has filed a concurrent Special Permit application for both the Auto Laundry (car wash) use and outdoor vacuum use. These zoning regulations control the types of future land uses that may occupy the buildings / land within the commercial SIP sites.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Please note that no re-subdivision is permitted in the future without the Town's prior written consent. If sites are to be "split" in the future, each site must be able to stand alone as to building setbacks, off-street parking, open space, etc. and approved by the Town via a plat waiver / re-subdivision survey.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As mentioned above, the site will have multiple vehicular access points including recorded cross-access driveway easements. One extends across the BSO site, the Credit Union site and the subject site - but stops short of the west property line (will need to be extended to west PL). On the east side of the BSO site the cross-access driveway turns north parallel to Seneca Blvd. connecting to a private east / west road referred to as SW 28th Street. The subject site also proposes one (1) two-way driveway connections to SW 28th Street on its northern border. SW 28th Street intersects with Seneca Blvd. at a stop-controlled intersection which allows motorists to travel either south to the signalized intersection with HBB or northerly to Pembroke Road via Coca Cola Drive / SW 40th Ave. The recorded plat included a driveway connection to HBB from the Credit Union site, but this was not built (FDOT objected). However, on the WPLG site immediately west of the subject site a HBB connection driveway already exists and an easement allows joint access. The former office project was reviewed by FDOT staff and they issued a pre-app letter that would allow a new HBB driveway connection directly to the site (NVAL Amendment would be required); however, we believe FDOT forgot about the WPLG joint access easement. As requested at the earlier DRC meeting FDOT reviewed the applicant's revised request for a car wash land use and issued a new pre-app letter approving the access arrangements.

CONCURRENCY ISSUES

Potable Water / Wastewater – Based on the development level indicated in the development plan the proposed project, according to the Town's LDR criteria, would generate a need of about 2,800 gallons per day for potable water and the same 2,800 gallons per day for wastewater (1,022,000 gallons per year). The Town owns the local Sanitary Sewer system (main lines / pumps) and all property owners must connect. Broward County owns and operates the Potable Water system in the South County area. The Town has large user agreements for both Potable Water (Broward County) and sanitary sewer treatment (Hollywood). Based on the probable demand, the operating and plant capacities of potable water and wastewater are sufficient and can serve the development without expansion. Water service will be provided by existing 8-inch / 10-inch water mains located in either SW 28th Street (8-inch line in private road on north side of the site) or within the access / utility easement in the private driveway within the front of the site next to West Hallandale Beach Blvd. The proposed domestic and irrigation water meters will tie into this existing water main. The project will be served by an existing 8-inch sanitary sewer force main within SW 28th Street to be extended.

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Seneca Car Wash (Sonny's)
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Page 5**

Transportation System – Based on average ITE criteria, this property is anticipated to generate approximately 40 new trips per day on a typical weekday and about 86 trips on Saturdays (peak day). Hallandale Beach Boulevard is currently a four (4) lane divided road with turn lanes at certain intersections near this site. The Town / FDOT has adopted a concurrency Level of Service (LOS) for this road of "D". The Town was previously within the County's Transportation Concurrency Exception Area (TCEA) but the County has now abandoned that concurrency method and adopted a Transit Oriented Concurrency / TCMA system that is focused more on mass transit than vehicles. Development is allowed to proceed with the payment of transit impact fees. Hallandale Beach Boulevard in this area carries about 30,000 trips per day / 2,790 trips in the PM Peak Hour. The design capacity of the roadway as a 4LD roadway @ LOS D is 32,700 trips per day / 3,110 trips in the PM Peak Hour. Therefore, the current V/C (volume to capacity) ratio is .92 or LOS D. The Town may approve the development despite any LOS problems in the area. There are long-range plans to possibly widen Hallandale Beach Boulevard to a 6LD roadway, but the exact timetable is unknown. Finally, there are existing mass transit bus routes along Hallandale Beach Boulevard and bus stops adjoining the site.

Stormwater System - The applicant has submitted drainage plans and calculations showing that they will comply with the Town's LOS criteria (25-year storm event @ 24-hour duration). Prior to development the developer will have to obtain a Broward County drainage permit. Therefore, the on-site drainage system is oversized and should adequately serve the site.

Solid Waste – Based on the site plan data listed, this development would generate about 182 pounds per day / 66,430 pounds of solid waste per year. The Town's solid waste provider is Waste Management. At this time sufficient service / capacity exists.

BUILDING AND ARCHITECTURAL DESIGN COMMENTS

Section 5-103 (p) of the Town Code requires all non-residential buildings to avoid the appearance of a "box-like" structure. Sloped roof surfaces and enhanced architectural detailing are strongly encouraged. The proposed building does have a sloped roof surface and there are building undulations with varying projected architectural details. The Town has the latitude to approve alternatives if deemed acceptable – enhanced architecture). Although the color renderings on the plans shows a "white" scheme, the building colors will generally follow the common color scheme found in the Seneca Industrial Park (SIP). Based on the architectural enhancements MMPA recommends approval.

COMMENTS / STAFF RECOMMENDATIONS

MMPA recommends **APPROVAL** of the proposed Site Development Plan prepared by project architect (Ramos Martinez Architects) as well as several engineering / landscape architect subconsultants, based on the latest revised plans dated January 11th, 2021 to allow for the construction of a one-story / 3,770 square foot Enclosed Auto Laundry (Car Wash) with 30 outdoor vacuum stations subject to the following conditions:

Michael Miller Planning Associates, Inc.

- 1) **Special Permit for Auto Laundry within an Enclosed Building** – The site is within the commercial portion of the Seneca Industrial Park (SIP). When the SIP commercial lands were created in 2002 a special B-1 Business Zoning District Ordinance #03-06-03 was adopted with modifications for land uses (additions / deletions / special permits required) versus the standard B-1 Business District. An "Auto Laundry within an Enclosed Building" is listed in that Ordinance as a use that requires a Special Permit issued by the Town Commission prior to construction. This approval is subject to the Town Commission approving the Special Permit for the Auto Laundry. If the Special Permit is denied this application is deemed null and void.
- 2) **Special Permit for Use Outside a Completely Enclosed Building (30 Outdoor Vacuum Stations)** – Per Zoning Code Sec. 28-188 all activities in the B-1 Business District must occur inside a completely enclosed building unless the Town Commission approves a Special Permit. This applies to the proposed thirty (30) outdoor vacuum stations. Therefore, this approval is subject to the Town Commission approving the Special Permit for the 30 outdoor vacuum stations. If the Special Permit is denied this portion of the application is deemed null and void.
- 3) **Exterior Building Colors** – The preliminary exterior building colors submitted appear to comply with the Town's Official Paint Color Palette. Prior to painting the exterior of the building, the applicant shall submit a separate Town Color application for formal approval by the Town Planner.
- 4) **Business Signage** - On Sheet A-3.1 the east / west building elevations include proposed business signs. Neither would be permitted via the Town Sign Code without a sign variance. Building signage is only allowed on a building façade facing an adjoining street (HBB / SW 28th Street). Notations were added on the plans indicating the signs will only be allowed if the Town Commission grants a sign variance, otherwise all signs must meet normal Sign Code requirements.
- 5) **Granting of Missing Access / Utility Easement to Existing WPLG Driveway Easement & Existing Cross Access Easement on the Site** - Prior to the issuance of building permits a new vehicular access / utility easement with a legal description / sketch of survey shall be submitted to and approved by the Town Attorney / recorded in the public records for the east / west "missing link" from the Credit Union site to the WPLG site to provide adequate cross-access between the commercial sites fronting W. Hallandale Beach Blvd. as required by FDOT / Town Code.
- 6) **BSO Fire Protection Water Supply Design Analysis** – Prior to the issuance of building permits BSO must review / sign-off on an adequate fire water supply (lines / pressure) to the site. If BSO requires additional improvements the developer shall provide these at their sole expense.

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- 7) **Building Architecture** – Section 5-103(p) of the Town Code requires all non-residential buildings to avoid the appearance of a “box-like” structure. Sloped roof surfaces strongly encouraged. While the proposed structure does include a sloped roof surfaces the main building is somewhat “box-like”. There are building undulations and architectural details. The Town has the latitude to approve alternatives if deemed acceptable. MMPA recommends the Town approve the architectural design as submitted, as enhanced building articulation has been provided. If the Town does not approve the current building architectural design, the applicant shall modify the plans accordingly prior to approval.
- 8) **Impact Fee Payments** – Prior to the issuance of building permits the developer / owner shall pay all required Broward County and Town impact fees, connection fees and Building Permit fees.
- 9) **Site Plan Expiration** - This Site Development Plan approval will expire 18 months from the date of Town Commission approval in accordance with Section 20-25 of the Code if no valid Building Permit for the principal building has been issued and kept in force.

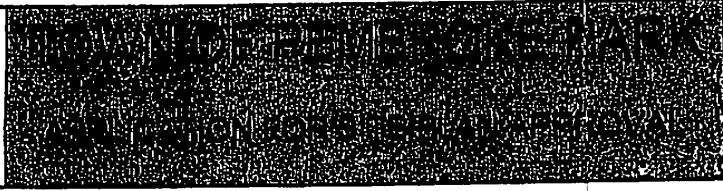
PLANNING AND ZONING BOARD ACTION

The Planning and Zoning Board reviewed the proposed Site Development Plan (and related Special Permit application) at their virtual February 18th, 2021 meeting, discussed the matter, and voted unanimously (3-0) to recommend **APPROVAL** of the application to the Town Commission, subject to the following conditions:

- (1) The Site Development Plan is subject to the above listed MMPA conditions.

Michael Miller Planning Associates, Inc.

SP



Date: 10-29-2020
Case No: 20-304
Receipt No.: 10005

Fee: (1) Major: The initial cost recovery fee shall be \$7,500.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.
(2) Minor: The initial cost recovery fee shall be \$1,750.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.

IN ADDITION TO THE APPLICATION FOR SITE PLAN APPROVAL, THE APPLICANT SHALL SUPPLY THE DOCUMENTATION REQUIRED BY SECTION 20-18 OF THE TOWN'S CODE OF ORDINANCES AS WELL AS THE TOWN'S SITE PLAN SUBMISSION CHECKLIST. THE SITE PLAN APPLICATION CHECKLIST IS AVAILABLE FROM THE TOWN PLANNER.

PETITIONER: 3441 West Hallandale LLC
ADDRESS: 3441 West Hallandale Blvd
CITY: Pembroke Park FL 33027
PHONE: 954-6080101

IF PETITIONER IS NOT OWNER, NAME OF OWNER: _____

SIGNATURE OF PETITIONER: _____

PRESENT ZONING: _____ PRESENT LAND USE PLAN DESIGNATION: _____

ADDRESS OF PROPERTY: _____

LEGAL DESCRIPTION OF PROPERTY (Plat Book/Page or Metes and Bounds): _____

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Site Plan Approval, 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.

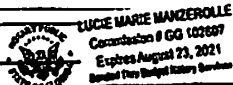
Signature of owner/agent: _____ Sworn to and subscribed before me this 29 day of October, 2020 by Nadine A. B. [Signature]

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____

Type or Print Name: Lucie Marie Manzerolle



3465 NW LLC
4520 W HALLANDALE BCH BLVD STE 2
PEMBROKE PARK, FL 33023

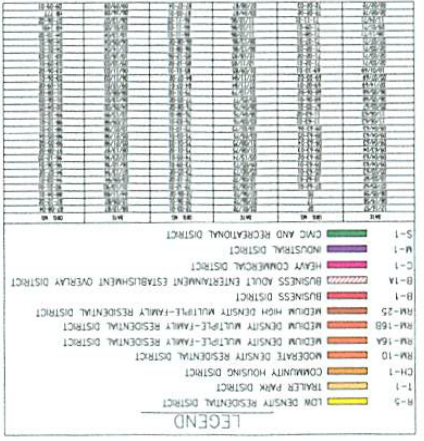
DATE 10-29-20

PAY TO THE ORDER OF Town of Pembroke Park \$ 5000.00
Five thousand & 00/100 DOLLARS

City National Bank
Bd Financial Group

Severca _____

⑈10005⑈ ⑆066004367⑆ 30000020188⑈





The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2021 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

Property Id: 514220170074

**Please see map disclaimer



November 6, 2020

1:1,200
0 55 110 22
0 15 30 60 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Proper

SD #2

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached

Exhibit "A", and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's

Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached

Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE TOWN OF

PEMBROKE PARK, FLORIDA:

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and

Seneca Security Holdings, LLC to amend the zoning classification for the following described

property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set

forth in the attached Exhibit "A".

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the

application thereof to any person or circumstance is held invalid, that invalidity shall not effect the

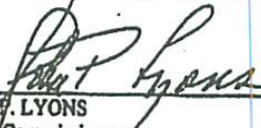
other sections, paragraphs, sentences, words or application of this Ordinance.

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

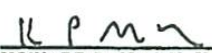
Section 4: That this Ordinance shall be in force and take effect made upon its passage and adoption.

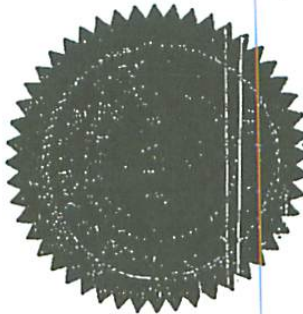
PASSED AND ADOPTED on First Reading this 11th day of June, A.D., 2003.

PASSED AND ADOPTED on Second Reading this 20th day of June, A.D., 2003.


JOHN P. LYONS
Mayor/Commissioner

ATTEST:


HOWARD P. CLARK, JR.
Clerk-Commissioner



03-01-05 Ord rep/7/12/03

EXHIBIT "A"

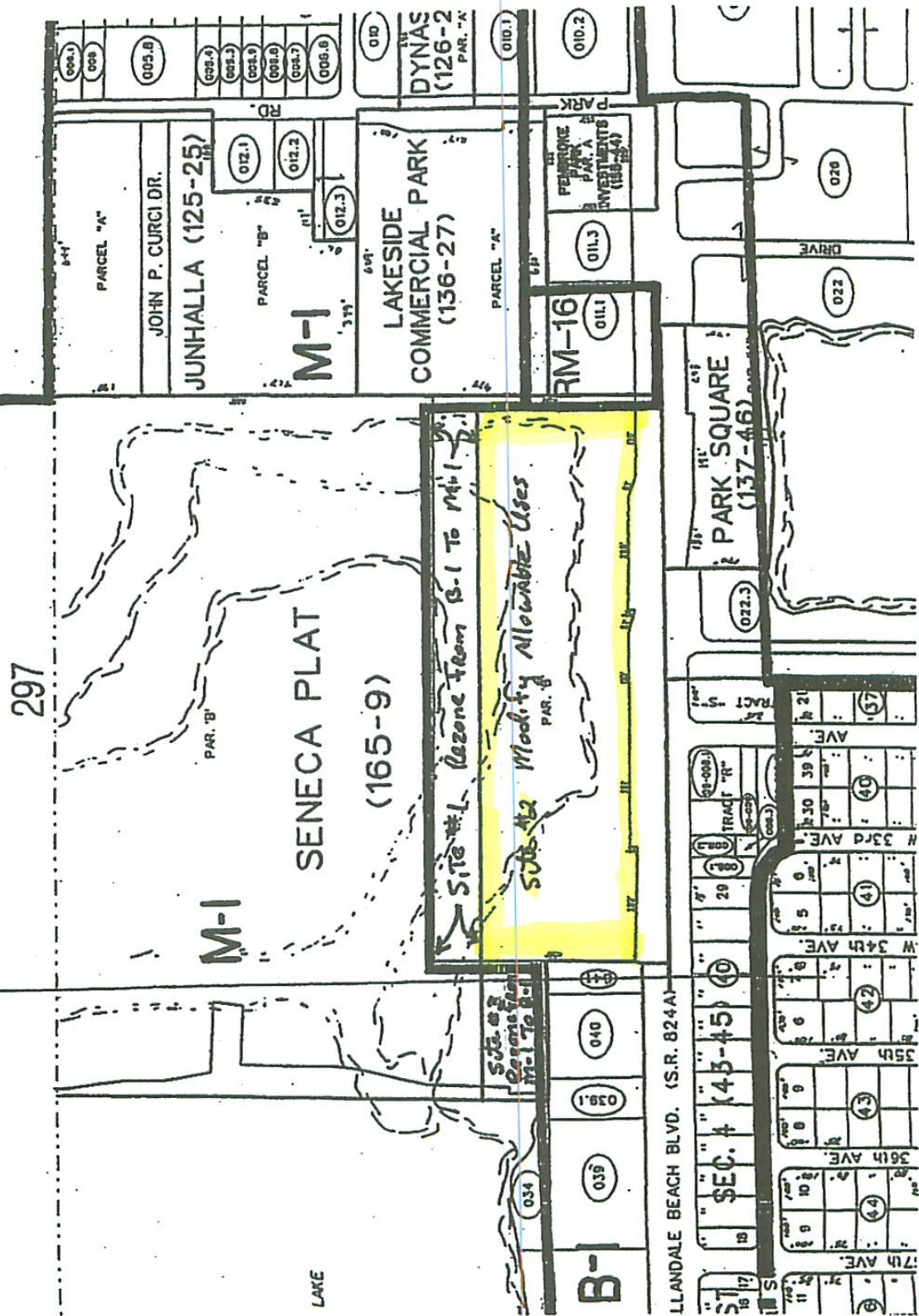
PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

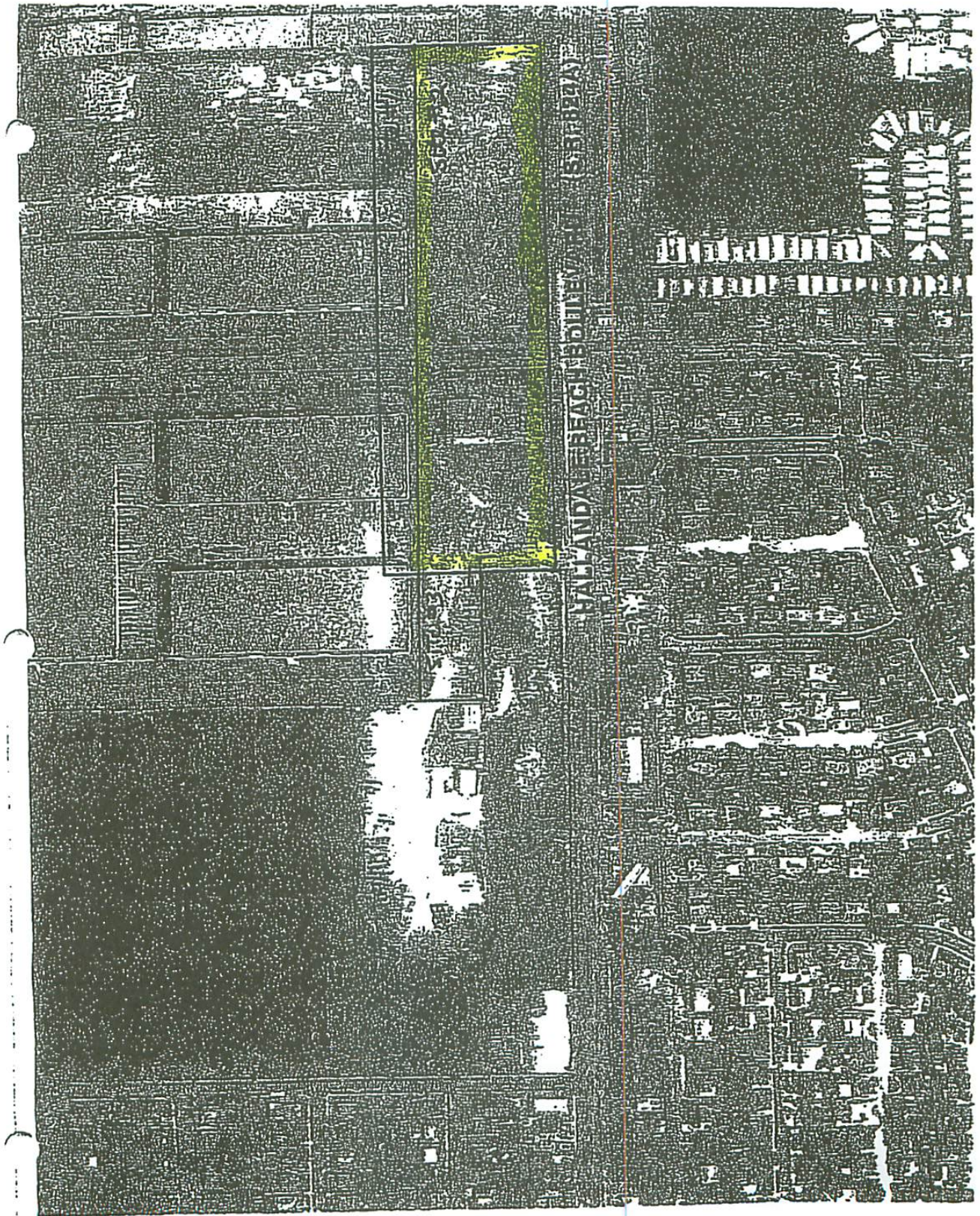
- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizer, department, dresses, poultry, drug, dry goods, floral, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
Bath and massage parlors, commercial gymnasiums, service stations (see Special Permit Use List), fur storage, hospitals as defined in Section 386.002, Florida Statutes 1995, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit Use List).
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

1. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
 Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibit.
- (10) The following types of office uses:
 Banks and financial institutions, businesses and professional offices, custom brokers and manufacturers agents, employment offices, governmental offices, messenger offices, post office, public utility offices, stock broker, stock exchanges, telegraph office, bidet office, travel agency, newspaper office.
- (11) The following miscellaneous uses:
 Art, charm, dancing, dramatics or musical schools, businesses or commercial school, artist studio, auction of art goods, rugs and the like, costume, dental laboratory, interior decorator, motor-boat-terrace, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
- (12) New or used automobiles, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operation of the lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit Use List).
- (13) Home appliance repair, hand laundry, job printing shop, locksmith, other repairing and grinding, radio, television and photographic repair, newpaper-printing-plant.
- (14) Archery (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, party-ride-and-pool-hall, scaling rink, swimming pool, drive-in-theater.
- (15) Armory, lodge hall, pawnshop, telephoto exchange, boddentail, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscape.
- (16) Tire and battery store (see Special Permit Use List), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thousand (4,000) square feet of floor space, offices or electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, used furniture and household-appliance-wholly-within-a-fully-enclosed-building.
- (17) Accessory uses and structures.
- The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-1.04 of the Code of Ordinances:
- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations limited to one within Parcel B.
 - (2) Truck loading facilities.
 - (3) Aircrafts, sailboats, motor vehicles, campers, caravans, horse trailers.
 - (4) New or used automobiles, boat, motorcycle, RV, truck or trailer display, sales and repairs.
 - (5) Auto laundry within an enclosed building.
 - (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.





Development Impact Analysis Report

December 8, 2020

Project Name: Seneca Car Wash
Address: 3441 West Hallandale Beach Blvd.
General Project Description: Business
Site Square Feet / Acreage: 51,493 SF / 1.18 Acres

The following information and analysis is intended to satisfy the requirements set forth in Article 5 of Chapter 13.5 of the Town of Pembroke Park, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure of each development.

Potable Water

Based on Section 13.5.51 of the Town of Pembroke Park, Florida Code of Ordinances

Car Wash:

Total (as provided by Owner)	2,800 GPD
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Sanitary Sewer

Based on Section 13.5.52 of the Town of Pembroke Park, Florida Code of Ordinances

Car Wash:

Total (as provided by Owner)	2,800 GPD
------------------------------	-----------

Local Streets

Based on Section 13.5.53 of the Town of Pembroke Park, Florida Code of Ordinances

See traffic study provided by owner. Trip generation calculated should not exceed LOS "D".

Arterial / Collector Roadways

Based on Section 13.5.53 of the Town of Pembroke Park, Florida Code of Ordinances

See traffic study provided by owner. Trip generation calculated should not exceed LOS "D".

Drainage

Based on Section 13.5.54 of the Town of Pembroke Park, Florida Code of Ordinances

To meet 1" in 25-year/24-hour storm event:

See drainage calculation report prepared by AM Civil Engineers & Planners

Solid Waste

Based on Section 13.5.55 of the Town of Pembroke Park, Florida Code of Ordinances

Storage Space:

Storage area (790 SF / 100) x2	158 lbs.
Total	158 lbs.

Office Space:

Office area (237 SF/ 100) x1	24 lbs.
Total	24 lbs.

Recreation

Based on Section 13.5.56 of the Town of Pembroke Park, Florida Code of Ordinances

Not applicable in non-residential projects.

Public School Facilities

Based on Section 13.5.57 of the Town of Pembroke Park, Florida Code of Ordinances

Not applicable in non-residential projects.

TABLE 1 Trip Generation Summary (Proposed Use) Seneca Car Wash								
Land Use	Size	Daily Trips	Weekday Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Car Wash (LUC 948)	3,770 sf	n/a	54	27	27	115	58	58
Gross Trips		n/a	54	27	27	115	58	58
Pass-by (25%)		n/a	-14	-7	-7	-29	-14	-14
External Trips		n/a	40	20	20	86	44	44

Source: ITE Trip Generation Manual (10th Edition)

2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

December 3, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 3, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

Danel Martinez
RamosMartinez Architects
655 W. Flagler St.

Dear Danel Martinez:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **December 3, 2020**
Broward County - Pembroke Park; SR 858; Sec. # 86200; MP: 1.85; Access Class - 5;
Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request: Use existing joint-use, right-in/left-in/right-out driveway and right-turn lane on the north side of SR 858, located approximately 520 feet west of Seneca Blvd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Seneca Car Wash – 3301 W. Hallandale Beach Blvd.**
Applicant/Property Owner: 3441 Hallandale, LLC; Parcel Size: 1.18 Acres
Development Size: 1 Tunnel Car Wash

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A recorded cross access agreement or easement with the adjacent property to the west shall be provided prior to the Permit approval.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2020.
12.03 15:21:
48 -05'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-12-03 & AMRC Meeting\2. Seneca Car Wash\Seneca Car Wash.docx

www.dot.state.fl.us

Page 1 of 1

INSTR # 107983744
OR BK 45467 Pages 1073 - 1077
RECORDED 06/30/08 11:11:08
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1043
#1, 5 Pages

This instrument prepared by, and
after recording, returned to:

Jorge E. Blanco, Esq.
1401 Ponce de Leon Blvd.
Suite 202
Coral Gables, Florida 33134

Parcel Id. No.: 11229-10-00100

Reserved for Cle

GRANT OF CROSS-ACCESS EASEMENT

THIS GRANT OF CROSS-ACCESS EASEMENT ("Easement") is made this 11th day
of June, 2008 by POST-NEWSWEEK STATIONS, FLORIDA, INC., doing business
as WPLG TV Channel 10, 3900 Biscayne Blvd., Miami, Florida, 33137, (hereinafter known as
"POST-NEWSWEEK")

WITNESSETH:

WHEREAS, POST-NEWSWEEK holds legal title to certain parcel of real property situated
in the City of Pembroke Park, Broward County, Florida, known as Tract "A" Weekly Plat
hereinafter called the "POST-NEWSWEEK Parcel" which abuts on the east side property line with
Parcel "B" Seneca Plat, as described on Exhibit "A," attached hereto and ;

WHEREAS, POST-NEWSWEEK'S property, is being developed in accordance with the
Approved Site Plan, and as part of FDOT application for Vehicular Access Connection (VAC), a
cross-access easement of ingress and egress in favor of Parcel "B" Seneca Plat, is required along
the east property line.

WHEREAS, POST-NEWSWEEK desires to grant a cross-access easement for ingress and
egress across and over the Tract A Weekly Plat as shown and described on Exhibit "A," such
casement area referred to as the "Post-Newsweek Tract A Weekly Plat Easement Area" or
"Easement Area" as described and shown on Exhibit "A";

WHEREAS, the POST-NEWSWEEK desire to set forth the terms and conditions upon which
the easement and undertakings shall be granted or made and to record such terms and conditions in
the land records of Broward County, Florida.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto, POST-
NEWSWEEK hereby covenants and agrees as follows:

1. **RECITALS:** The foregoing recitals are true and correct are hereby incorporated in their

6

entirety.

2. **GRANT OF EASEMENT.** POST-NEWSWEEK hereby declares, grants and agrees that the Property and any improvements hereafter located on or in the Property shall be subject to the following easement:

To Parcel B Seneca Plat, and the owner or owners thereof, as an easement appurtenant to the Parcel B Seneca Plat, a non-exclusive perpetual surface easement for pedestrian and vehicular ingress and egress over and across the Post-Newsweek Tract A Weekly Plat Easement Area as are paved and/or otherwise intended for such purposes, for the construction and installation of sidewalks and roadways across those portions of such property as are intended for pedestrian and vehicular ingress and egress, for the construction, installation, maintenance, repair and replacement of utilities and related facilities (water, sewer, electric, telephone, cable tv, etc, that may be located within the Easement Parcels, and for drainage. POST-NEWSWEEK reserves the right to use the Post-Newsweek Tract A Weekly Plat Easement Area for ingress and egress across and over the Post-Newsweek Tract A Weekly Plat and for other purposes not inconsistent with this easement.

3. **NON-EXCLUSIVE USE.** The Easement Area may be used by the owners of each of the Parcels and their respective invitees, licensees, agents, customers, tenants, and employees for the purpose of pedestrian and vehicular ingress and egress to, from and across the Parcels.

4. **FEES.** The Parties shall not be required to pay to each other any fee, compensation, or other consideration for use of the Easement Area.

5. **NO OBSTRUCTION.** POST-NEWSWEEK, shall at all times keep the Post-Newsweek Tract A Weekly Plat Easement Area free and clear of any and all obstructions and shall not allow any vehicles or equipment to park or stand thereon.

6. **MAINTENANCE.** Upon the request of the Owners, from time to time, of the Parcels, or to the extent that any property owner's association govern same, the association shall at all times, at its, or their sole cost and expense shall maintain any and all portions of Property burdened by the Easement granted herein, including any and all improvements which may be constructed thereon from time to time (i) keep the Easement Area clean, and free and clear of waste, rubbish and debris, (ii) maintain the Easement Area in a good state of repair, (iii) provide for directional markers or similar items, and (iv) resurface the Easement Area, as and when necessary, with an impervious surface suitable for motor vehicular ingress and egress, and in such a way so that same shall not unreasonably interfere with the easements herein granted .

7. **SUPERIOR ENCUMBRANCE.** POST-NEWSWEEK, covenants and agrees that the easements and restrictions established by this grant and all other terms and provisions hereof shall at all times be senior to any liens and encumbrances against the Easement Area or any portion thereof.

8. **UTILITY EASEMENTS.** In the event that utility lines are located under and/or within the Easement Area, the parties being serviced by such lines shall have the right of access and maintenance for such utilities, provided that at all times such repairs and /or maintenance are done

in a manner to minimize disruption to the use of the access roads and the provision of the utility services and provided that at all times the party performing such repairs and/or maintenance shall be responsible for the repair of any damage caused thereby to the access roads, Property common areas, and or to the provision of the utility services.

9. **ENFORCEMENT.** The provisions of this Grant of Easement may be enforced by all appropriate actions at law and in equity by the respective fee owners of the Property serviced and burdened by this Grant of Easement, provided, however that to the extent any property owners' association is established to govern same, but not all of the Property, then by such association in lieu of the fee owners of such portion.

10. **ATTORNEY'S FEES AND COSTS.** In the event either Party is required or elects to take legal action at law or in equity, to enforce against the other Party the performance of such other Party's obligations under this Grant of Easement the prevailing party shall have the right to an award of reasonable attorneys' fees, including any appeals, incurred by said Party in its successful prosecution or defense of that legal action.

11. **NON-INTERFERENCE.** It is the intention that the foregoing easement be located and utilized in such a way as not to interfere with the development of the POST-NEWSWEEK PROPERTY in accordance with the Approved Site Plan and said easements may be relocated within the property at the discretion of the owner of said parcel in accordance with the Approved site plan as may be amended from time to time with appropriate governmental approval, as required, to accomplish said development.

12. **BENEFIT.** The easement hereby granted and the covenants herein contained shall be easements and covenants appurtenant to and running with the land in perpetuity and shall inure to the benefit of, and be binding upon, the fee owners from time to time of the Property, and any property owner's association established to govern all or any portion of the Property, the parties hereto and their respective successors and assigns. Each property Owner may confer the benefits to which such owner is entitled hereunder to any of such owner's agents, employees, invitees, contractors, tenants or subtenants or any agents, or to any agents, employees, invitees and contractors of any such tenants or subtenants.

13. **EFFECTIVE DATE.** The provisions of this instrument shall become effective upon its recordation in the public records of Broward County, Florida.

14. **MODIFICATION.** The provisions of this instrument may not be amended, added to, derogated, deleted, modified, or changed from time to time except by recorded instrument executed by the then fee owners of the Properties burdened and serviced by the Grant of Easement with the approval of the Office of the County Attorney of Broward County, and FDOT, except any portion of the easement parcels owned at any time by Broward County, Florida, or other governmental entity, or dedicated to the public, provided however, that with respect to any portion of the Property for which property owners' or other similar association then exists other than an association governing the entire Property, the instrument of amendment or termination shall be executed by such association in lieu of the fee owners of such portions of the Property. Further, no modification or amendment shall be effective unless all existing mortgagees have approved same in writing.

15. **SEVERABILITY.** Invalidation of any one of the covenants, or portions thereof, contained herein shall in no way affect any of the remaining provisions, or portions thereof, which shall remain in full force and effect.

16. **CONSTRUCTION, JURISDICTION AND VENUE.** The Easement Declaration shall be governed by, and construed and enforced in accordance with the laws of the State of Florida. In construing this Grant of Easement, the singular shall be held to include the plural, the plural shall be held to include the singular and the use of any gender shall be held to include every other gender. The captions of the various paragraphs of this Grant of Easement are inserted for the purpose of convenient reference only and shall not affect the construction or interpretation to be given any of the provisions hereof or be deemed in any manner to define, limit, modify or prescribe the scope or intent of this Grant of Easement or any provision hereof. Jurisdiction and venue shall lie in the County Court in and for Broward County, Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first hereinabove written.

POST-NEWSWEEK STATIONS, FLORIDA, INC.:

By: [Signature] (SEAL)
Name: DAVE BOYLAN, Vice-President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I, the undersigned Notary Public of and for the State of Florida in the County of Miami-Dade do certify that DAVE BOYLAN, Vice President of POST-NEWSWEEK STATIONS FLORIDA, INC., whose name is signed to the attached instrument, has acknowledged the same before me, this 11 day of June, 2008, and is personally known to me or has provided FL DL # as proof of identification.

[Signature]
Notary Public, State of Florida

My Commission Expires:

2012

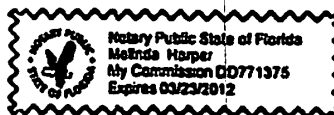


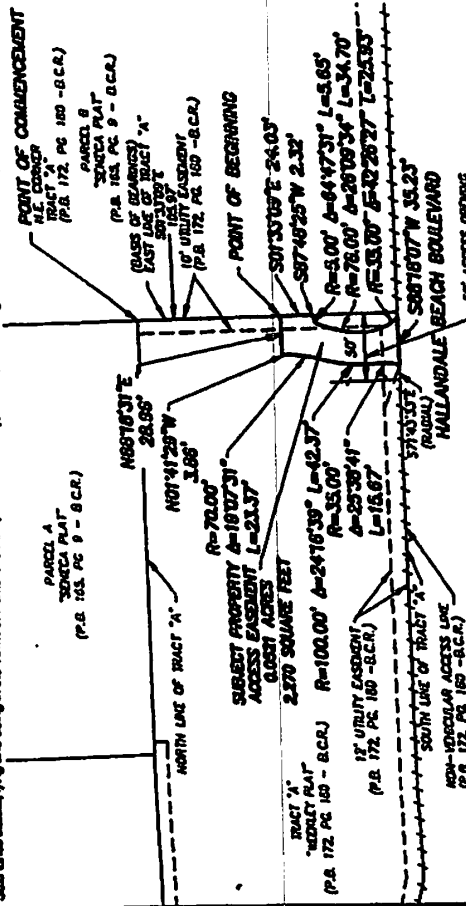
EXHIBIT "A"

DESCRIPTION - ACCESS EASEMENT

A portion of Tract "A", WEEDLEY PLAT, according to the Plat thereof, as recorded in Plat Book 172, Page 180 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of said Tract "A", thence along the East line of said Tract "A", South 1°30'00" East, 165.87 feet to the POINT OF BEGINNING, thence continue along said East line, South 1°30'00" East, 34.00 feet; thence South 67°47'23" West, 2.32 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the southeast, having a radius of 5.00 feet, a central angle of 84°47'31", an arc distance of 5.69 feet to a point of compound curvature; thence southerly along the arc of said curve being concave to the East, having a radius of 70.00 feet, a central angle of 25°09'34", an arc distance of 34.37 feet to a point of compound curvature; thence southerly along said curve being concave to the southeast, having a radius of 35.00 feet, a central angle of 47°28'27", an arc distance of 25.58 feet to a point on the South line of said Tract "A", thence along said line, South 87°19'07" West, 35.23 feet to a point on the arc of a non-tangent curve, (a radial line to said point bears South 77°43'33" East, thence southerly along the arc of said curve being concave to the West, having a radius of 35.00 feet, a central angle of 15.87 feet to a point of reverse curvature; thence northerly along the arc of said curve being concave to the southeast, having a radius of 100.00 feet, a central angle of 24°18'39", an arc distance of 42.37 feet to a point of reverse curvature; thence northerly along the arc of said curve being concave to the northeast, having a radius of 70.00 feet, a central angle of 18°07'31", an arc distance of 23.37 feet; thence tangent to said curve, North 1°41'25" West, 3.86 feet; thence North 65°18'31" East, 25.58 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida, containing 0.0821 acres 2,270 square feet, more or less.



DATE	REVISION	BY	CHK.

Sun-Tech Engineering, Inc.
 Engineering - Surveying - Planning
 Certified as a Professional Engineering Firm
 1600 West Oakland Park Boulevard Phone (954) 777-3113
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114

- SURVEYOR'S NOTES**
- Measurements shown hereon are expressed in feet and decimal parts thereof.
 - Sun-Tech Engineering, Inc. reserves the right to locate any and all information contained in the preparation of this Survey, including Sketch of Description for any other purposes.
 - This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Architects or Engineers to the State of Florida Department of Business and Professional Regulation, License No. LA 7019.
 - This drawing is not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper.
 - The certification contained herein is applicable to the preparation of this Survey, and is not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper.
 - Some features shown hereon may be shown "as of course" for the purpose of clarity. Written dimensions take precedence over scaled measurements.
 - Source of information used in the preparation of this Sketch and Description are as follows:
 A. Plat of SPANCA PLAT, recorded in Plat Book 155, Page 9 of the Public Records of Broward County, Florida.
 B. Plat of WEEDLEY PLAT, recorded in Plat Book 172, Page 180 of the Public Records of Broward County, Florida.
 C. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LA 7019.
 D. The purpose of this sketch is to depict the easement of the easement appurtenant to the easement, and is provided as an aid in the description. This sketch is not a survey. Close treatment with its intended purpose are prohibited.
 E. Bearings shown hereon are based on the record plat WEEDLEY PLAT, and are relative to the East line of Tract "A", bearing South 01°30'00" East.
 F. Tract "A", WEEDLEY PLAT is not shown in its entirety for the purpose of this Sketch of Description.

- ABBREVIATIONS**
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.C. PAGE
 - R. RADIUS
 - L. LENGTH
 - CENTRAL ANGLE
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - L.B. LICENSED BUSINESS

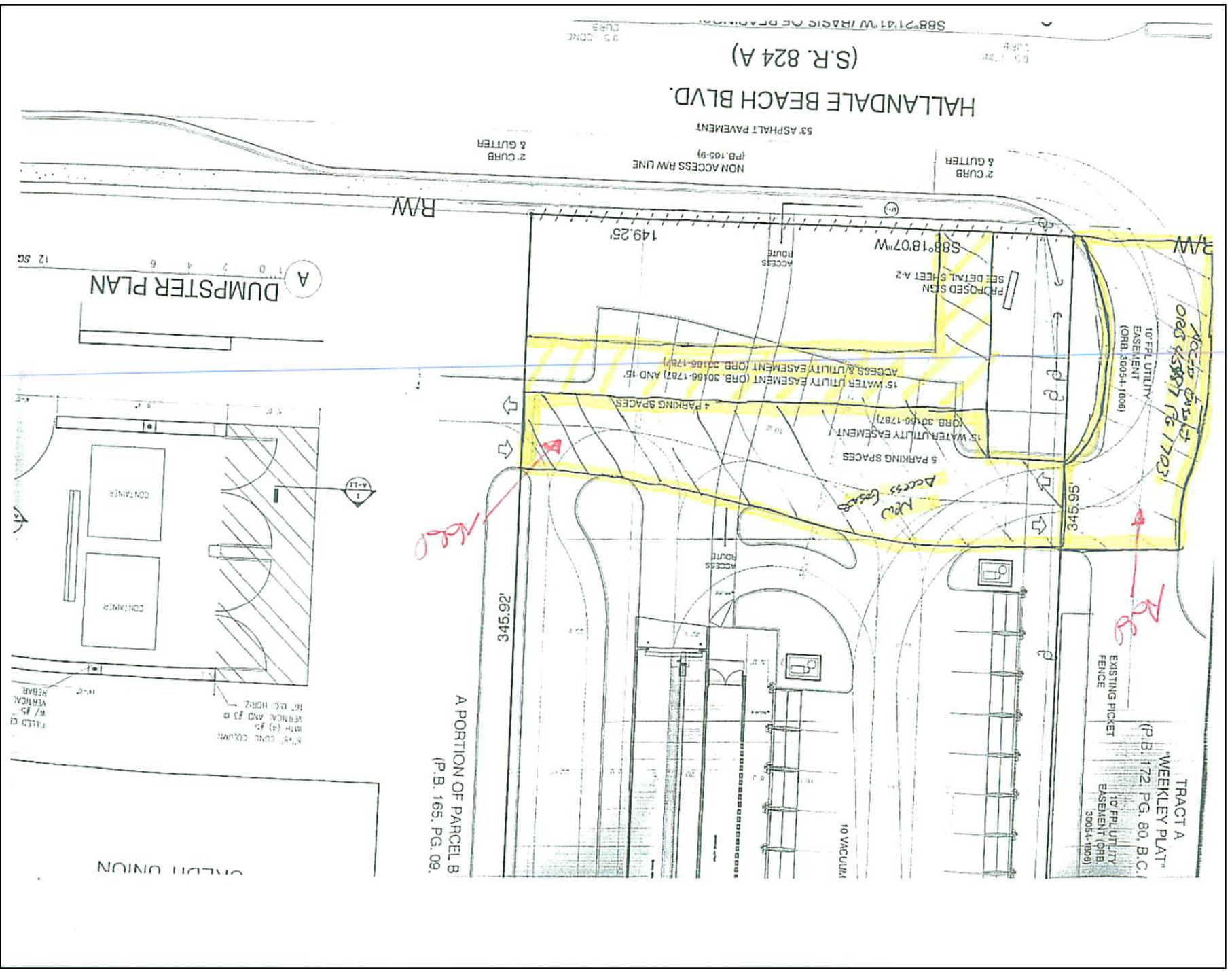
SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, CERTIFY that the hereto captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
 Date of Preparation: May 13, 2008

[Signature]
 Date: 5-13-2008

Charles E. Rinal, P.L.S.
 Professional Surveyor and Mapper
 Florida Registration No. 4708



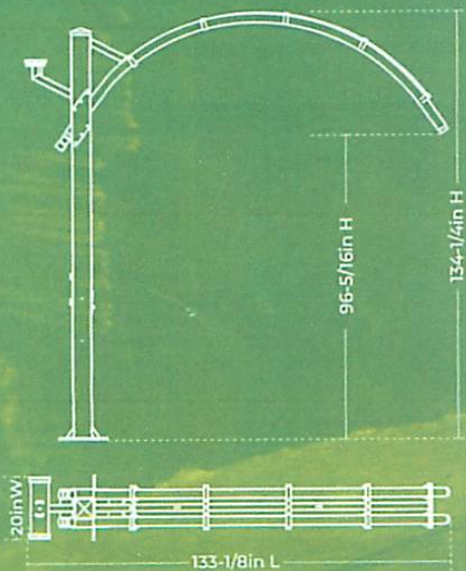
Vacuum Booms



Provide customers with an inviting free vacuum area that doesn't require a lot of staff, or effort, to keep ready to serve the next customer.

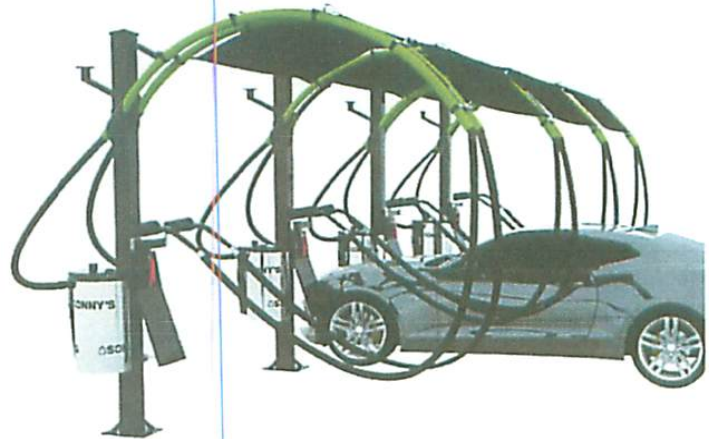
The boom style keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.

Double-Drop Boom



Single Drop Boom

Dimensions	114-1/2inL x 20inW x 132-7-8inH
Clearance	Height Clearance 95-5/16inH



Boom Styles



Custom Color Powder Coating Options
Contact a Sonny's Sales Representative for details

Join Sonny's
OneWash
and Save

MAXIMIZE CUSTOMER EXPERIENCE

VACUUMS



VAC2500 Boom
Material ID:
VACUUM_BOOM_2500



Double-Drop Boom
Material ID:
VACUUM_BOOM_DOUBLE



65° Powder Coated Boom
Material ID:
VACUUM_BOOM

Choose your Boom Style*

DESCRIPTION	PRICE
Single VAC Drop 2500 with Powder Coating	\$1,834.00
Vacuum Canopy Double Drop Boom with Powder Coating	\$3,130.00
Vacuum Canopy Boom with Powder Coating	\$2,310.00

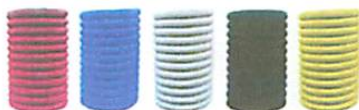
* No accessories included



Crevice Tool



Express Claw



Hose



Cuffs, Valves, Adapters

Boom Options Available

The post mounted holster provides an air tight connection, reducing energy consumption and eliminating unnecessary air draw. Requires 1 Box of 1-1/2in or 2in hose for every 3 booms. For complete size, color selection and pricing refer to the vacuum parts section.

DROP KITS	CREVICE TOOL	EXPRESS CLAW
Single Vacuum Drop Kit Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected. Vacuum hose not included	\$106.46	\$117.03
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected. Vacuum hose not included	\$291.72	\$304.29
1-1/2in Vacuum Hose (Box)	Requires 1 box of hose for every 3 booms. See Vacuum Parts section for colors and pricing	
2in Vacuum Hose (Box)		



Vacuum Post Foot Covers

- Fits all vacuum posts and booms
- Attractive polypropylene cover
- Improves site appearance and reduces trip hazards

ITEM NO.	DESCRIPTION	PRICE
10012466	Vacuum Post, Foot Cover set w/hdwr Black	\$54.05
10012467	Vacuum Post, Foot Cover set w/hdwr Red	\$55.11
10012468	Vacuum Post, Foot Cover set w/hdwr Blue	\$55.11

www.SonnysDirect.com | 1-800-327-8723

© 2020 SONNY'S Enterprises, LLC. All prices & availability subject to change without notice.

SONNY'S
The CarWash Factory

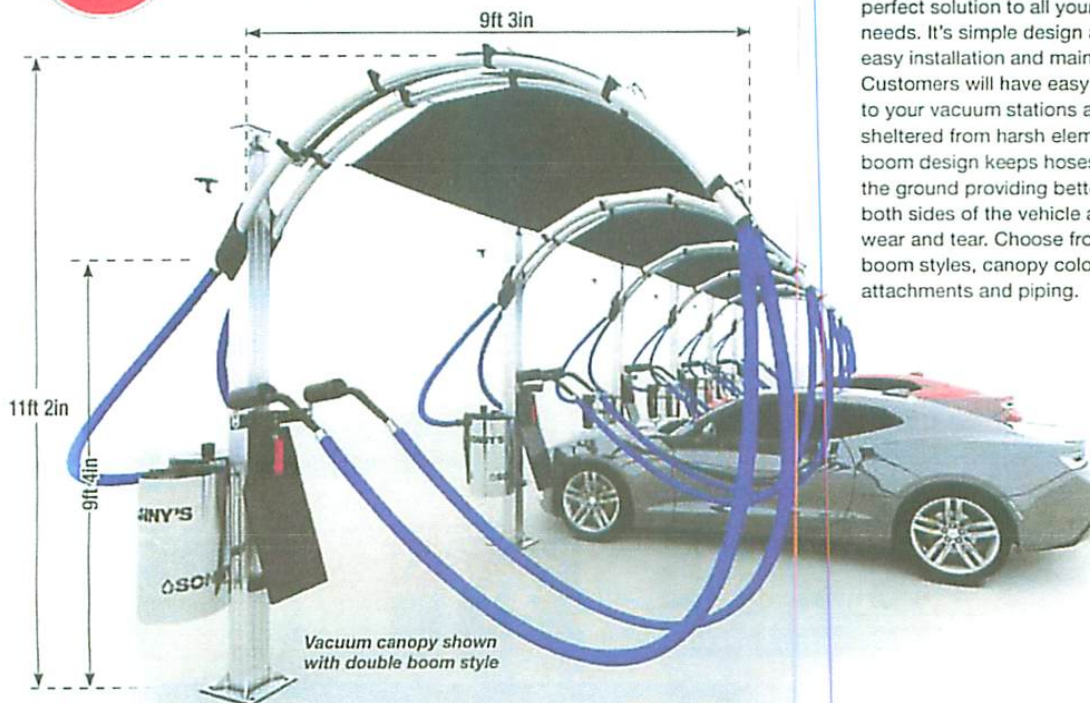


Vacuum Canopy Systems

SONNY'S Vacuum Canopy Systems

new

Longer boom reach makes it even easier to vacuum cargo areas.



Overview:

SONNY'S Vacuum Canopy is the perfect solution to all your vacuuming needs. It's simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements. The boom design keeps hoses securely off the ground providing better access to both sides of the vehicle and reducing wear and tear. Choose from different boom styles, canopy colors, drop kits, attachments and piping.



Vacuum booms with dual drops without canopies



Vacuum booms with dual drops with canopies

SONNY'S
The CarWash Factory

The Tunnel Experts™

Vacuum Canopy Systems

Select Your Style and Quantity of Booms



Description	Price ea.
Vacuum Canopy Double Drop Boom with Powder Coating	CALL
Vacuum Canopy Boom Stainless Steel	\$2,545.00
Vacuum Canopy Boom with Powder Coating	\$2,092.00

Material ID: VACUUM_BOOM



Select Your Vacuum Drop Kits



Description	Crevice Tool	Express Claw
Single Vacuum Drop Kit* Includes: (1) inlet valve (1) hose valve (1) cuff (1) swivel cuff (1) tool & holster selected	\$90.52	\$108.57
Dual Vacuum Drop Kit Includes: (1) double Y adapter (2) inlet valves (2) hose valves (2) cuffs (2) swivel cuffs (2) tools & holsters selected	\$310.36	\$346.46
1-1/2in Vacuum Hose (Box)	Requires 1 Box of hose for every 3 booms - See Page 151 for colors & pricing.	
2in Vacuum Hose (Box)		

*For Double Drop Boom, order (2) Single Vacuum Drop Kits

Select Your Attachments



For attachments details start on page 149

Select Your Canopy Color

*Call for pricing



new



Let there be light!

Linear LED design for uniform lighting

WDL Series

Item #	Description	Price
40011690	Tunnel & Bay Light, 4ft White	\$1,021.00
40011691	Tunnel & Bay Light, 6ft White	\$1,200.00

SONNY'S
The CarWash Factory

The Tunnel Experts™