REVISED AGENDA
WORKSHOP COMMISSION MEETING

6:00 PM - Wednesday, February 25, 2026
Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. PRESENTATIONS
6. REPORTS OF COMMITTEES AND TOWN STAFF
   - 6.1. Police Department Monthly Report - Chief DeCoursey — 8 - 16
     Agenda Item Report - AIR-26-098
   - 6.2. Report from the Fire Department - Chief Kane — 17 - 29
     Agenda Item Report - AIR-26-110
7. OLD BUSINESS
8. NEW BUSINESS
   - 8.1. Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen — 30 - 54
     ORDINANCE NO: 2026-008
     AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
     Agenda Item Report - AIR-26-103
   - 8.2. Consideration and Approval of Sign Ordinance Amending Chapter 21 titled "Signs and Advertisements" of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.- Sponsored by Town Planner Von der Meulen — 55 - 165
     ORDINANCE NO: 2026-009

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED "SIGNS AND ADVERTISING;" AMENDING ARTICLE II ENTITLED "SIGNS;" PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMEDNING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED "POLITICAL SIGNS"; AMENDING DIVISION 4 ENTITLED "VARIANCE"; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-105

8.3. Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen — 166 - 179

ORDINANCE NO: 2026-010

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-104

8.4. Consideration and Approval of Locally Funded Agreement with FDOT for Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Sponsored by Public Services Director Odoms — 180 - 195

RESOLUTION NO: 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF

A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-099

8.5. Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen 196 - 223

File No.: 25-P-01

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.

RESOLUTION NO: 2026-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-106

8.6. Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen 224 - 459

File No.: 25-PR-01

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center.

RESOLUTION NO: 2026-017

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-107

8.7. Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen — 460 - 481
File No.: 25-SP-02
Applicant: Home Depot USA Inc.
Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.
RESOLUTION NO: 2026-018
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-108

8.8. Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen — 482 - 505
File No.: 25-SV-04
Applicant: Home Depot USA Inc.
Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
Request: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs.
RESOLUTION NO: 2026-019
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-109

8.9. Consideration and Application for Enhanced Allocation for FY 2026 Rehabilitation — 506 - 512

& Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms

RESOLUTION NO: 2026-020

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-111

8.10. Consideration and approval of the Amended Town of Pembroke Park Purchasing Policy & Procedures Manual - Sponsored by Commissioner Mohammed and Procurement Administrator Woodbury 513 - 572

RESOLUTION NO.: 2026-021

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING THE AMENDED PURCHASING POLICY AND PROCEDURES MANUAL (2026) ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-113

8.11. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury 573 - 912

RESOLUTION NO: 2026-022

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-114

8.12. Approval of Minutes 913 - 942

January 14, 2026 - Regular Commission Meeting
February 3, 2026 - Workshop Commission Meeting
February 11, 2026 - Regular Commission Meeting

Agenda Item Report - AIR-26-100

9. DISCUSSION

9.1. Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed 943 - 964
Agenda Item Report - AIR-26-102

9.2. Discussion on Fiscal Impact Review Requirement - Sponsored by Commissioner Mohammed 965 - 969
Agenda Item Report - AIR-26-112

9.3. Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch 970 - 972
Agenda Item Report - AIR-26-115

9.4. Hire Updates - Sponsored by Commissioner Mohammed (ADDED) 973
Agenda Item Report - AIR-26-134

10. ATTORNEY COMMENTS

11. TOWN MANAGER COMMENTS

12. COMMISSIONER COMMENTS

12.1. Commissioner Mohammed
Acting Clerk Commissioner Morrissette
Clerk Commissioner Hodgkins
Vice Mayor Kashem
Mayor Jacobs

13. ANNOUNCEMENTS

13.1. Regular Commission Meeting, Wednesday, March 11, 2026 at 7:00 p.m.
Special Magistrate Hearing, Wednesday, March 18, 2026 at 9:00 a.m.
Workshop Commission Meeting, Wednesday March 25, 2026 at 6:00 p.m.

SPECIAL EVENTS

Food Giveaway, Saturday, February 28, 2026 at 9:00 a.m.
Food Giveaway, Saturday, March 21, 2026 at 9:00 a.m.
Eggstravaganza, Saturday, March 28, 2026 at 10:00 a.m.

14. ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED

FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Cynthia Garcia-Lima
Town Clerk

Agenda Item Report

Subject:	Police Department Monthly Report - Chief DeCoursey
Meeting Date:	WORKSHOP COMMISSION MEETING - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Daniel DeCoursey, Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Commission Report - February 2026
Calls for Service Monthly Report Feb. 2026
February Administrative Report 2026

Monthly Commission Report
January 21, 2026, to February 16, 2026

January 23, 2026

- **Case #PKPD26OFF001055**
  Incident: **Grand Larceny**
  Location: 3163 W. Hallandale Beach Blvd. - 23 Liquors

January 24, 2026

- **Case #22-2601-001106**
  Incident: **AOA – BSO West Park / missing juveniles**
- **Case #PKPD26OFF001108**
  Incident: **Wanted Person**
  Location: 3200 Block of W. Hallandale Beach Blvd.
- **Case #22-2601-001126**
  Incident: **Reckless Driving**
  Location: 2700 Block of SW 32 Avenue - Seneca
- **Case #PKPK26OFF001131**
  Incident: **AOA West Park/felony traffic stop**
- **Case #22-2601-001132**
  Incident: **AOA West Park/burglary in progress**
- **Case #22-2601-001138**
  Incident: **AOA Miramar PD / large fight**
  Location: 2640 N. State Rd. 7 – Dolce Lounge
- **Case #PKPD26OFF001139**
  Incident: **Burglary Auto**
  Location: 2921 SW 56 Avenue

January 25, 2026

- **Case #PKPD26OFF001175**
  Incident: **AOA – BSO West Park/shots fired**
  Location: 5775 W. Hallandale Beach Blvd. - The Playhouse Gentleman's Club

January 26, 2026

- **Case #PKPD26OFF001181**
  Incident: **Baker Act**

Location: 3520 SW 52 Avenue – Watkins ES

- **Case #PKPD26OFF01182**
  Incident: **Criminal Mischief**
  Location: 3215 SW 52 Avenue
- **Case #PKPD26OFF001183**
  Incident: **Search Warrant**
  Location: 2010 SW 31 Ave.

January 27, 2026

- **Case #PKPD26OFF001236**
  Incident: **Grand Theft**
  Location: 2010 SW 31 Ave. – Deco Group Miami, Inc.
- **Case #PKPD26OFF001263**
  Incident: **Information**
  Location: 4400 W. Hallandale Beach Blvd. - Smoke Shop

January 29, 2026

- **Case #PKPD26OFF001281**
  Incident: **Burglary Conveyance**
  Location: 3900 SW 52 Ave., #705
- **Case #PKPD26OFF01322**
  Incident: **Battery**
  Location: 3124 W. Hallandale Beach Blvd.

January 30, 2026

- **Case #PKPD26OFF001378**
  Incident: **Reckless Driving/Tag Not Assigned**
  Location: 2600 Block of SW 32 Ave. - Seneca
- **Case #PKPD25OFF001407**
  Incident: **Vehicle Fire**
  Location: 3996 Pembroke Rd. - RaceTrac

January 31, 2026

- **Case #PKPD26OFF000464**
  Incident: **Theft**
  Location: 4800 Block of Pembroke Rd.
- **Case #PKPD26OFF001424**
  Incident: **Battery**
  Location: 3174 Pembroke Rd.

February 01, 2026

- **Case #22-2602-001458**
  Incident: **AOA Hallandale Beach PD / Fingerprint Scanner**
- **Case #PKPD26OFF001514**
  Incident: **Burglary Conveyance/Grand Theft**
  Location: 4807 SW 41 Street

February 02, 2026

- **Case #PKPD26OFF01514**
  Incident: **Burglary to Vehicle**
  Location: 4720 SW 38 Street

- **Case #PKPD260FF01521**
  Incident: **Domestic Battery and Strangulation**
  Location: 5525 SW 41 Street, #322

February 03, 2026

- **Case #PKPD260FF001547**
  Incident: **Death Investigation**
  Location: 3150 W. Hallandale Beach Blvd. #38
- **Case #PKPD260FF001552**
  Incident: **Vehicle Burglaries**
  Location: 5100 SW 41 Street
- **Case #PKPD26OFF001571**
  Incident: **Trespassing After Warning**
  Location: 4200 W. Hallandale Beach Blvd. - Sweeny's Liquor Store

February 05, 2026

- **Case #PKPD26OFF001669**
  Incident: **Fleeing and Elude/Resting/Warrant Arrest**
  Location: 3996 Pembroke Road
- **Case #PKPD26OFF001673**
  Incident: **Violation of No Contact Ord**er
  Location: 3520 SW 52 Avenue
- **Case # PKPD26OFF001694**
  Incident: **Baker Act/ Use of Force**
  Location: 3200 Block & W. Hallandale Beach Blvd.

February 06, 2026

- **Case #PKPD260FF001721**
  Incident: **Burglary at Construction Site**
  Location: 5595 SW 41 Street
- **Case #PKPD26OFF001762**
  Incident: **Criminal Mischief**
  Location: 4200 W. Hallandale Beach Blvd. - Sweeny's Liquor

February 07, 2026

- **Case #PKPD26OFF001793**
  Incident: **AOA BSO West Park**

February 09, 2026

- **Case #22-2602-001857**
  Incident: **AOA BSO West Park**
- **Case #PKPD26OFF001858**
  Incident: **Battery/Mutual Combatants**
  Location: 5551 W. Hallandale Beach Blvd.
- **Case #PKPD26OFF001862**
  Incident: **Domestic Disturbance**
  Location: 3615 SW 52 Avenue, #101

February 10, 2026

- **Case #PKPD26OFF001935**
  Incident: **Commercial Burglary**

Location: 3080 Pembroke Rd. – Public Storage

February 13, 2026

- **Case #PKPD26OFF002067**
  Incident: **Petit Theft**
  Location: 3996 Pembroke Rd. - RaceTrac
- **Case #PKPD26OFF002071**
  Incident: **Battery**
  Location: 3520SW 52 Ave.
- **Case #PKPD26OFF002081**
  Incident: **Fraud**
  Location: 3175 SW 52 Ave.
- **Case #PKPD26OFF002091**
  Incident: **AOA BSO West Park / Shooting**
  Location: 4750 SW 21 Street
- **Case #PKPD26OFF002165**
  Incident: **Battery**
  Location: 5551 Pembroke Road

February 14, 2026

- **Case #PKPD26OFF002165**
  Incident: **Battery**
  Location: 5551 Pembroke Rd.

CALLS FOR SERVICE	
INCIDENT TYPE	
TRAFFIC INCIDENTS	
HIT & RUN - 3	**7**
HIT & RUN ON HIGHWAY - 3H	**0**
HIT & RUN WITH INJURIES - 3I	**0**
ACCIDENT - Minor - 04	**21**
ACCIDENT ROLLOVER/EXTRACTION - 4E	**0**
ACCIDENT WITH INJURIES - 4I	**7**
ACCIDENT WITH FIRE - 4VF	**0**
TOTAL TRAFFIC INCIDENTS	**35**
ALARM CALLS	
AUDIBLE/INTRUSION ALARM - 49A	**40**
HOLD UP ALARM - 49H	**3**
SILENT ALARM - 49S	**3**
TOTAL ALARM CALLS	**46**
BURGLARY	
Attempt - 21A	**4**
Commercial - 21C	**2**
Residential - 21R	**1**
Vehicle - 21V	**0**
TOTAL BURGLARIES	**7**
GENERAL INCIDENTS	
DRUNK DRIVER - 01	**0**
STOLEN VEHICLE - 10	**0**
OFFICER NEEDS ASSISTANCE	**0**
TRAFFIC STOP (10-50)	**89**
STOLEN VEHICLE RECOVERED (10R)	**0**
ABANDONED VEHICLE - 11	**0**
RECKLESS DRIVER - 12	**5**
SUSPICIOUS PERSON - 13P	**25**
SUSPICIOUS VEHICLE -13V	**27**
INFORMATION -14	**34**
SPECIAL DETAIL - 15	**0**
FELONY WARRANT - 18	**1**
MISDEMEANOR WARRANT -19	**0**
HAZ-MAT INCIDENT	**0**
MULTIFAMILY STRUCTURE FIRE (Greater than 5 Units)	**2**
OUTSIDE FIRE	**0**
OT- ANY FIRE NOT OTHERWISE CATEGORIZED - 25	**0**
RESIDENTIAL FIRE - 25RS	**0**
SMOKE INVESTIGATION - 25SI	**0**
TANK FIRE	**0**
TRAIN AND RAIL COLLISION/DERAILMENT	**0**

TRAIN AND RAIL FIRE	**0**
VEHICLE FIRE - 25VF	**1**
VEHICLE FIRE (Commercial - Tankers, Semi-Trucks)	**0**
LARCENY - 30	**11**
ASSAULT - 31	**6**
SHOOTING - 33	**0**
STABBING - 34	**0**
SEXUAL ASSAULT - 35	**0**
SEXUAL ASSAULT- Attempt - 35A	**0**
FIGHT - 36	**0**
FIGHT AT SCHOOL - 36S	**0**
DISTURBANCE JUVENILE - 37	**1**
37S	**0**
DOMESTIC DISTURBANCE - 38	**2**
DOMESTIC DISTURBANCE - VERBAL - 38V	**8**
VANDALISM - 40	**3**
ROBBERY - Armed - 41AR	**0**
ROBBERY - Home Invasion - 41HI	**0**
ROBBERY - Personal Business - 41SA	**1**
LEWD - LASCIVIOUS ACTS - 43	**0**
BOMB/CBRN THREAT - 46	**0**
MURDER (for close out) - 5	**0**
TRESPASSING - 51	**16**
TRESPASSING - School, Daycare Child Facility (51S)	**0**
FORGERY - COUNTERFEIT - 52	**0**
EMBEZZLEMENT - FRAUD - 53	**4**
EXPLOSION - 55	**0**
NARCOTICS - 57	**1**
ESCAPED PRISONER - 6	**0**
LARCENY - AUTO PARTS - 64	**0**
SHIPLIFTER - 65	**0**
MEDICAL - HEART ATTACK/ CARDIAC ARREST - 67HA	**0**
MEDICAL - INJURY - 67IJ	**0**
MEDICAL -TROUBLE BREATHING - 67TB	**0**
MEDICAL -UNKNOWN - 67UM	**0**
WEATHER/DISASTER - 68WD	**0**
ANIMAL SERVICE CALL - 69	**2**
DEAD PERSON - 7	**0**
ANIMAL ABUSE - 70AA	**1**
ANIMAL BITE - 70AB	**0**
PARKING COMPLAINTS - 73	**62**
ASSIST OTHER AGENCY - 76	**84**
CODE ENFORCEMENT - Water Restriction - 77WR	**0**

HARRASSMENT/STALKING/THREAT - 79	**2**
HARRASSMENT/STALKING/THREAT AT SCHOOL - 79S	**0**
MISSING PERSON- 8	**0**
SHOTS FIRED/WEAPONS COMPLAINT - 83	**0**
POSSIBLE WANTED PERSON/VEHICLE - 85	**0**
MISSING PERSON RECOVERED - 8R	**0**
STOLEN TAG - 9	**1**
911 HANG UP/ DROP OFF	**14**
STOLEN TAG ATTEMPT - 9A	**0**
STOLEN TAG RECOVERY - 9R	**0**
TOTAL GENERAL INCIDENTS	**403**
POLICE SERVICE CALLS - 68	
DISPOSITIONS:	
A - Written Report	**2**
B - No Written Report	**816**
C - Contact Made with Owner (Alarm)	**0**
E - Civil Assist	**0**
TOTAL POLICE SERVICE CALLS	**818**
ARRESTS	
FELONY	**4**
MISDEMEANOR	**2**
OTHER/CAPIAS	**0**
TOTAL ARRESTS	**6**
CITATIONS	**92**
WARNINGS	**14**
TOTAL CITATIONS	**106**
REPORTS	
FIBRS REPORTS	**57**
CRASH REPORTS	**34**
TOTAL REPORTS	**91**
Total Calls for Service :	**1512**

Town of Pembroke Park Police Department
3150 SW 52 Avenue, Pembroke Park, FL 33023
954-374-8639 Phone
www.tppfl.gov

February 2026 Administrative Report

This report provides an overview of the Pembroke Park Police Department's administrative activities, training initiatives, community engagement, and ongoing inter-agency collaborations for February 2026.

Community Outreach and Special Events
On February 13, 2026, Chief DeCoursey attended the Marjory Stoneman Douglas Remembrance Breakfast. This event honors the victims of the Marjory Stoneman Douglas High School tragedy and serves as an opportunity for community reflection and unity.

Training and Interagency Collaboration
From February 9th through February 20, 2026, Captain Prichard attended a Command Officers Development Course offered by the University of Louisville. This is a 400-hour course, in five two-week sessions. The course focuses on leadership development, organizational management, and strategic planning to enhance command-level effectiveness within the department.

February 17th through February 26, 2026, Axon provided onsite training sessions for department personnel on "Axon Standards." The training provided hands-on instruction to ensure proper utilization, compliance tracking, and administrative oversight within the platform. Axon Standards is a cloud-based system designed to help agencies create, update, distribute, and track compliance with departmental policies. This platform centralizes most of the agency's currently used forms. Axon Standards also integrates with other Axon products (such as body-worn cameras and digital evidence systems) to align agency policy with technology use and best practices. This is another tool that holds the agency accountable & moves us one step closer to accreditation.

Continued Rebranding Update
Two additional patrol vehicles have been rebranded, continuing the department's fleet standardization and updated vehicle appearance initiative.

Staffing
The department is currently in the process of hiring two police officers.

Conclusion
This concludes with the Pembroke Park Police Department's administrative summary for February 2026. The Department continues to uphold high professional standards, emphasize ongoing training and development, and strengthen its partnership with the community through active outreach and engagement efforts.

Agenda Item Report

Subject:	Report from the Fire Department - Chief Kane
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01_PK_JANUARY_2026

INCIDENTNUMBER	INCIDENTTYPEDESCRIPTION	BEATNAME
FPK26011200000070	MENTAL ILLNESS	27A
FPK26013100000170	COMMERCIAL STRUCTURE FIRE	27B
FPK26012000000112	ELECTRICAL UTILITY FIRE	27A
FPK26012100000117	ELECTRICAL UTILITY FIRE	27B
FPK26012600000142	ELECTRICAL UTILITY FIRE	27A
FPK26012800000155	ELEVATOR RESCUE	27A
FPK26010500000033	FIRE INVESTIGATION	27A
FPK26010700000043	GAS LEAK/GAS ODOR	27B
FPK26010900000053	GAS LEAK/GAS ODOR	27B
FPK26010800000049	VEHICLE FIRE	27Y2
FPK26010400000028	ASSAULT	27B
FPK26010200000011	ASSAULT	27Y1
FPK26012500000137	ASSAULT	27B
FPK26013100000174	ASSAULT	27A
FPK26012900000163	FIGHT	27B
FPK26013000000166	FIGHT	27A
FPK26012400000129	DOMESTIC DISTURBANCE	27A
FPK26012400000130	DOMESTIC DISTURBANCE	27A
FPK26010900000055	TRAFFIC ACCIDENT STANDBY	27A
FPK26011500000089	TRAFFIC ACCIDENT STANDBY	27B
FPK26012300000124	TRAFFIC ACCIDENT STANDBY	27B
FPK26010100000002	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010100000004	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010100000006	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26010600000038	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010600000040	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010900000051	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010900000056	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011200000071	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011400000081	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011500000095	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011400000082	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011500000094	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011900000108	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26011900000109	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26012000000116	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26011500000093	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012300000126	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012500000136	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26012800000154	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012900000162	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012900000161	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010800000047	FIRE ALARM - HIGH LIFE HAZARD	27A
FPK26010800000048	MEDICAL ALARM	27A
FPK26013100000173	FIRE ALARM - MULTI-FAMILY	27A
FPK26012900000160	ACCIDENT ROLLOVER OR EXTRICATION	27Y1
FPK26010300000015	ACCIDENT HIGHWAY	27Y1

FPK26011400000084	ACCIDENT HIGHWAY	27Y2
FPK26011400000083	ACCIDENT HIGHWAY	27Y1
FPK26011400000086	ACCIDENT HIGHWAY	27Y1
FPK26011600000098	ACCIDENT HIGHWAY	27Y2
FPK26011700000100	ACCIDENT HIGHWAY	27Y1
FPK26011700000101	ACCIDENT HIGHWAY	27Y1
FPK26011800000105	ACCIDENT HIGHWAY	27Y2
FPK26012000000111	ACCIDENT HIGHWAY	27Y1
FPK26012000000115	ACCIDENT HIGHWAY	27Y2
FPK26012200000119	ACCIDENT HIGHWAY	27Y1
FPK26012200000121	ACCIDENT HIGHWAY	27Y1
FPK26012500000139	ACCIDENT HIGHWAY	27Y1
FPK26012700000151	ACCIDENT HIGHWAY	27Y2
FPK26012800000156	ACCIDENT HIGHWAY	27Y2
FPK26012800000158	ACCIDENT HIGHWAY	27Y1
FPK26012800000159	ACCIDENT HIGHWAY	27Y2
FPK26013000000167	ACCIDENT HIGHWAY	27Y2
FPK26010200000013	ACCIDENT WITH INJURIES	27B
FPK26010300000026	ACCIDENT WITH INJURIES	27A
FPK26010400000029	ACCIDENT WITH INJURIES	27B
FPK26010200000010	ACCIDENT WITH INJURIES	27B
FPK26010700000041	ACCIDENT WITH INJURIES	27B
FPK26010600000036	ACCIDENT WITH INJURIES	27B
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FPK26011500000091	ACCIDENT WITH INJURIES	27B
FPK26012300000125	ACCIDENT WITH INJURIES	27B
FPK26011900000107	ACCIDENT WITH INJURIES	27B
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FPK26011300000079	ABDOMINAL PAIN	27B
FPK26012200000123	ABDOMINAL PAIN	27B
FPK26012500000135	ABDOMINAL PAIN	27A
FPK26010200000008	BACK PAIN	27A
FPK26010600000039	BACK PAIN	27B
FPK26010700000042	CHEST PAINS NON-TRAUMATIC	27A
FPK26010700000046	CHEST PAINS NON-TRAUMATIC	27A
FPK26011100000067	CHEST PAINS NON-TRAUMATIC	27A
FPK26012700000152	CHEST PAINS NON-TRAUMATIC	27A
FPK26013100000171	CHEST PAINS NON-TRAUMATIC	27A
FPK26011600000097	CHEST PAINS NON-TRAUMATIC	27A
FPK26012500000138	CHEST PAINS NON-TRAUMATIC	27B
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FPK26010400000027	FALL NO INJURY	27A

FPK26012600000143	FALL NO INJURY	27A
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FPK26010300000024	FALL INJURY	27B
FPK26010300000019	FALL INJURY	27A
FPK26010500000031	FALL INJURY	27A
FPK26011000000059	FALL INJURY	27B
FPK26011100000063	FALL INJURY	27A
FPK26011000000062	FALL INJURY	27A
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FPK26011600000099	FALL INJURY	27A
FPK26010100000003	FALL INJURY	27A
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FPK26012600000145	FALL INJURY	27B
FPK26012700000149	FALL INJURY	27B
FPK26013000000165	FALL INJURY	27A
FPK26010900000058	HEADACHE	27A
FPK26011300000078	HEADACHE	27A
FPK26012500000140	HEMORRHAGE OR LACERATION	27A
FPK26012700000150	HEMORRHAGE OR LACERATION	27B
FPK26011400000080	HEART PROBLEMS	27B
FPK26012700000148	HEART PROBLEMS	27B
FPK26010100000007	INJURY	27A
FPK26011100000066	INJURY	27A
FPK26011200000069	INJURY	27B
FPK26010500000030	OVERDOSE OR POISONING	27B
FPK26010100000005	UNCONSCIOUS OR FAINTING	27A
FPK26010200000012	UNCONSCIOUS OR FAINTING	27A
FPK26010100000001	UNCONSCIOUS OR FAINTING	27A
FPK26010600000037	UNCONSCIOUS OR FAINTING	27A
FPK26010800000050	UNCONSCIOUS OR FAINTING	27A
FPK26010900000054	UNCONSCIOUS OR FAINTING	27B
FPK26011100000068	UNCONSCIOUS OR FAINTING	27B
FPK26010900000057	UNCONSCIOUS OR FAINTING	27B
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FPK26011500000092	UNCONSCIOUS OR FAINTING	27A
FPK26011800000103	UNCONSCIOUS OR FAINTING	27B
FPK26012500000134	UNCONSCIOUS OR FAINTING	27B
FPK26012800000153	UNCONSCIOUS OR FAINTING	27A
FPK26012600000147	UNCONSCIOUS OR FAINTING	27A
FPK26012900000164	UNCONSCIOUS OR FAINTING	27A
FPK26010300000017	SICK PERSON	27A
FPK26010600000035	SICK PERSON	27A
FPK26010500000034	SICK PERSON	27B
FPK26011200000072	SICK PERSON	27B

FPK26011200000073	SICK PERSON	27B
FPK26011400000085	SICK PERSON	27B
FPK26011800000104	SICK PERSON	27A
FPK26011700000102	SICK PERSON	27B
FPK26013000000169	SICK PERSON	27A
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FPK26012800000157	SICK PERSON	27B
FPK26011300000075	STROKE	27A
FPK26010300000023	SEIZURE	27A
FPK26013100000176	SEIZURE	27B
FPK26010300000014	TROUBLE BREATHING	27A
FPK26010300000021	TROUBLE BREATHING	27B
FPK26010700000045	TROUBLE BREATHING	27B
FPK26010300000025	TROUBLE BREATHING	27A
FPK26011500000088	TROUBLE BREATHING	27A
FPK26011600000096	TROUBLE BREATHING	27B
FPK26011800000106	TROUBLE BREATHING	27A
FPK26012000000114	TROUBLE BREATHING	27A
FPK26012200000120	TROUBLE BREATHING	27A
FPK26012300000128	TROUBLE BREATHING	27B
FPK26012600000144	TROUBLE BREATHING	27A
FPK26013000000168	TROUBLE BREATHING	27B
FPK26011300000074	TROUBLE BREATHING	27A
FPK26010300000020	UNKNOWN MEDICAL	27B
FPK26012000000113	UNKNOWN MEDICAL	27B
FPK26010700000044	FIRE OR MEDICAL SERVICE CALL	27A
FPK26011900000110	FIRE OR MEDICAL SERVICE CALL	27B
FPK26012200000118	FIRE OR MEDICAL SERVICE CALL	27A

S25 STRUCTURE SIRE	9
S4 ACCIDENT	17
S4H ACCIDENT HIGHWAY	19
S49 ALARM	24
S67 SICK PERSON	104
S68 SERVICE CALL	3
TOTAL	176

INCIDENTDATE	FIRSTUNITDISPAT	FIRSTUNITARRIVE	ROUTECLOSEDTIME
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S25EH		E27
S25EH		E27
S25EV	THE PENINSULA	Q17
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S25GL		R7
S25GL		R27
S25VF	I95 NB HALLANDALE BE/	E27
S31IJ		R27
S31IJ	I95 SB HALLANDALE BEA	R27
S31IJ		R7
S31IJ		R27
S36IJ		R27
S36IJ		R227
S38IJ		R27
S38IJ		R27
S4	LAKE FOREST ELEMENTA	E27
S4		R90
S4	RACETRAC PK	
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S49CF		E27
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S49CF		
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S49HH		E27
S49M		R27
S49MF		E27
S4E	I95 SB EXIT 19 SO AT PE	R27
S4H	I95 SB HALLANDALE BEA	R27

S4H	I95 NB HALLANDALE BE/	Q7
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 NO AT HALLANDALE BCH BLVD	
S4H	I95 NB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 NO AT HA	R27
S4H	I95 NB HOLLYWOOD BL\	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB PEMBROKE RD S	R27
S4H	I95 NB EXIT 19 SO AT PE	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB HALLANDALE BE/	R27
S4H	I95 NB PEMBROKE RD O	R227
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S4I		R27
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S4I		R27
S4I	RR PEMBROKE RD CSX S	R227
S4I	HALLANDALE WB I95 W	R227
S4I	HALLANDALE EB I95 WC	R27
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S4I		R27
S4I	RACETRAC PK	R27
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S67AP	THE PENINSULA	R27
S67BP	THE PENINSULA	R27
S67BP		R27
S67CP	THE PLAZA AT PEMBROI	R27
S67CP		R227
S67CP	THE PENINSULA	R227
S67CP	THE PLAZA AT PEMBROI	R227
S67CP		R27
S67CP	THE PLAZA AT PEMBROI	R7
S67CP		R227
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S67CR		R227
S67F	THE PENINSULA	E27
S67F	THE PENINSULA	E27

S67F	THE PENINSULA	E27
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S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R227
S67FI		R27
S67FI	THE PLAZA AT PEMBROI	R27
S67FI	THE PENINSULA	R27
S67FI	HOLLY RIDGE APTS	R227
S67FI	THE PLAZA AT PEMBROI	R27
S67FI	THE PENINSULA	R27
S67FI	THE PLAZA AT PEMBROI	R7
S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R27
S67FI		R227
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S67FI	THE PENINSULA	R27
S67HE		R27
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S67HM		R27
S67HM		R27
S67HP		R27
S67HP	SCARLETTS CABARET	R27
S67IJ	THE PENINSULA	R27
S67IJ	HOLLY RIDGE APTS	R7
S67IJ	RACETRAC PK	R27
S67OD		R27
S67PO	THE PENINSULA	R227
S67PO		R227
S67PO	WILLS SPORTS BAR	R227
S67PO		R227
S67PO		R227
S67PO		R27
S67PO		R27
S67PO		R7
S67PO		R27
S67PO		R227
S67PO	RACETRAC PK	R27
S67PO	SCARLETTS CABARET	R27
S67PO	THE PENINSULA	R227
S67PO	THE PLAZA AT PEMBROI	R27
S67PO		R7
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S67SP	THE PLAZA AT PEMBROI	R27
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S67SP	THE PENINSULA	R227
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S67SP	THE PLAZA AT PEMBROI	R227
S67SP		R27
S67ST	THE PENINSULA	R227
S67SZ		R7
S67SZ	HOLIDAY ESTATES MHP	R27
S67TB	THE PENINSULA	R227
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S67TB	THE PENINSULA	R32
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S67TB		R27
S67TB	CROSSWINDS APTS	R227
S67TB		R227
S67TB		R227
S67TB	HOLIDAY MHP	R227
S67TB	THE PENINSULA	R7
S67UM		R27
S67UM	RACETRAC PK	R27
S68		E7
S68	SCARLETTS CABARET	E27
S68		E27

Agenda Item Report

Subject:	Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-008 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The proposed ordinance amends Chapter 3 of the Town's Code of Ordinances relating to alcoholic beverages. Key revisions include updated definitions to align with state law, modifications to extended hours licensing procedures, adjustments to proximity requirements for licensed establishments, and clarification of noise restrictions. The amendments aim to ensure consistency with Florida Statutes, provide flexibility for businesses, and maintain standards that protect public health, safety, and welfare. A detailed memorandum is attached for reference.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance No: 2026-008

2026-008 - Business Impact Statement for Alcohol Licensing - Workshop Commission Meeting - 02.25.2026
24-Z-04 Staff Report
Statute 561.20

ORDINANCE NO. 2026-008——

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b), Florida Constitution, Chapter 166 Florida Statutes (Municipal Home Rules Powers Act); grants municipalities the power to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Title XXXIV, Florida Statutes (Alcoholic Beverages and Tobacco); establishes licensing of operations engaging in the sale of alcoholic beverages in the State,

WHEREAS, the Town has adopted Chapter 3 (Alcoholic Beverages) regulating the sale and on-premises consumption of alcoholic beverages within the Town,

WHEREAS, the Town Commission seeks to amend certain provisions of the Town's alcoholic beverages chapter to conform with state regulations, adopt state definitions, align Chapter provisions with the intention of the MXE district, and further define separation requirements; and

WHEREAS, the amendments included herein clarify the Town's current code and otherwise provide additional flexibility for applicable businesses, and ;

WHEREAS, the general purpose and intent of this ordinance is to provide proper regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper administration of its government; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

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

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 3 entitled "ALCOHOLIC BEVERAGES" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

Sec. 3-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverages means distilled spirits and all beverages containing ~~more than~~ one-half of one (1) percent or more of alcohol by ~~weight~~ volume. The percentage of alcohol by volume shall be determined by measuring the volume of the standard ethyl alcohol in the beverage and comparing it with the volume of the remainder of the ingredients as though said remainder ingredients were distilled water.

Beer ~~means~~ shall have the same meaning as "beer" and "malt beverage" as provided in Section 563.01, F.S., as amended. ~~all malt beverages containing more than one (1) percent of alcohol by weight and not over fourteen (14) percent by weight.~~ ~~alcohol by volume~~.

Condo Bar means any condominium accommodation of which no fewer than 100 condominium units are wholly rentable to transients and which is licensed Chapter 509, Florida Statutes.

Consumption off the premises means selling of beers, wines, or alcoholic beverages of every kind

in the original unbroken containers to be taken by the purchaser off the premises where sold before being consumed.

Consumption on the premises means consumption of beer, wine or alcoholic beverages of any kind upon the premises where purchased, or the right to sell by the drink or bottle such beverages for consumption where purchased.

Convenience store means any place of business that is primarily engaged in the retail sale of groceries, or both groceries and gasoline, that is open for business at any time between the hours of 11 p.m. and 5 a.m., and that is licensed by the Division of Alcoholic Beverages and Tobacco.

Grocery store means any place of business that is primarily engaged in the retail sale of groceries such as vegetables, dairy, bakery, and other non-alcoholic retail products and is in excess of 5,000 square feet of floor space.

Hotel Bar means any hotel, motel, or motor court of not fewer than 100 guest rooms, or historic hotel or motel with fewer than 100 guest rooms, which derives at least 60 percent of its gross revenue from the rental of hotel or motel rooms and the sale of food and non-alcoholic beverages, and which is licensed as a public lodging establishment by the Division of Hotels and Restaurants.

Intoxicating beverages means ~~all liquors, wines and beers~~ only those alcoholic beverages containing more than ~~three and two-tenths (3.2)~~ four and seventh thousandths (4.007) of a percent of alcohol by ~~weight~~ volume.

Liquor means ~~and includes any kind and all distilled or rectified spirits, brandy, whiskey, rum, gin, cordials or similar distilled alcoholic beverages, including all dilutions and mixtures of one (1) or more of the foregoing.~~ that substance known as ethyl alcohol, ethanol, or spirits of wine in any form, including all dilutions and mixtures thereof from whatever source or by whatever

process produced.

Package store means vendors licensed to sell all alcoholic beverages, but in sealed containers only, and for consumption off the premises. The sealed package must not be broken, and the contents must not be consumed in or on the premises~~, under a package store license~~.

Restaurant, means a bona fide food service establishment that has a minimum of 2,000 square feet of service area, is equipped to serve meals to 120 persons at one time, has at least 120 physical seats available for patrons to use during operating hours, holds itself out as a restaurant, and derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages during the first 120-day operating period and the first 12-month operating period thereafter. The sale of beers, wines and liquor shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.

Vendor means all persons selling or keeping with the intention to sell, or dealing in, the beverages defined in this section. This does not include grocery or drug stores in excess of 5,000 square feet of floor space.

Wine means ~~the product of the normal alcoholic fermentation of the juice of fresh, sound, ripe fruit, with the usual cellar treatment and necessary additions to correct defects due to climatic saccharine and seasonal conditions, including champagne, sparkling and fortified wine of an alcoholic content not to exceed twenty-four (24) percent by volume. No other product shall be called "wine" unless designated by appropriate prefixes descriptive of the fruit or other product from which the same was predominantly produced or as artificial or imitation wine.~~ all beverages made from fresh fruits, berries, or grapes, either by natural fermentation or by natural fermentation with brandy added, in the manner required by the laws and regulations of the

United States, and includes all sparkling wines, champagnes, combination of the aforesaid beverages, sake, vermouths, and like products. Sugar, flavors, and coloring materials may be added to wine to make it conform to the consumer's taste, except that the ultimate flavor or the color of the product may not be altered to imitate a beverage other than wine or to change the character of the wine.

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Sec. 3-2.5. Extended hours license.

(a) Any vendor of alcoholic beverages operating as a restaurant ~~or restaurant bar~~ in the Town which is duly and regularly licensed by the State to prepare, sell and serve full course meals to the public and such vendor of alcoholic beverages is duly and regularly licensed by the State and the Town to sell and dispense alcoholic beverages, wine, or beer therein, may apply for an extended hours license for the sale of alcoholic beverages, wine, or beer between the hours of midnight and 6:00 a.m. The applicant for extended hours license shall complete an application form prepared by the Town and pay a nonrefundable application fee in the amount of one thousand five hundred dollars ($1,500.00) to defray the Town's cost of processing the application in addition to the license fee. No application shall be accepted by the Town unless the application form is fully completed and accompanied by the application fee.

The application shall be processed by the Town Staff and placed on the Planning and Zoning Board agenda for a public hearing and applicant shall be notified of the date and time of such public hearing. Following the public hearing, the Planning and Zoning Board shall make a recommendation to the Town Commission that they grant the license, deny the license, or grant the license subject to specific conditions. Upon such recommendation by the Planning and

Zoning Board, the application shall be placed on the Town Commission agenda for a public hearing, and the applicant shall be notified of the date and time of the Town Commission public hearing on such application. The Town Commission, after the public hearing may grant the license, deny the license or grant the license subject to specific conditions.

~~(b) For the purposes of this section, a restaurant bar means a bar operated in connection with a restaurant and by the same owner or management, and in a business zone area, which restaurant has all necessary equipment and supplies for and serves full course meals regularly and having accommodations at all times for the service of seventy-five (75) or more patrons and occupying more than two thousand (2,000) square feet of space inside a permanent building. The sale of beers, wines and liquor shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.~~

~~For the purposes of this section, a restaurant is defined as any food establishment where the principal business is to prepare, sell, and regularly serve full course meals to the public; where the establishment has adequate and sanitary kitchen and dining room equipment; and where the sale of alcoholic beverages shall be strictly incidental to the serving of food. The sale of any alcoholic beverages shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.~~

(c) The specific criteria for the Planning and Zoning Board's evaluation of an application and for the Town Commission's determination in making a decision on the application may include, without being limited to, the following:

(1) The amount of off-street parking in relation to the demands created by the extra hours of operation, especially with regard to the adverse impact on adjacent residential areas of any illegal or hazardous parking.

(2) The amount and degree of law enforcement activities generated by the operation of any restaurant ~~or restaurant bar~~, both outside and inside the particular location, with particular emphasis on vandalism, noise, vehicular use by patrons and illegal activity of any kind of employees, patrons or others associated with the establishments.

(3) The adverse effects, if any, that the extended hours of operation will have on neighboring properties, especially with respect to the effects of noise, parking and glare from headlights or exterior lighting on nearby residential properties.

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Sec. 3-4. Proximity of licensed business.

No extended hour license ~~shall be issued~~ to sell any alcoholic or intoxicating beverages, except beer and wine, for consumption on or off the premises under provisions of this chapter shall be issued or renewed for ~~in~~ any place of business located within: ~~five hundred (500) feet by following the shortest route by pedestrian travel, measured from main entrance to main entrance of the place of business, in which there is already a retail vendor's license to sell such alcoholic or intoxicating beverages for consumption on or off the premises; nor shall such license be issued during the period in which the existing license is renewable at such location; provided, however, that the owner by vested right of a license to do business within the prohibited area may transfer the license to another location within the same prohibited area.~~

Proximity of Licensed Business	
Existing Use	**Minimum Separation***
Licensed Alcoholic Beverage Establishment	500 feet
Sexually Oriented Business	

Place of Worship	300 feet
School	
Child Care Facility	
*Separation is measured from the main entrance to main entrance of the establishments by the shortest route of ordinary pedestrian travel.	

Whenever a license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by law, the establishment of such church or school shall not be cause for the revocation of the license or prevent the subsequent renewal of same.

~~**Sec. 3-5. Proximity of licensed businesses to churches, schools.**~~

~~No license shall be issued under the provisions of this chapter to any person at any location within three hundred (300) feet from any established church or school, measured by following the shortest distance by pedestrian travel from main entrance to main entrance, except that in case of a school to the nearest point of the school grounds used as part of the school facilities. Whenever a license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by law, the establishment of such church or school shall not be cause for the revocation of the license or prevent the subsequent renewal of same.~~

Sec. 3-5 . Exceptions to Minimum Separation Requirement.

Vendors issued a licensed to sell alcoholic beverages by the Division of Alcoholic Beverages and Tobacco under applicable state law shall not be subject to the minimum separation requirements for after-hours licenses, as set forth in Sec. 3-4 as set forth below:

Exceptions to Minimum Separation Requirements		
Use & Criteria	**Licensed Alcoholic**	**Place of Worship,**

	Beverage Establishment and Sexually Oriented Business	**School, and Child Care Facility**
Vendors exempt by Section 561.20, F.S.	Exempt	Exempt
An establishment limited by its state beverage license for the distribution of alcoholic beverages to vendors and other distributors	Exempt	Exempt
Grocery or convenience store not exceeding 20% of the total display area for alcoholic products	Exempt	Exempt
A bowling alley that contains more than twelve (12) bowling lanes	Exempt	Exempt
A motion picture theater that contains more than 100 seats	Exempt	Exempt
A restaurant as defined by this Article	Exempt	Exempt
A condo bar or hotel bar	Exempt	Exempt
A lodge, benevolent club, or athletic club which limits on-premise consumption of alcoholic beverages to only lodge or club members	Exempt	Exempt
A use located on city owned property	Exempt	Exempt
Any licensed operation within the MXE district	Exempt	Exempt

Sec. 3-6. Noise restriction in establishments.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. Vendors within the MXE district are exempt from these noise restrictions, but remain subject to all other sections of

this code.

Section 3: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4: All Ordinances or 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 5: If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6: This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
GEOFFREY JACOBS
Mayor Commissioner

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Interim Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: February 25, 2026	Agenda Item No. 8.1

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

The ordinance updates definitions to align with Florida law, revises extended-hours licensing (midnight–6:00 a.m.), clarifies proximity/separation requirements, and refines noise restrictions with targeted exemptions (including the MXE district). The changes are intended to improve regulatory clarity, harmonize Town code with state frameworks, and offer measured flexibility to qualified businesses while preserving public welfare.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

There are no direct compliance costs for businesses, as the ordinance does not impose new requirements, operational changes, or mandates.

b. New Charges/Fees on Businesses Impacted:
Not applicable. The ordinance does not impose any new charges, fees, or taxes on businesses.

c. Estimate of Regulatory Costs:

There are no new regulatory costs associated with this ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted: Businesses operating under alcohol licenses may be affected by updated definitions and extended-hours provisions. Additionally, businesses in different election districts could experience changes in commissioner representation.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop Meeting

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-Z-04 / Alcoholic Beverage Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

Amend various provisions of Chapter 3 titled "Alcoholic Beverages" of the Pembroke Park Code of Ordinances to comply with new State regulation, align Chapter provisions with the intention of the MXE district, and further define separation requirements between certain establishments.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this code amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-04 / Alcoholic Beverage Amendment

BACKGROUND

The Town Commission adopted Ordinance 1-62-1 on January 3rd, 1962, which established basic alcoholic beverage regulations for operations licensed by the State within the Town. On August 29th, 1962, the Town Commission adopted Ordinance 8-62-1 which contained a large portion of the currently existing provisions in Chapter 3. Subsequent amendments were made to the chapter, including:

- September 14th, 1977 – Ordinance 77-9-2 amended hours of operation and added sale prohibitions
- May 8th, 1996 – Ordinance 96-5-1 tied hours of operation to delivery and on-premises consumption
- April 8th, 1998 – Ordinance 98-4-1 created the extended hours license provision
- June 11th, 2014 – Ordinance 14-06-01 updated fees and administrative/procedure clarifications
- June 10th, 2020 – Ordinance 2020-003 updated fees

STUDY

Planning staff conducted a review of existing licensee locations and other municipal regulations on alcohol operations. The Town currently contains forty-three (43) alcohol operations with a State license, most located along Hallandale Beach Boulevard or within the M-1 zoning district.

Most of Chapter 3 has remained relatively the same when compared to the Ordinance adopted in 1962. The State Legislature, however, has slowly adopted newer definitions, regulations, and exemptions to their Alcohol Licensing laws. Multiple municipalities in the South Florida have already adopted new regulations that either exempt State-preempted uses, businesses that do not solely rely on alcohol sales to operate, or specific districts. Municipalities studied by staff include Pompano Beach, Palm Beach County, and Miami Beach. Furthermore, the recent establishment of the MXE district, which is focused on creating an entertainment-like atmosphere, relies on the attraction, retention, and success of businesses that may need an alcohol license to operate.

Planning staff have determined that it is in the best interest of the Town to update Chapter 3 to better align with State law and maintain compatibility and competitiveness with neighboring municipalities. Staff has also determined that the success of the MXE district, as envisioned by the Town, necessitates an exemption from distance requirements due to the district's small coverage.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Sec. 3-1	Amended existing and added new definitions to align with those of the State	Addition & Modification
Sec. 3-2.5	Moved definitions to Sec. 3-1	Modification
Sec. 3-4	Updated the minimum separation as follows: • 500 feet between an alcohol licensed business and another alcohol licensed business or sexually oriented business • 300 feet between an alcohol licensed business and a place of worship, school, or child care facility • Non-revocation clause	Modification
Sec. 3-5	Removal of existing section, as its regulation was moved to Sec. 3-4. New section list state and town exempted uses from the distance separation of Sec 3-4, including: • Grocery or Convenience Stores • Alcohol distributors • Bowling Alley • Movie theater • Restaurant (49% or less of sales are alcoholic beverages) • Condo Bar (time-share) or Hotel Bar • Lodge, benevolent club, or athletic club • City uses • Licensed operation in MXE	Repeal and Replacement
Sec. 3-6	Exempts MXE vendors from noise reduction regulation	Addition

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendments are consistent with the goals, objectives, and policies of the comprehensive plan. Specifically, the amendment aligns with the following:

GOAL I
Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2
The Town shall periodically review its current Land Development Regulations to:
(2) Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum:
(b) Regulates the use of land and water by adopting land development regulations consistent with this Comprehensive Plan and ensures the compatibility of adjacent land uses, protecting adjacent residential areas and mobile home parks, providing for open space and placing industrial uses along major arterial highways

POLICY #1.2.1.1
The Town shall periodically review, study, update as deemed necessary, enforce its land development regulations, including building permit and other site improvement reviews, to ensure land use compatibility between all residential and non-residential (commercial / industrial) land uses. This may include mandatory separations of certain land uses, limitations on the hours of operation, limitations on the intensity of operations, and other site specific limitations.

ATTACHMENTS
Exhibit A - Proposed Ordinance

The 2025 Florida Statutes

561.20 Limitation upon number of licenses issued.—

(1) No license under s. 565.02(1)(a)-(f), inclusive, shall be issued so that the number of such licenses within the limits of the territory of any county exceeds one such license to each 7,500 residents within such county. Regardless of the number of quota licenses issued prior to October 1, 2000, on and after that date, a new license under s. 565.02(1)(a)-(f), inclusive, shall be issued for each population increase of 7,500 residents above the number of residents who resided in the county according to the April 1, 1999, Florida Estimate of Population as published by the Bureau of Economic and Business Research at the University of Florida, and thereafter, based on the last regular population estimate prepared pursuant to s. 186.901, for such county. Such population estimates shall be the basis for annual license issuance regardless of any local acts to the contrary. However, such limitation shall not prohibit the issuance of at least three licenses in any county that may approve the sale of intoxicating liquors in such county.

(2)(a) The limitation of the number of licenses as provided in this section does not prohibit the issuance of a special license to:

1. Any bona fide hotel, motel, or motor court of not fewer than 80 guest rooms in any county having a population of less than 50,000 residents, and of not fewer than 100 guest rooms in any county having a population of 50,000 residents or greater; or any bona fide hotel or motel located in a historic structure, as defined in s. 561.01(20), with fewer than 100 guest rooms which derives at least 51 percent of its gross revenue from the rental of hotel or motel rooms, which is licensed as a public lodging establishment by the Division of Hotels and Restaurants; provided, however, that a bona fide hotel or motel with no fewer than 10 and no more than 25 guest rooms which is a historic structure, as defined in s. 561.01(20), in a municipality that on the effective date of this act has a population, according to the University of Florida's Bureau of Economic and Business Research Estimates of Population for 1998, of no fewer than 25,000 and no more than 35,000 residents and that is within a constitutionally chartered county may be issued a special license. This special license shall allow the sale and consumption of alcoholic beverages only on the licensed premises of the hotel or motel. In addition, the hotel or motel must derive at least 60 percent of its gross revenue from the rental of hotel or motel rooms and the sale of food and nonalcoholic beverages; provided that this subparagraph shall supersede local laws requiring a greater number of hotel rooms;

2. Any condominium accommodation of which no fewer than 100 condominium units are wholly rentable to transients and which is licensed under chapter 509, except that the license shall be issued only to the person or corporation that operates the hotel or motel operation and not to the association of condominium owners;

3. Any condominium accommodation of which no fewer than 50 condominium units are wholly rentable to transients, which is licensed under chapter 509, and which is located in any county having home rule under s. 10 or s. 11, Art. VIII of the State Constitution of 1885, as amended, and incorporated by reference in s. 6(e), Art. VIII of the State Constitution, except that the license shall be issued only to the person or corporation that operates the hotel or motel operation and not to the association of condominium owners;

4. A bona fide food service establishment that has a minimum of 2,000 square feet of service area, is equipped to serve meals to 120 persons at one time, has at least 120 physical seats available for patrons to use during operating hours, holds itself out as a restaurant, and derives at least 51 percent of its gross food and beverage

revenue from the sale of food and nonalcoholic beverages during the first 120-day operating period and the first 12-month operating period thereafter. Subsequent audit timeframes must be based upon the audit percentage established by the most recent audit and conducted on a staggered scale as follows: level 1, 51 percent to 60 percent, every year; level 2, 61 percent to 75 percent, every 2 years; level 3, 76 percent to 90 percent, every 3 years; and level 4, 91 percent to 100 percent, every 4 years. A licensee under this subparagraph may sell or deliver alcoholic beverages in a sealed container for off-premises consumption if the sale or delivery is accompanied by the sale of food within the same order. Such authorized sale or delivery includes wine-based and liquor-based beverages prepared by the licensee or its employee and packaged in a container sealed by the licensee or its employee. This subparagraph may not be construed to authorize public food service establishments licensed under this subparagraph to sell a bottle of distilled spirits sealed by a manufacturer. Any sale or delivery of malt beverages must comply with the container size, labeling, and filling requirements imposed under s. 563.06. Any delivery of an alcoholic beverage under this subparagraph must comply with s. 561.57. An alcoholic beverage drink prepared by the vendor and sold or delivered for consumption off the premises must be placed in a container securely sealed by the licensee or its employees with an unbroken seal that prevents the beverage from being immediately consumed before removal from the premises. Such alcoholic beverage also must be placed in a bag or other container that is secured in such a manner that it is visibly apparent if the container has been subsequently opened or tampered with, and a dated receipt for the alcoholic beverage and food must be provided by the licensee and attached to the bag or container. If transported in a motor vehicle, an alcoholic beverage that is not in a container sealed by the manufacturer must be placed in a locked compartment, a locked trunk, or the area behind the last upright seat of a motor vehicle. It is a violation of the prohibition in s. 562.11 to allow any person under the age of 21 to deliver alcoholic beverages on behalf of a vendor. The vendor or the agent or employee of the vendor must verify the age of the person making the delivery of the alcoholic beverage before allowing any person to take possession of an alcoholic beverage for the purpose of making a delivery on behalf of a vendor under this section. A food service establishment granted a special license on or after January 1, 1958, pursuant to general or special law may not operate as a package store and may not sell intoxicating beverages under such license after the hours of serving or consumption of food have elapsed. Failure by a licensee to meet the required percentage of food and nonalcoholic beverage gross revenues during the covered operating period shall result in revocation of the license or denial of the pending license application. A licensee whose license is revoked or an applicant whose pending application is denied, or any person required to qualify on the special license application, is ineligible to have any interest in a subsequent application for such a license for a period of 120 days after the date of the final denial or revocation;

5. Any caterer, deriving at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages at each catered event, licensed by the Division of Hotels and Restaurants under chapter 509. This subparagraph does not apply to a culinary education program, as defined in s. 381.0072(2), which is licensed as a public food service establishment by the Division of Hotels and Restaurants and provides catering services. Notwithstanding any law to the contrary, a licensee under this subparagraph shall sell or serve alcoholic beverages only for consumption on the premises of a catered event at which the licensee is also providing prepared food, and shall prominently display its license at any catered event at which the caterer is selling or serving alcoholic beverages. A licensee under this subparagraph shall purchase all alcoholic beverages it sells or serves at a catered event from a vendor licensed under s. 563.02(1), s. 564.02(1), or licensed under s. 565.02(1) subject to the limitation imposed in subsection (1), as appropriate. A licensee under this subparagraph may not store any alcoholic beverages to be sold or served at a catered event. Any alcoholic beverages purchased by a licensee under this subparagraph for a catered event that are not used at that event must remain with the customer; provided that if the vendor accepts unopened alcoholic beverages, the licensee may return such alcoholic beverages to the vendor for a credit or reimbursement. Regardless of the county or counties in which the licensee operates, a licensee under this subparagraph shall pay the annual state license tax set forth in s. 565.02(1)(b). A licensee under this subparagraph must maintain for a period of 3 years all records and receipts for each catered event, including all contracts, customers' names, event locations, event dates, food purchases and sales, alcoholic beverage purchases and sales, nonalcoholic beverage purchases and sales, and any other records required by the department by rule to

demonstrate compliance with the requirements of this subparagraph. Notwithstanding any law to the contrary, any vendor licensed under s. 565.02(1) subject to the limitation imposed in subsection (1), may, without any additional licensure under this subparagraph, serve or sell alcoholic beverages for consumption on the premises of a catered event at which prepared food is provided by a caterer licensed under chapter 509. If a licensee under this subparagraph also possesses any other license under the Beverage Law, the license issued under this subparagraph may not authorize the holder to conduct activities on the premises to which the other license or licenses apply that would otherwise be prohibited by the terms of that license or the Beverage Law. This section does not permit the licensee to conduct activities that are otherwise prohibited by the Beverage Law or local law. The Division of Alcoholic Beverages and Tobacco is hereby authorized to adopt rules to administer the license created in this subparagraph, to include rules governing licensure, recordkeeping, and enforcement. The first $300,000 in fees collected by the division each fiscal year pursuant to this subparagraph shall be deposited in the Department of Children and Families' Operations and Maintenance Trust Fund to be used only for alcohol and drug abuse education, treatment, and prevention programs. The remainder of the fees collected shall be deposited into the Hotel and Restaurant Trust Fund created pursuant to s. 509.072; or

6. A culinary education program as defined in s. 381.0072(2) which is licensed as a public food service establishment by the Division of Hotels and Restaurants.

a. This special license shall allow the sale and consumption of alcoholic beverages on the licensed premises of the culinary education program. The culinary education program shall specify designated areas in the facility where the alcoholic beverages may be consumed at the time of application. Alcoholic beverages sold for consumption on the premises may be consumed only in areas designated under s. 561.01(11) and may not be removed from the designated area. Such license shall be applicable only in and for designated areas used by the culinary education program.

b. If the culinary education program provides catering services, this special license shall also allow the sale and consumption of alcoholic beverages on the premises of a catered event at which the licensee is also providing prepared food. A culinary education program that provides catering services is not required to derive at least 51 percent of its gross revenue from the sale of food and nonalcoholic beverages. Notwithstanding any law to the contrary, a licensee that provides catering services under this sub-subparagraph shall prominently display its beverage license at any catered event at which the caterer is selling or serving alcoholic beverages. Regardless of the county or counties in which the licensee operates, a licensee under this sub-subparagraph shall pay the annual state license tax set forth in s. 565.02(1)(b). A licensee under this sub-subparagraph must maintain for a period of 3 years all records required by the department by rule to demonstrate compliance with the requirements of this sub-subparagraph.

c. If a licensee under this subparagraph also possesses any other license under the Beverage Law, the license issued under this subparagraph does not authorize the holder to conduct activities on the premises to which the other license or licenses apply that would otherwise be prohibited by the terms of that license or the Beverage Law. This subparagraph does not permit the licensee to conduct activities that are otherwise prohibited by the Beverage Law or local law. Any culinary education program that holds a license to sell alcoholic beverages shall comply with the age requirements set forth in ss. 562.11(4), 562.111(2), and 562.13.

d. The Division of Alcoholic Beverages and Tobacco may adopt rules to administer the license created in this subparagraph, to include rules governing licensure, recordkeeping, and enforcement.

e. A license issued pursuant to this subparagraph does not permit the licensee to sell alcoholic beverages by the package for off-premises consumption.

However, any license heretofore issued to any such hotel, motel, motor court, or restaurant or hereafter issued to any such hotel, motel, or motor court, including a condominium accommodation, under the general law may not be moved to a new location, such license being valid only on the premises of such hotel, motel, motor court, or restaurant. Licenses issued to hotels, motels, motor courts, or restaurants under the general law and held by such hotels, motels, motor courts, or restaurants on May 24, 1947, shall be counted in the quota limitation contained in subsection (1). Any license issued for any hotel, motel, or motor court under this law shall be issued only to the

owner of the hotel, motel, or motor court or, in the event the hotel, motel, or motor court is leased, to the lessee of the hotel, motel, or motor court; and the license shall remain in the name of the owner or lessee so long as the license is in existence. Any special license now in existence heretofore issued under this law cannot be renewed except in the name of the owner of the hotel, motel, motor court, or restaurant or, in the event the hotel, motel, motor court, or restaurant is leased, in the name of the lessee of the hotel, motel, motor court, or restaurant in which the license is located and must remain in the name of the owner or lessee so long as the license is in existence. Any license issued under this section shall be marked "Special," and nothing herein provided shall limit, restrict, or prevent the issuance of a special license for any restaurant or motel which shall hereafter meet the requirements of the law existing immediately before the effective date of this act, if construction of such restaurant has commenced before the effective date of this act and is completed within 30 days thereafter, or if an application is on file for such special license at the time this act takes effect; and any such licenses issued under this proviso may be annually renewed as now provided by law. Nothing herein prevents an application for transfer of a license to a bona fide purchaser of any hotel, motel, motor court, or restaurant by the purchaser of such facility or the transfer of such license pursuant to law.

(b) Any county in which special licenses were issued under the provisions of s. 561.20(2)(b) in effect prior to the effective date of this act shall continue to qualify for such licenses pursuant to those provisions in effect prior to the effective date of this act, and shall not be affected by the provisions of paragraph (a), except that in such counties, any restaurant located in a specialty center built on governmentally owned land shall be subject to the provisions of paragraph (a).

1. A specialty center means any development having at least 50,000 square feet of leasable area, containing restaurants, entertainment facilities, and specialty shops, and located adjacent to a navigable water body. Alcoholic beverages sold for consumption on the premises by a vendor in a specialty center may be consumed within the specialty center but may not be removed from such premises.

2. A specialty center also means any enclosed development that has at least 170,000 square feet of leasable area that is under the dominion and physical control of the owner or manager of the enclosed development, containing restaurants, entertainment facilities, specialty shops, and a movie theater with at least 18 operating screens. Alcoholic beverages sold for consumption on the premises by a vendor in a specialty center may be consumed only in areas designated pursuant to s. 561.01(11) and may not be removed from the designated area.

(c) In addition to any special licenses that may be issued under the provisions of paragraph (a), the division is authorized to issue special licenses to qualified applicants who own or lease bowling establishments having 12 or more lanes and all necessary equipment to operate them. Any license issued for any bowling establishment under the provisions of this paragraph shall be issued only to the owner of the bowling establishment or, in the event the bowling establishment is leased, to the lessee of the bowling establishment; and the license shall remain in the name of the owner or lessee so long as the license is in existence. Any such license issued under this paragraph shall not be moved to a new location. No license issued pursuant to this paragraph shall permit the licensee to sell alcoholic beverages by the package for off-the-premises consumption. The provisions of this paragraph do not preclude any bowling establishment from holding a beverage license issued pursuant to any other provision of this section.

(d) Any board of county commissioners may be issued a special license which shall be issued in the name of the county and be applicable only in and for facilities which are owned and operated by the county and in which the sale and consumption of alcoholic beverages are not otherwise prohibited. The license may be transferred from one qualified county facility to another upon written notification to the department.

(e) The owner of a hotel, motel, or motor court may lease his or her restaurant operation to another corporation, individual, or business association that, upon meeting the requirements for a restaurant license set forth in this chapter, may operate independently of the hotel, motel, or motor court and be permitted to provide room service for alcoholic and intoxicating beverages within such hotel, motel, or motor court in which the restaurant is located.

(f) In addition to the exceptions set forth in this subsection, no such limitation of the number of licenses as herein provided shall prohibit the issuance of special airport licenses as defined in s. 561.01(12) to restaurants that

are a part of, or serve, publicly owned or leased airports. The special airport license provided for herein shall allow for consumption within designated areas of the airport terminal as defined in s. 561.01(13). Any holder of such special license located at a publicly owned and operated airport may sell and serve alcoholic beverages for consumption on the premises to the general public under such license in not more than four places or locations in control of the holder of such license. Any license so issued may not be transferred to a new location, except that a vendor operating a place of business under a special license may transfer such license when the publicly owned or leased airport at which the vendor operates a place of business under a special license moves its terminal facilities on the same airport premises, or when the airport is required by law to move its entire operation to a new location. Any license so issued shall entitle the vendor operating a place of business under such license to sell to airlines vinous beverages and distilled spirits in sealed miniature containers and other alcoholic beverages for consumption on the aircraft using the facility, but only for consumption by the passengers of the aircraft when such aircraft is airborne.

(g) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to any public fair or exposition which is organized in accordance with chapter 616. No licensee under this special license shall enter into any exclusive contract for its use. The special license may not be used in connection with any youth agricultural activity or during any regularly scheduled public fair or exposition, and such license may be used only in connection with special events held on the premises of the fairgrounds, which premises are considered to be licensed premises under the dominion and control of the public fair or exposition authority at all times. This special license is not transferable.

(h) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to any civic center authority or sports arena authority which is authorized by state law or by a local government ordinance or which civic center or sports arena is otherwise owned by a political subdivision of this state. The license may be transferred to a qualified applicant authorized by contract with the authority to provide food service for the facility. The license shall at all times remain the exclusive property of the authority, and upon termination by any manner of the contract between the authority and the applicant concerning the furnishing of food service, the license shall revert to the authority by operation of law.

(i) The division shall not charge a fee in excess of $250 for the license authorized by paragraph (g) or paragraph (h).

(j) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to a performing arts center, provided that any consumption of alcoholic beverages under this license, except as part of food and beverage service for banquets or receptions, may occur only in conjunction with an artistic, educational, cultural, promotional, civic, or charitable event occurring on the premises under the authorization of or offered directly by the performing arts center. The license may be transferred to a qualified applicant authorized by contract with the performing arts center to provide food and beverage service for the center. The license shall at all times remain the exclusive property of the performing arts center, and upon termination by any manner of the contract between the performing arts center and the applicant concerning the furnishing of food and beverage service, the license shall revert to the performing arts center by operation of law. The division shall not charge a fee in excess of $400 for the license authorized by this paragraph.

(3) The limitation upon the number of such licenses to be issued as herein provided does not apply to existing licenses or to the renewal or transfer of such licenses; but upon the revocation of any existing license, no renewal thereof or new license therefor shall be issued contrary to the limitation herein prescribed.

(4) The limitations herein prescribed shall not affect or repeal any existing or future local or special act relating to the limitation by population and exceptions or exemptions from such limitation by population of such licenses within any incorporated city or town or county that may be in conflict herewith. Any license issued under a local or special act relating to the limitation by population shall be subject to all requirements and restrictions contained in the Beverage Law that are applicable to licenses issued under subsection (1).

(5) Provisions of subsections (2) and (4) as amended by chapter 57-773, Laws of Florida, shall take effect January 1, 1958, and shall apply only to those places of business licensed to operate after January 1, 1958, and shall in no manner repeal or nullify any license issued under provisions of law which are now operating or will

operate prior to the effective date January 1, 1958; and all such places of business shall be exempt from the provisions of this law so long as they are in continuous operation.

(6) When additional licenses become available by reason of an increase in population or by reason of a county permitting the sale of intoxicating beverages when such sale has been prohibited, the division may issue the number of new licenses that become available by reason of the last regular population estimate; however, in no event shall any person, firm, or corporation licensed as a vendor under subsection (1) have an interest, directly or indirectly, in more than 30 percent of the number of licenses authorized for issuance in such county. Notwithstanding the foregoing limitation, any licensed vendor having an interest, directly or indirectly, in more than 30 percent of the licenses authorized for issuance in any one county on July 1, 1981, may continue to qualify for such licenses.

(7)(a) There shall be no limitation as to the number of licenses issued pursuant to s. 565.02(4). However, any licenses issued under this section shall be limited to:

1. Subordinate lodges or clubs of national fraternal or benevolent associations;
2. Golf clubs, tennis clubs, and beach or cabana clubs which are municipally or privately owned or leased;
3. Nonprofit corporations or clubs devoted to promoting community, municipal, or county development or any phase of community, municipal, or county development;
4. Clubs fostering and promoting the general welfare and prosperity of members of showmen and amusement enterprises;
5. Clubs assisting, promoting, and developing subordinate lodges or clubs of national fraternal or benevolent associations; and
6. Clubs promoting, developing, and maintaining cultural relations of people of the same nationality.

(b) Any corporation, partnership, or individual operating a club owning or leasing and maintaining any bona fide regular, standard golf course consisting of at least nine holes, with clubhouse, locker rooms, and attendant golf facilities and comprising in all at least 35 acres of land owned or leased by such club may be issued a license under s. 565.02(4); but failure of such club to maintain the golf course and golf facilities shall be grounds for revocation of the license.

(c) Any corporation, partnership, or individual operating a club owning or leasing and maintaining any bona fide tennis club or four-wall indoor racquetball club consisting of not fewer than 10 regulation-size tennis courts or 10 regulation-size four-wall indoor racquetball courts, or a combination of such courts totaling in the aggregate not fewer than 10 courts, or a combination of 8 such courts and exercise facilities which in square footage total not fewer than the aggregate square foot equivalent of 10 regulation-size courts with clubhouse facilities, pro shop, locker rooms, and attendant tennis or racquetball facilities, all located on a contiguous tract of land owned or leased by such club, may be issued a license under s. 565.02(4); but failure of such club to maintain such courts and facilities shall be grounds for revocation of any such license so issued. Any racquetball or tennis club which has been constructed and completed on or before July 1, 1980, and which contains the requisite number of courts of proper size and attendant facilities may be granted a license without the necessity of securing additional approval from the incorporated municipality or county in which the racquetball or tennis club facility is located. It is intended that this subsection be an exception to s. 562.45(2) preempting the zoning power of local government to the state only in instances involving tennis and racquetball clubs constructed and completed on or before July 1, 1980. Nothing in this paragraph, however, shall be construed to limit the power of incorporated municipalities or counties to enact ordinances regulating hours of business and prescribing sanitary regulations for such racquetball or tennis club facilities.

(d) Any corporation, partnership, or individual operating a club which owns or leases and which maintains any bona fide beach or cabana club consisting of beach facilities, swimming pool, locker rooms or bathroom facilities for at least 100 persons, and a public food service establishment as defined in s. 509.013(5)(a), comprising in all an area of at least 5,000 square feet located on a contiguous tract of land of in excess of 1 acre may be issued a license under s. 565.02(4). The failure of such club to maintain the facilities shall be a ground for revocation of the license.

(8) In addition to any licenses that may be issued to restaurants under the provisions of this section, the division is authorized to issue special licenses to qualified applicants whose applications have been approved by the Inter-American Center Authority for use within the confines of the Inter-American Cultural and Trade Center; however, any such license issued pursuant to this subsection shall not permit the licensee to sell alcoholic beverages by the package for off-premises consumption.

(9) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue special licenses to any county which has a population of at least 1 million persons according to the latest federal census and which owns and operates airport facilities pursuant to chapters 125 and 332, for transfer to qualified applicants who have secured approval from the board of county commissioners of such county for use within the confines of such airport facilities. Such licenses shall not be valid in any location beyond the confines of the terminal facilities of the airport. In the event of expiration or revocation of such licenses, such licenses shall revert to the board of county commissioners automatically, by operation of law. However, no special license issued pursuant to this subsection shall permit the county or its transferee to sell alcoholic beverages by the package for off-premises consumption.

(10) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue a special license to any marketing association of horse breeders organized under the laws of the state. Such license shall be applicable only in and for facilities used by the association for public auction of its products. No license issued pursuant to this subsection shall permit the licensee to sell alcoholic beverages by the package for off-premises consumption. The provisions of this subsection do not preclude any cooperative marketing association of horse breeders from holding a license issued pursuant to any other provision of this chapter.

(11) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue a special license to historic American Legion Posts in Florida which were chartered prior to September 16, 1919, the date on which the United States Congress issued the National Charter for the American Legion. Any holder of a license issued pursuant to this subsection shall, at its option, be permitted to sell alcoholic beverages to resident guests as well as members and nonresident guests for consumption on the premises only. Revenue from the sale of such alcoholic beverages must be used to operate, maintain, or improve said American Legion Post facilities, grounds, or activities and to maintain an emergency fund not to exceed the costs of operation of the American Legion Post for the prior calendar year. Any remaining revenue from the sale of alcoholic beverages shall be donated to local nonprofit charitable organizations on an annual basis. Posts exercising their option under this subsection shall pay an annual license fee of $500. This section shall not apply to any county which has held an election under s. 567.01 and whose electors have voted to prohibit the sale of alcoholic beverages for consumption on the licensed premises.

(12)(a) In addition to any other licenses issued under the provisions of this chapter, the division is authorized to issue a special license to a person or to an organization for the purpose of authorizing:

1. A sale pursuant to a levy and execution;
2. A sale by an insurance company in possession of alcoholic beverages;
3. A bankruptcy sale;
4. A sale resulting from a license suspension or revocation;
5. A sale of damaged goods by a common carrier;
6. A sale by a bona fide wine collector; or
7. A sale of packaged alcoholic beverages pursuant to part V of chapter 679.

(b) A special license shall be issued under this subsection upon filing an application at the district office and paying a $25 fee. Such fee shall be deposited in the Alcoholic Beverages and Tobacco Trust Fund.

(c) A special license is valid for 3 days after the time of its effective date and time as set by the division. A license issued pursuant to this subsection does not permit the licensee to sell alcoholic beverages for consumption on the premises.

(d) A distributor may purchase packaged alcoholic beverages at any sale specified in paragraph (a).

(13) Notwithstanding any other provision of law, any license to sell or serve alcoholic beverages issued to a port authority, as defined in s. 315.02, entitles that port authority, or the lessee or lessees which it may choose, to sell

and serve alcoholic beverages at any terminal within the port jurisdictional boundaries upon annual payment to the division of an annual fee equivalent to the annual license fee for each sales or service location. However, any lessees chosen by the port authority shall meet the criteria for licensure for sales and service of alcoholic beverages.

History.—s. 2, ch. 16774, 1935; CGL 1936 Supp. 4151(228); s. 2, ch. 23746, 1947; s. 7, ch. 25359, 1949; s. 1, ch. 28113, s. 1, ch. 28117, 1953; s. 4, ch. 29786, s. 1, ch. 29829, s. 1, ch. 29978, 1955; s. 24, ch. 57-1; s. 1, ch. 57-299; s. 17, ch. 57-420; ss. 1, 2, ch. 57-773; s. 1, ch. 57-837; s. 1, ch. 57-1991; s. 1, ch. 59-370; s. 2, ch. 61-219; ss. 1, 2, 4, ch. 61-300; s. 1, ch. 61-439; s. 1, ch. 67-173; ss. 16, 35, ch. 69-106; s. 1, ch. 71-238; s. 1, ch. 72-61; s. 1, ch. 72-83; s. 1, ch. 72-230; s. 1, ch. 72-260; s. 1, ch. 73-366; s. 1, ch. 73-367; ss. 1, 2, 3, ch. 76-2; s. 1, ch. 76-242; s. 5, ch. 77-471; s. 1, ch. 77-474; s. 1, ch. 78-103; s. 1, ch. 80-232; s. 2, ch. 80-339; s. 4, ch. 81-158; s. 1, ch. 84-95; ss. 1, 3, ch. 84-286; s. 6, ch. 85-161; s. 69, ch. 86-163; s. 2, ch. 86-228; ss. 29, 30, ch. 86-269; s. 3, ch. 87-63; s. 13, ch. 88-308; s. 1, ch. 88-404; s. 1, ch. 89-230; s. 1, ch. 89-248; s. 2, ch. 89-361; s. 9, ch. 90-17; ss. 1, 8, ch. 91-60; s. 3, ch. 92-176; s. 2, ch. 92-205; s. 3, ch. 93-134; s. 842, ch. 97-103; s. 2, ch. 99-216; s. 68, ch. 2000-154; s. 6, ch. 2000-191; s. 278, ch. 2014-19; s. 3, ch. 2016-120; s. 3, ch. 2016-190; s. 3, ch. 2017-137; s. 1, ch. 2021-30; s. 16, ch. 2021-135; s. 1, ch. 2023-65.

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Agenda Item Report

Subject:	Consideration and Approval of Sign Ordinance Amending Chapter 21 titled “Signs and Advertisements” of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.- Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-009 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED “SIGNS AND ADVERTISING;” AMENDING ARTICLE II ENTITLED “SIGNS;” PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMEDNING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED “POLITICAL SIGNS”; AMENDING DIVISION 4 ENTITLED “VARIANCE”; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	

Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Chapter 21, titled "Signs and Advertisements", of the Pembroke Park's code of ordinances was originally adopted on December 3rd, 1972 by Ordinance 72-12-3 and on October 7th, 1972 72-7-1 for Political Signs. The last comprehensive update to the sign code was adopted on October 14th, 1988 by Ordinance 88-9-4. Since then, there have been many advances in sign design and interpretations of sign regulation, notably the 2015 Supreme Court case of *Reed vs. Town of Gilbert*. This case ruled that signs are a form of communication and are protected by the First Amendment of the United States Constitution, thus sign regulations must be based upon aesthetics rather than the content if the sign. This has caused the sign code chapter for the Town of Pembroke Park to become outdated and potentially conflicting to what sign codes are now legally allowed to regulate. Furthermore, the sign chapter is complicated to interpret, necessitating in some instances support by the planning team. Portions of the code, as amended over time, have caused contradictions between sections or lack clarity on applicability. This puts a burden on residents wishing to provide signs for their communities and businesses by necessitating further Town review of non-complying signs.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

24-Z-04 Staff Report
Ordinance No: 2026-009
Chapter 21 - Sign Code Preview
Chapter 21 - Sign Code Strikethrough-Underline
2026-009 - Sign Ordinance - Business Impact Statement - Workshop Commission Meeting - 02.25.2026

Town of Pembroke Park
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TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 24-Z-04 / Sign Code Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

Amend Chapter 21 titled "Signs and Advertisements" of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this sign code amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 24-Z-04 / Sign Code Amendment

BACKGROUND

Chapter 21, titled "Signs and Advertisements", of the Pembroke Park's code of ordinances was originally adopted on December 3rd, 1972 by Ordinance 72-12-3 and on October 7th, 1972 72-7-1 for Political Signs. The last comprehensive update to the sign code was adopted on October 14th, 1988 by Ordinance 88-9-4. Since then, there have been many advances in sign design and interpretations of sign regulation, notably the 2015 Supreme Court case of *Reed vs. Town of Gilbert*. This case ruled that signs are a form of communication and are protected by the First Amendment of the United States Constitution, thus sign regulations must be based upon aesthetics rather than the content if the sign. This has caused the sign code chapter for the Town of Pembroke Park to become outdated and potentially conflicting to what sign codes are now legally allowed to regulate.

Furthermore, the sign chapter is complicated to interpret, necessitating in some instances support by the planning team. Portions of the code, as amended over time, have caused contradictions between sections or lack clarity on applicability. This puts a burden on residents wishing to provide signs for their communities and businesses by necessitating further Town review of non-complying signs.

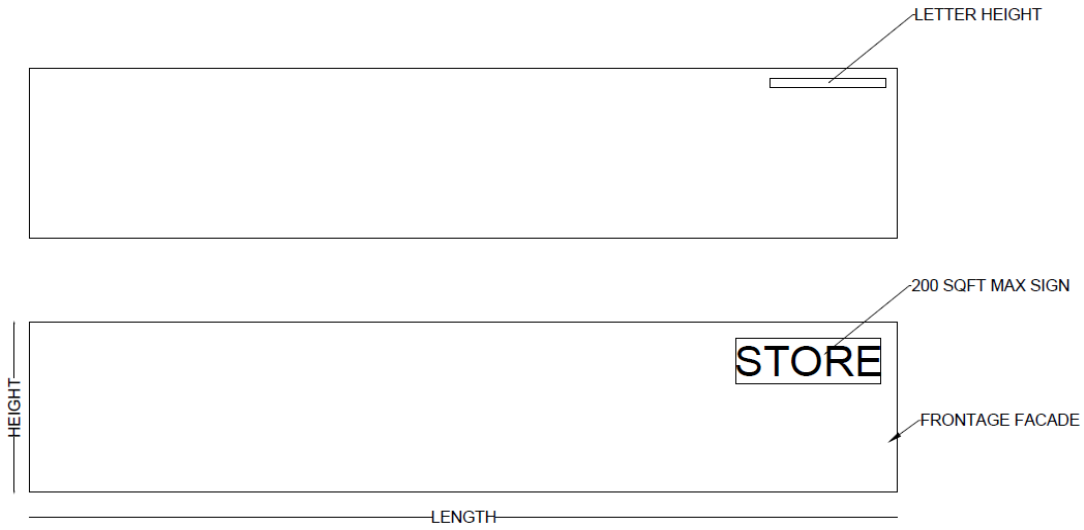
STUDY AND JUSTIFICATION

Evidence of the current sign code as written creating issues with proposed sign designs and thus requiring a variance can be found below:

Case	Sign Request	Type of Variances	Would new code allow this sign?
22-SV-01 Wawa	Allow for wall signs facing Hallandale Beach Blvd, wall sign facing Seneca Parkway, wall sign facing east, and monumental sign	• Sec 21-20 3.h.2 *Non-frontage Signage* • Sec 21-20 3.a *Text height* • Sec 21-20 3.a *Text length* • Sec 21-24 a.7 *Sign height for free standing*	• All signs within the gasoline area are allowed under the regulations on gasoline station standards • All wall signs would have been approved without issue. • Monumental sign would have been to come in for sign variance because it is too tall.
24-SV-01 Express Roofing	Allow a sign facing I-95	• Sec 21-20 (c).1.A *Letter Height* • Section 21-20 (c).1.B *Length of Sign* • Section 21-20 (c).1.C *Sign Area*	Yes, wall sign would be 5% of wall façade
24-SV-02 Extra Space Storage	Allow sign facing Hallandale Beach Blvd	• Sec 21-20 (c).1.A *Letter Height* • Sec 21-20 (c).1.B *Length of Sign*	Yes, wall sign would be 1% of wall façade
24-SV-03 Sweeny's	Maintain non-conforming sign	• Sec 21-24 (a).8 • *Lot Frontage Requirement, Sign Height, Sign area*	No, free-standing sign is too tall
25-SV-01 Valore Awning	Allow a sign facing I-95	• Sec 21-20 (c).1.A *Letter Height* • Section 21-20 (c).1.B *Length of Sign* • Section 21-20 (c).1.C *Sign Area*	Yes, wall sign would be 5% of wall façade
25-SV-02 Lucky Cigar	Allow a sign facing I-95	• Sec 21-20 (c).1.A *Letter Height* • Section 21-20 (c).1.B *Length of Sign*	Yes, wall sign would be 7% of wall façade
25-SV-03 O'Reilly Auto Parts	Allow sign facing Hallandale Beach Blvd	• Sec 21-20 (c).1.A *Letter Height* • Section 21-20 (c).1.B *Length of Sign* • Section 21-20	Yes, wall sign would be 8% of wall façade

		(c).1.C *Sign Area*	

Most of these variances would have not been necessary if the Town had the proposed sign regulation in its land development code. Furthermore, Planning staff conducted research on municipalities nearby and found significant differences in the permitted signage that the codes allow between the Pembroke Park and others (**Exhibit "A"**).



Commercial Building Diagram
Existing code vs new code

TEXT AMENDMENTS

The proposed text amendments, taking into consideration the issues addressed in the study and justification section, are as follows:

Section	Amendment	Action
21-16 Intent	- Rewording existing intent - Addition of legal justification of sign code	Clarification
21-17 Definitions	- Consolidation of definitions - Addition of new definitions	Addition
21-18 Exempt Signs	- Clarifying existing definitions - Addition of new signs	Clarification
21-19 Prohibited Signs	- Rewording to restrict signs on location, fabrication, application, design, and type rather than content of sign	Clarification
21-20 Permanent Signs	- Update sign regulations to reflect current signage designs - Providing graphics for better interpretation - Rewording to regulate types of signs rather than by project type or sign content - Addition of regulation for new sign types (ex. Murals)	Update & Addition
21-21 Temporary Signs	- Removal of language that refers to the content of the signs - Removal of regulations on content-type signs	Update
21-22 Nonconforming Signs	- Rewriting of current regulation	Clarification
21-23 Permit	- Removal of language addressed in other sections	Update
21-24 Construction, maintenance, and location requirements	- Removal of language addressed in other sections	Update
21-25 Reinspection Fees	- Update to refer to town resolution for fees	Clarification
21-27 Penalty of Violation	- Updating penalty for non-compliance with code section	Update
Division 3	- Entire division is removed since political signs, a content-specific sign, cannot be regulated	Update
Division 4	- Updating language to reflect current town administrative structure	Clarification

CONSISTENCY WITH COMPREHENSIVE PLAN

This amendment is consistent with the following policy and goal set by the Town of Pembroke Park's comprehensive plan:

POLICY #1.1.2: The Town shall periodically review its current Land Development Regulations to:

> 2. Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum:
> e) Regulates signage

ATTACHMENTS

Exhibit A - Proposed Ordinance
Exhibit B - Underline and Strikethrough of Sign Code
Exhibit C - Sign Code Preview

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED "SIGNS AND ADVERTISING;" AMENDING ARTICLE II ENTITLED "SIGNS;" PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMEDNING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED "POLITICAL SIGNS"; AMENDING DIVISION 4 ENTITLED "VARIANCE"; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b), Florida Constitution, Chapter 166 Florida Statutes (Municipal Home Rules Powers Act); grants municipalities the power to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Chapter 163 (Community Planning Act) Florida Statute 163.3202(2)(f); grants municipalities the power to regulate signage; and

WHEREAS, the Town Commission seeks to amend the Town's sign regulations; and

WHEREAS, the Town's Planning and Zoning Board recommended approval of this ordinance at its January 0, 0000 meeting; and

WHEREAS, the general purpose and intent of this ordinance is to provide proper regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper administration of its government; and

WHEREAS, the specific purpose and intent of this ordinance is to update the Town's sign code to allow creative, unique, and appropriate sign types, locations, fabrications, applications, and designs in specific zones that are currently not possible with current regulations; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

WHEREAS, the Town Commission finds it to be in the best interests of the citizens and residents of the Town to update the sign regulations and advance the aesthetic appearance of signs.

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

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 21 entitled "Signs and Advertising" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

Chapter 21 SIGNS AND ADVERTISING[1]

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS[2]

Sec. 21-16. Intent.

~~It shall be the intention of Ordinance No. 88-9-4, set forth herein as sections 21-16 through 21-27, to develop sign criteria which are~~ (1) The purpose of this article is to permit signs that are:

~~(1)~~ (a) Compatible with their surroundings;

~~(2)~~ (b) Legible under the circumstances in which they are seen;

---

[1]~~Cross reference(s)—Administration, Ch. 2; alcoholic beverages, Ch. 3; buildings and building regulations, Ch. 5; code enforcement, Ch. 7; health and sanitation, Ch. 12; junked, wrecked, abandoned property, Ch. 13; land development regulations, Ch. 13.5; incorporation of this chapter by reference, § 13.5-6; licenses and business regulations, Ch. 15; mobile homes, recreational vehicles and parks, Ch. 16; parks and recreation, Ch. 18; streets, sidewalks and other public places, Ch. 22; subdivisions, Ch. 23; traffic and vehicles, Ch. 25; vegetation, Ch. 27; zoning, Ch. 28.~~

[2]~~Editor's note(s)—Ord. No. 88-9-4, §§ 1—12, adopted Sept. 14, 1988, enacted a comprehensive sign ordinance for the Town, but did not specify manner of codification; hence, such provisions have been designated as Div. 1, §§ 21-16—21-27, and deemed as superseding former Divs. 1 and 2, substantive sections thereof being §§ 21-16—21-21, 21-36—21-38, which contained general sign regulations and permit requirements as derived from Ord. No. 72-12-3, §§ 2—7, adopted Dec. 13, 1972; Ord. No. 81-6-1, § 1, adopted June 10, 1981; and Ord. No. 85-3-4, § 1, adopted Mar. 13, 1985. Words enclosed in brackets [ ] have been added by the editor for clarity, and § 15 of Ord. No. 88-9-4 provided that the ordinance shall become effective upon adoption and passage in accordance with law.~~

~~State law reference(s)—Outdoor advertising, F.S. Ch. 479; authority to regulate signs, F.S. § 166.221.~~

~~(3) Expressive of the identity of individual businesses or organizations or the community as a whole;~~

(c) Architecturally and aesthetically compatible with the buildings they are placed on, and will not destroy or impair aesthetic or visual qualities of the Town and to the general welfare;

~~(4)~~ (d) ~~To p~~ Promote the aesthetics, safety, health, morals, property values, general welfare and the assurance of protection of adequate lighting, energy and air space within the Town by regulation of the posting, displaying, erection, use and maintenance of signs; and

~~(5) For the sole purpose of identifying businesses and not to permit advertising along trafficways; and~~

~~(6)~~ (e) No sign shall be permitted except in accordance with the provisions of this article.

(2) The intent of this article is as follows:

(a) Florida Constitution. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural resources and scenic beauty..." A beautiful environment preserves and enhances the desirability of the Town of Pembroke Park as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

(b) Florida Statutes. Florida law requires cities to adopt comprehensive plans and implement them through the adoption of land development regulations (also known as zoning regulations) and the approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law

specifically requires that the Town adopt sign regulations. See F.S. § 163.3202(2)(f). Complying with state law is a compelling governmental interest.

(c) Town of Pembroke Park Comprehensive Plan. Goal I of the land use element intends to "Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.".

(d) Caselaw. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this article are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Town's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

1. Reed v. Town of Gilbert, 576 U.S. 135, S. Ct. 2218, 192 L. Ed. 2d 236 (2015), on the topic of non-commercial temporary signs;
2. Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981), on the topic of commercial signs and off-premise signs; City of Ladue v. Gilleo, 512 U.S. 43 (1994), on the topic of political protest signs in residential areas;
3. Linmark Assocs., Inc. v. Township of Willingboro, 431 U.S. 85 (1977), on the topic of real estate signs in residential areas;
4. Burson v. Freeman, 504 U.S. 191 (1992), on the topic of election signs near polling places;

5. Central Hudson Gas & Electric Corp. v. Public Service Commission, 447 U.S. 557 (1980), on the topic of commercial speech; and
6. City Council v. Taxpayers for Vincent, 466 U.S. 789 (1984), on the topic of signs on public property.

(e) Impact of sign clutter. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices, and other required signs (such as directional, informational, directory, identification, and warning signs) that are essential to identifying locations for the delivery of emergency services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Town, ensure that Town residents and visitors can safely navigate through the Town to their intended destinations, and promote the continued well-being of the Town. It is therefore the purpose of this article to promote aesthetics and the public health, safety, and general welfare, and assure the adequate provision of light and air within the city through reasonable, consistent, and non-discriminatory standards for the posting, displaying, erection, use, and maintenance of signs that are no more restrictive than necessary to achieve these governmental interests.

(f) Specific legislative intent. More specifically, these sign regulations are intended to:

1. Categorize signs by type;
2. Permit, regulate, and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area;

3. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Town and that complements their natural surroundings;
4. Preclude the placement of signs that contribute to sign clutter or that conceal or obstruct principal or adjacent land uses or signs
5. Preserve, conserve, protect, and enhance the scenic beauty of the aesthetic environment and the city's ability to attract sources of economic development and growth;
6. Foster the integration of signage with architectural and landscape designs;
7. Encourage the effective use of signs as a means of communication in the city;
8. Ensure pedestrian safety and traffic safety by regulating signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians;
9. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;
10. Establish regulations affecting the design, erection, and maintenance of signs for the purpose of ensuring equitable means of graphic communication. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement, and construction;

11. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the lot and structure on which the sign is to be placed or to which it pertains;
12. Allow for traffic control devices without city regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location, and other attributes do not impair the effectiveness of such traffic control devices;
13. Protect property values by ensuring that the size, number, and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;
14. Except to the extent expressly preempted by Broward County, state, or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
15. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;
16. Enable the fair and consistent enforcement of these sign regulations; and
17. Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

Sec. 21-17. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them below:

Advertising means ~~any form of public announcement intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity or entertainment~~. a message displayed on a sign for commercial purposes.

Advertising bench or *bus advertising bench* means a bench, such as a park or bus bench, for the use of the public and bearing a commercial ~~message~~ purpose. ~~[Advertising benches are] not permitted.~~ Cross reference(s)—Exception re municipal contract in § 21-19(9).

Animated sign means a sign which utilizes motion of any part by any means, or displays flashing, oscillating or intermittent lights, but does not include an electronic digital sign with repeatedly changing messages, where each message is not animated but electrically generated and displayed. ~~[Animated signs are] not permitted.~~

Announcing sign means a temporary sign announcing a project to be under construction or an intended use of the premises in the immediate future.

Banner means a sign having the characters, letters, or illustrations applied to cloth, paper or fabric of any kind with only such material for backing.

Billboard means a structure utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than the property on which the sign is located.

Box ~~or~~, cabinet sign, building directory sign means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.

~~*Building directory sign* means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.~~

~~*Bus bench advertising sign:* See Advertising bench.~~

~~*Canopy sign* means a sign attached to or hung from a canopy or covered structure projecting from and supported by a building when the canopy or covered structure extends beyond the building line.~~

~~*Community service [sign]* means a sign which advertises solely a function of a nonprofit organization or corporation and which is not to be posted for a period longer than thirty (30) days.~~

Changeable copy sign means a sign on which copy is changed manually in the field through the use of attached letters, numbers, symbols, or similar characters, or changeable pictorial panels.

Display means an arrangement of goods reflecting the occupation or business, wares, or other objects used for the purpose of bringing the subject thereof to the attention of others without the use of characters, ornamentation, letters, symbols, logos or pictures to convey a message to others. ~~Exterior display of goods is not permitted.~~

Electronic digital sign means a sign permitted on which copy is changed through an automatic and/or remotely controlled process and that shall not change copy more frequently than every 12 seconds (five changes per minute) and shall not be operated as an animated sign.

Facade means the entire building front, including main street wall face, including any parapet~~, but not including glass or open areas~~.

Flag means ~~a piece of cloth often attached to a staff with distinctive colors, patterns or symbolic devices~~ a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity.

Freestanding/Monument sign means a sign erected upon a pole or poles or flush to the ground and which is wholly independent of any building for support (Also called a pylon, pole, post and panel, or ground sign).

~~*Garage sale sign* means any sign used for the sale of new or used merchandise, owned by the person conducting the sale or his immediate family, and sold at his place of residence.~~

~~*Ground box sign* means a self-supported structure not attached or affixed in any way to a building or any other structure.~~

Illegal sign means any sign erected in violation of any ordinance in effect in the Town of Pembroke Park.

Illuminated sign means any sign having characters, letters, figures, designs [or outlines illuminated by electric lights or luminous tubes,] whether or not said lights or tubes are physically attached to the sign. ~~[Illuminated signs are] not permitted or allowed in a window area.~~

Internal illumination means a light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Item, ~~or~~ information, or identification means a syllable, symbol, abbreviation, characters, ornamentation, letters, symbols, logos, pictures, broken plane or discontinued odd shape located in any one sign.

Logo means a symbol used to signify an organization, corporation, business, service or product.

~~*Logotype* means the name of a corporation or business, or the like, spelled out in a distinctive, proprietary style of lettering or type. To be approved, this style must be registered with the Trademark Division of the U.S. Patent Office, or approval must be pending. If in a shopping center, height and color of letters must be the same as the center's standard design criteria.~~

Model sign means a sign which designates a particular dwelling unit design which is not for sale but rather represents other units of a similar design that are for sale.

Municipal sign means a sign erected by the Town which may:

(1) Advertise upcoming recreational, sporting and civic events;

(2) Notify the public of projects pending before the Town, such as variances, rezonings, applications for land development permits, etc, and;

(3) Public identification signs.

Mural means a graphic, artistic representation painted on a wall, not including graffiti, which contains no relationship to any product, service or activity provided, offered or available on the premises.

Nameplate sign means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Noncommercial directional or information sign means a sign located on and relating to an activity on the premises upon which the sign is located, e.g., "exit", "entrance", "caution", "no

trespassing", etc.; also includes road signs within a road right-of-way to help direct traffic safely throughout the city.

Nonconforming sign means a sign, or advertising structure, existing within the Town limits on the effective date of Ordinance No. 88-9-4, or a sign or advertising structure existing in an area annexed to the Town after the effective date of the ordinance ~~from which sections 21-16 through 21-27 are derived~~, which by its height, type, content, square foot area, location, use or structural support does not conform to the requirements of this article.

Off-premises real estate project directional sign means a sign not within the boundaries of the real estate project that contains directional information enabling potential purchasers to locate the project within the Town. ~~For the purpose of this article, off-premises directional signs shall not be approved unless they are installed as ground box signs, ten (10) feet within private property, which conform to the Town's sign criteria. No more than three (3) such signs per project, not larger than six (6) square feet per sign and not more than four (4) feet above the crown of the road shall be allowed in the Town, and not more than one (1) sign per artery shall be allowed. The procedure for obtaining a permit for the sign shall be in accordance with the procedure set forth in section 21-23.~~

Parapet means a wall extension above the roofline of a building.

Permanent sign means any sign which, when installed, is intended for permanent use. ~~For the purpose of this article any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.~~

Political sign means any sign which indicates the ~~name~~ candidate, cause or affiliation of anyone seeking public office, or which indicates any issue for which a public election is scheduled to be held.

Primary frontage means that frontage designed by the owner/occupant to be his primary use when his business faces on two (2) streets of at least secondary arterial designation.

Project sign means a sign which identifies the construction of a building, building complex or real estate development of any kind.

Projecting sign means a sign attached to and supported by a building or other structure and which extends at any angle therefrom.

Real estate sign means a sign ~~not exceeding six (6) square feet~~ erected by a residential property owner, or his agent~~, or for an individual unit in a commercial development,~~ indicating property which is for rent, sale or lease.

Roof/Rooftop sign means a sign erected over or on a roof, extending above the roofline, which is dependent upon the roof, parapet or upper walls of any building for support. ~~[Roof signs are] not permitted.~~

Shopping center means a group ~~or~~ of retail stores, service establishments or any other businesses planned to serve the community or neighborhood, not necessarily owned by one party or a single landowner which are adjacent to and utilizing a common parking area or areas.

Sidewalk or sandwich sign means a movable sign not secured or attached to the ground. ~~[Such signs are] not permitted.~~

Sign means a device or representation for visual communication other than a display that is used for the purpose of bring the subject thereof to the attention of others.

Sign area means the square foot area enclosed by the perimeter of the aggregate sign face; ~~which a sign composed of letters only is designated to be compatible with a particular architectural style,. tThe sign area is~~ the sum of the area of the smallest contiguous rectangles or circles capable of containing one (1) letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign face means ~~the part of the sign that is or can be used for communication purposes visible from one (1) direction.~~ any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise.

Snipe sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects~~, with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located. With the exception of political signs, snipe signs are not permitted.~~

Structure means anything constructed or erected which requires location on the ground or which is attached to an object having a location on the ground.

Subdivision sign means a sign designating a subdivision, plat or other division of real property.

Symbol means a graphic device used to signify a use or activity rather than an organization or corporation.

Temporary sign means any sign intended for use not permanent in nature. ~~For the purpose of this article, any sign with an intended use of twelve (12) months or less shall be deemed a temporary sign.~~

Trailer sign means a portable sign placed in or attached to a trailer. ~~[Such signs are] not permitted unless required by a governmental agency.~~

~~*Under a c*~~ *Canopy sign* means a sign permanently affixed to the underside of a shopping center canopy.

Vehicle removable sign means a sign temporarily affixed to a transportation vehicle, inside or outside~~, for the purpose of advertising.~~

Vehicle sign means a sign affixed to a transportation vehicle, including automobiles, trucks, boats, trailers and campers, for the purpose of identification.

Wall/Canopy sign means a sign which is approximately parallel to and supported by any wall or other enclosures.

Window sign means a sign located on a window or within a building or other enclosed structure which is visible from the exterior through a window or other openings. ~~[window signs are] not permitted to be illuminated.~~

Sec. 21-18. Exempt signs.

The Town of Pembroke Park has a compelling interest in allowing the following signs in order to comply with State and local laws and to promote public safety on town property or in the rights-of-way. Any sign which does not meet the criteria of this section and is not specifically permitted elsewhere in this article is prohibited. The following signs shall be exempt from the provisions of this section except as otherwise stated as follows:

~~(b)~~ (a) *Instructional/Wayfinding signs.* Signs which provide instructions and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed two (2) square feet in area; signs identifying restrooms, public telephones, walkways and those of similar nature shall be exempt from the provisions of this article.

~~(c)~~ (b) *Flags.* ~~The flags, emblems or insignia of any government entity~~ Flags shall be exempt from the provisions of this article, however, in order to prevent commercialization and exploitation of the flag, no more than ~~one (1)~~ three (3) ~~of each government entity~~ may be displayed at one time. Flag Day, July 4th and Memorial Day are exempt.

(c) Governmental signs. Signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer or public agency employees in the performance of his duty.

(d) Holiday décor.

(e) Notice bulletin boards.

(f) Plaques. Plaques or nameplate signs not more than four (4) square feet in area which are fastened directly to the building.

(g) Public notice signs. Official notices posted by public officers or employees in the performance of their duties.

~~(a)~~ (h) *Vehicle signs.* ~~All v~~Vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or ~~site for advertising purposes~~ in

addition to or in lieu of a permanent or temporary sign as permitted under ~~this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs)~~ section 21.21 Temporary Signs.

(i) Warning signs. Signs warning the public of the existence of danger. Such warning signs shall be removed upon subsidence of the danger for which warning is being given.

Sec. 21-19. Prohibited signs.

(1) The following are those signs locations, fabrications, applications, and designs which shall not be permitted within the municipal limits of the Town:

(a) Animated or flashing signs;

(b) Signs that mimic or may be confused with traffic control devices, thereby creating a safety hazard;

(c) Any sign that is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle;

(d) Any signs that contain exposed lighting of any type or are illuminated from outside the boundaries of the sign by visible lighting fixtures;

(e) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention,

(f) Signs that emit audible sounds, odors, or visible matter;

(g) Signs that are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure;

(h) Signs attached to trees or other vegetative landscaping material;

(i) Private signs on public property or rights-of-way; and

(j) Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures.

(2) The following are ~~those signs~~ sign types which shall not be permitted within the municipal limits of the Town:

~~j.~~ (a) Advertising benches: people shelters or bus shelters; except by municipal contract;

~~g.~~ (b) A-frame signs;

~~a.~~ (c) Animated or rotating signs;

~~i.~~ (d) Billboards; except as provided for in section 21-20(4~~-~~10);

~~k.~~ (e) Box or cabinet signs;

~~f.~~ (f) Permanent Banner signs~~, flags or pennants when used for advertising purposes~~, except as provided in section 21-21;

~~p.~~ (g) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention~~, except as permitted in section 21-20(7).~~ ;

~~f. All signs that contain exposed lighting of any or have the appearance of one (1) of the above types of light fixtures;~~

~~g. Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;~~

~~d.~~ (h) Off-premises signs;

~~m.~~ (i) Painted identification wall signs not conforming to section 21-23; except as permitted in Section 21-20(c)3;

~~h.~~ (j) Roof/Rooftop signs;

~~d. Signs located on sides of buildings unless the structure is located on a corner plot or is the structure is located in excess of one hundred (100) feet from the side of the plot line;~~

~~b.~~ (k) Sidewalk or sandwich signs;

~~b. Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures;~~

~~c.~~ (l) Snipe signs, with the exception of political signs;

~~e.~~ (m) Swinging signs,

~~e. Tenant identification signs, except in the interior or shopping centers;~~

~~o.~~ (n) Trailer signs, except when required by a government agency;

~~l.~~ (o) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; and

~~n.~~ (p) Window signs, when illuminated.

Sec. 21-20. Permanent signs.

Only such permanent signs as are listed in this section shall be permitted to be erected or maintained upon any building lot, plot or parcel of land.

(1) Identification of building(s)

Use	**Quantity of number or name plates**	**Sign Area**

Single-family, detached or attached	1 per dwelling unit	1½ square feet*
Multi-family	1 per dwelling unit	1½ square feet sign*
Non-residential, single tenant or multi-tenant	1 per entrance	• 3 inch letter height max • 3 square feet sign area • Must state the address of the licensed establishment • Front door shall state the address 3 inch letters
Notes: *Ground or wall signs indicating the name of the complex shall follow monumental sign regulations in Section 21-20(4).		

(2) Trafficway Classifications

For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

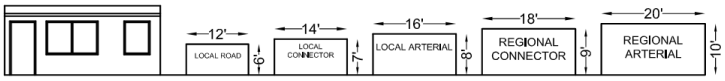
Classification	**Trafficway(s)**
Regional Arterial	Hallandale Beach Boulevard
	Pembroke Road
Regional Connector	County Line Road

Local Arterial	SW 56th Avenue
	SW 52nd Avenue
	SW 48th Avenue
	SW 40th Avenue
Local Connector	SW 30th Avenue
	SW 31st Avenue
	S Park Road
Local Road	All other public or private trafficways

(3) Freestanding / Monumental signs:

(a) Residential zone

Freestanding / monumental signs in residential zones shall be permitted not exceeding



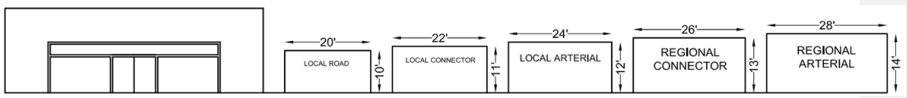
the following:

Classification	Letter Height	Sign Height	Sign Length
Local Road	12”	6’ minimum	2’ of sign

Local Collector		10’ maximum	length per 1’ sign height
Local Arterial	15”		
Regional Collector	20”		
Regional Arterial			

(b) Non-residential zones

Freestanding / monumental signs in non-residential zones shall be permitted not exceeding the following:



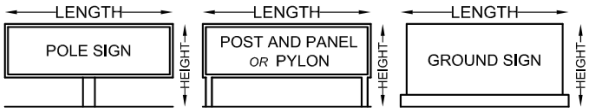
Classification	**Letter Height**	**Sign Height**	**Sign Length**
Local Road	14”	10’	2’ of sign length per 1’ sign height
Local Collector		11’	
Local Arterial	20”	12’	
Regional		13’	

Collector			
Regional Arterial	23”	14’	

1. If a sign has more than one (1) sign face, the combined length of the sign faces shall not exceed the permitted maximum sign length.

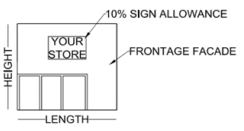
(c) Supplemental Regulations

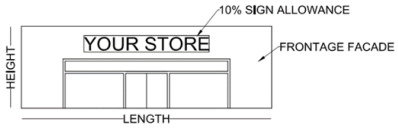
1. No more than one (1) sign shall be permitted per street frontage.
2. All signs shall be placed a minimum of ten (10) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distances.
4. All signs are not to exceed a depth of 3 feet.
5. Permitted signs defined under “Freestanding/Monumental” shall be measured as follows:



(4) Wall signs:

(a) Wall signs shall be permitted not exceeding 10% or 200 square feet coverage, whichever is more restrictive, of the frontage façade.

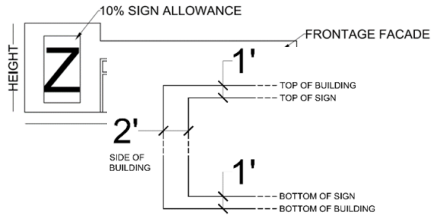




Bay / small facade example *Regular facade example*

Irregular façade example

(b) No wall sign shall be closer than two (2) feet from the vertical edge of a facade, nor



closer than one (1) foot from the top or bottom of a facade.

(c) No more than one (1) sign shall be permitted per street frontage. Non-frontage facades may be permitted one (1) wall sign following the standards set forth in 4(a) and 4(b) above for wall signs.

(d) Wall signs shall not extend further than 2 feet from the façade surface.

~~(a) Single-family, detached and attached (no more than two (2) units in a row): One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area per dwelling unit.~~

~~(b) Multifamily attached dwellings: One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area; ground or wall signs indicating the name of the complex not to exceed the size limitations as delineated in subsection (c)5., hereinbelow.~~

~~(c) All nonresidential uses:~~

~~1. A wall or canopy identification sign shall be permitted, not to exceed the following size limitations:~~

A. *Maximum height of letters.* No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one (1) inch for each twenty-four (24) feet or major portion thereof setback distance between the front building line and the street property line.

B. *Maximum length of sign.* To be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum length
0 to 25 feet	10'0"
26 to 40 feet	12'0"
41 to 55 feet	14'0"
56 to 70 feet	16'0"
71 to 85 feet	18'0"
86 feet and above	20'0"

C. *Maximum sign area.* No wall sign shall have an area exceeding one (1) square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

2. One (1) nameplate or identification sign is required at the front and the rear entrances of all the bays/buildings both existing and those constructed subsequent to the effective date of this section, with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. Existing structures shall have ninety (90)

~~days subsequent to the effective date of this section to comply with this provision. The front door shall bear the address in three-inch characters.~~

~~3.~~ (5) Windows and doors signs:

~~a.~~ (a) Hours-of-business sign shall be permitted on a door or adjacent window with letters not in excess of two (2) inches in height and total area not in excess of two (2) square feet.

~~b.~~ (b) An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.

(c) Are not permitted to be electronic digital signs.

~~4.~~ (6) Changeable copy sign:

(a) Movie theaters and municipal uses shall be permitted an additional wall sign to ~~those listed in subsections a. and b.~~ not exceeding the size limitations as delineated in Sec 20-21(4)~~, to display changeable copy not to exceed fifty (50) square feet in sign area. Multiple theaters shall be permitted additional sign area not to exceed twenty-five (25) square feet per additional screen.~~

(b) No other use shall be permitted a changeable copy sign.

~~5. One (1) ground box sign or ground sign in a shopping center indicating the name of the center, not to exceed the size limitations as delineated hereinbelow. A second ground box sign or ground sign will be permitted indicating the name of the center if such center fronts on two (2) main thoroughfares of at least secondary arterial designation (eighty-foot right-of-way). This second sign may not exceed the size delineated below:~~

~~5.~~ (7) Shopping center sign:

(a) A second ~~ground box sign or ground~~ freestanding sign will be permitted indicating the name of the center if such center fronts a regional arterial and local arterial.

(b) Shall not exceed the size limitations as delineated in Sec 20-21(3).

~~6. Individual business under-canopy signs may be permanently installed in shopping centers perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon. Internal illumination is permitted. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.~~

(8) Canopy signs:

(a) Shall be permitted for individual businesses within shopping centers only.

(b) May be permanently installed perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.

~~c. Shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required.~~ (c) These signs shall follow

the wall sign standards delineated in section 20-21(4).

~~d. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon.~~

~~e.~~ (d) Internal illumination is permitted.

(9) Murals:

(a) Are intended to contribute to and advance: streetscape aesthetics, architectural features or character of a building, civic pride, community interaction, or local history or culture.

(b) Shall be limited to non-residential buildings or structures supporting commercial, industrial, civic, recreation, cultural, or utility uses.

(c) May cover the entire plane of the side of a building or structure, but shall not extend beyond the edge of the façade surface or roofline

(d) No mural may obstruct the proper function of any exterior mechanical or electrical equipment and any emergency exits.

(e) Murals shall follow the sign restrictions from Sec. 21-19(1) on locations, fabrications, applications, and designs.

~~7. When a trademark is incorporated within a sign, the trademark shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment.~~

~~8. Freestanding buildings:~~

~~A. Freestanding structures within shopping centers (out-parcels) shall be permitted one (1) primary wall sign in accordance with the provisions of this section, and~~

~~one (1) secondary wall sign, which shall not exceed two-thirds (⅔) of the size of the primary sign. If the owner chooses not to install a primary and secondary sign, he shall be permitted to erect wall signs on not more than four (4) sides of the building, but only in the secondary size.~~

~~B. Freestanding buildings which are not a part of a shopping center: A ground box or ground sign shall be permitted for a freestanding building on a plot with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign or ground box sign, one (1) of the following may be selected:~~

~~Option No. 1: The business may also be permitted to erect a wall or canopy sign facing the primary frontage one-half (½) the size as delineated in subsection 5. hereof.~~

~~Option No. 2: If the owner chooses not to use a ground sign, he shall be permitted to erect a wall or marquee sign facing the primary frontage as delineated in subsection 5. hereof. He shall also be permitted signs on two (2) side walls, if not facing a residential neighborhood, one-third (⅓) the size as delineated in subsection 5. hereof.~~

~~(d)~~ (10) ~~Nonresidential uses east of CSX Railroad right-of-way:~~ Billboard signs:

~~1.~~ (a) Billboard signs shall only be permitted ~~which meet the following standards:~~ in non-residential zones east of CSX Railroad right-of-way.

~~A.~~ (b) Billboard structure shall consist of a single monopole and shall comply with all Florida Building Code requirements.

~~B.~~ (c) Sign height shall not exceed seventy-five (75) feet above crown of the eastbound lanes of Hallandale Beach Boulevard at the intersection of Hallandale

Beach Boulevard and the west boundary of Interstate Highway 95.

~~C.~~ (d) Each sign face shall be no larger than forty-eight (48) feet wide and fourteen (14) feet high and shall not exceed six hundred seventy-two (672) square feet.

~~D.~~ (e) No billboard structure shall be located within fifteen hundred (1,500) feet of an existing billboard structure.

~~(e) All zoning districts:~~

~~1. Permanent subdivision signs or project signs shall conform to Town sign criteria and shall not exceed thirty-two (32) square feet in area nor six (6) feet above the crown of any abutting road or street and shall include landscaping.~~

~~2. Noncommercial directional or information signs shall not exceed one and one-half (1½) square feet in area and shall conform to the Town's sign criteria.~~

~~(f)~~ (11) Municipal signs~~. Municipal signs must follow the specifications outlined below~~:

~~1~~ (a) Construction and design ~~to~~ shall be in accordance with the Town's design criteria and specifications for signs.

~~2~~ (b) This section shall not apply to any traffic control sign, the design of which is prescribed by state law.

~~(g)~~ (12) Gasoline and oil filling stations signs:

~~1~~ (a) To the extent that this ~~Ordinance No. 88-9-4 [as amended]~~ sign code conflicts with standards set forth within the County Ordinance No. 80-71, as amended, relative to gasoline ~~pricing~~ signs, the provisions of this section shall apply.

~~2~~ (b) ~~Gasoline pricing signs: e~~ Every person, firm or corporation owning and/or operating a gasoline station or gasoline and oil filling station shall clearly and

conspicuously post the prices of all gasoline and/or petroleum products available for sale, in accordance with one (1) of the following standards:

~~A.~~ 1. Pricing signs shall be architecturally/graphically integrated into each face of a ~~ground box~~ freestanding/monumental sign~~, as permitted by subsection (c)8.B. of this section~~.

2. Pricing signs shall include one (1) price per type of gasoline product dispensed, type of service, and method of payment with each displayed in equal size and prominence ~~in not less than eight (8) inches high nor more than sixteen (16) inches high characters~~ as permitted in section 20-21(4). ~~, with tenths proportionately sized; with type of service and method of payment in characters not to exceed twenty-five (25) percent of the height of the pricing characters;~~

3. ~~t~~ The pricing sign shall be illuminated in the same manner as the ~~ground box~~ freestanding/monumental sign.

~~B.~~ 4. Pricing signs shall be architecturally/graphically integrated into each face of permitted primary/secondary wall sign.

~~3.~~ (c) The term "exterior lighting" used in this section shall mean any variety of lighting forming an integral part of a building for fueling stations designed or used as an architectural embellishment. ~~Such lighting shall not be considered a sign unless it identifies a business, establishment or activity by name, symbol, figure or lettering.~~ Canopies over fueling pump stations may include exterior lighting fixtures on the exterior surfaces of the canopy structure separately or as part of the business signage. This may include LED, neon or other lighting sources placed within enclosed or concealed architectural features allowing illumination of the canopy surface and/or as

part of ~~a~~ the business signage. No exposed bulbs are allowed. All exterior lighting shall comply with the maximum permitted intensity and power source shielding as set forth in Article IV of Chapter 20 of the Town's Code, and shall be mounted and wired as required by the Florida Building Code and the National Electrical Code. Persons desiring to employ such lighting shall obtain a permit from the Town prior to installation.

(d) Additional signage may be permitted by the Town Council during site development plan review.

Sec. 21-21. Temporary signs.

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. For the purposes of this section, any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.

(1) *Real estate signs:* Real estate signs are permitted without a permit.

~~a.~~ (a) One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard.

~~b.~~ (b) For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line.

~~c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the owner, broker or agent, telephone number, designs or trademarks.~~

~~d.~~ (c) A maximum of three (3) signs may be hung from, or attached to, the approved sign for temporary use announcing additional information (i.e., open, by appointment only, sold, etc.). ~~An open sign may be hung only when the premises are actually available for inspection by the prospective buyer or tenant. In addition, a sold sign may be attached to the sign for a period of ten (10) days subsequent to the date of closing. The maximum permitted size of such signs is eight (8) inches by twenty-four (24) inches.~~

(2) *Announcing signs:* Announcing signs are permitted in all non-residential zoning districts ~~except R-1, R-4, T-1 and CH-1~~.

~~a.~~ (a) One (1) freestanding sign is allowed per project with a sign area is not to exceed thirty-two (32) square feet.

~~b. The sign area is not to exceed thirty-two (32) square feet.~~

~~c. The sign copy may include only:~~

~~1. Project name;~~

~~2. Name of development;~~

~~3. Owner or agent;~~

~~4. Telephone number.~~

~~d.~~ (b) The sign may be posted for sixty (60) consecutive days at the end of which time the sign shall be removed.

~~e.~~ (c) The sign shall be removed prior to the placement of a project sign.

(3) *Project signs:* Project signs are permitted in all zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per project, per main entrance.

~~b.~~ (b) The sign area is not to exceed thirty-two (32) square feet in all zoning districts (i.e., four (4) feet by eight (8) feet).

~~c. The sign copy may include only:~~

~~1. Name of project;~~

~~2. Nature of development;~~

~~3. General contractor;~~

~~4. Architect;~~

~~5. Lending institution;~~

~~6. Owner or agent;~~

~~7. Telephone number.~~

~~d.~~ (c) Sign may be permitted to be posted from date of building permit up to thirty (30) days after the date of certification of occupancy is issued on eighty (80) percent of the construction contemplated on the approved site plan or plat.

(4) ~~*Noncommercial directional or information signs*~~ *Instructional/Wayfinding signs:* These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one (1) parking-in-rear or model-parking sign shall be permitted.

(5) *Temporary subdivision signs:* These signs shall not exceed thirty-two (32) square feet in area nor extend ~~[~~more than~~]~~ six (6) feet above the crown of any abutting road or street.

(6) *Model signs:* Model signs are permitted in all residential zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per model.

~~b.~~ (b) The sign area is not to exceed three (3) square feet.

~~c. The sign copy may include only:~~

~~1. Model or complex name;~~

~~2. Building, architect, agent;~~

~~3. Number of bedrooms and baths;~~

~~4. Telephone number;~~

~~5. Prices.~~

~~d.~~ (c) One (1) flag per model is permitted.

(7) ~~*Window signs:* Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window surface for a period of time not exceeding fourteen (14) days. This sign may be permitted only once at any one (1) location for any one (1) use by any one (1) proprietor.~~

~~(8) *Community service signs:* Community service signs shall not exceed sixteen (16) square feet in area with a maximum height and width of four (4) feet and area exempt from section 21-20(2) of this article.~~

~~(9)~~(7) *Political signs:* ~~(See section 21-51 et seq. of this Code).~~ No sign permit shall be required for political signs displayed on private property. Such political signs shall be permitted no earlier than three (3) months prior to the date of the election and removed

within fifteen (15) days after the election. All such political signs shall be subject to the following regulations:

(a) shall not exceed four (4) square feet in aggregate of sign surface area in a residential zone; or

(b) shall not exceed fifteen (15) square feet in aggregate of sign surface area in a commercial or industrial zone.

~~(10)~~ (8) *Banner signs:* Business establishments desiring to display banner signs for a grand opening ~~may~~ shall obtain a permit ~~and pay a fee of twenty dollars ($20.00). The permit~~ that will allow the display of these ~~banners~~ signs for a period of not more than fourteen (14) consecutive days. Banners may be attached to buildings or secured to poles designed for the banner and shall not be placed in a public right-of-way.

Sec. 21-22. Nonconforming signs.

(a) ~~All nonconforming and illegally erected signs or advertising structures shall be removed, or shall be altered so as to conform to the provisions of this article as per the schedule below which indicates the phase-out period for nonconforming signs by types of sign:~~

~~Type of Sign~~	~~Phase-out Period~~

~~(1) Painted wall signs:~~

~~a. Primary as defined by owner 1 year~~

~~b. Secondary as defined by owner60 days~~

~~c. Illegal30 days~~

~~(2) Trailer signs30 days~~

~~(3) Animated signs60 days~~

~~(4) Nonconforming bus benches 2 weeks~~

~~or contract renewal date, whichever comes first.~~

~~(5) Illegal signs30 days~~

~~(6) Completed project billboard60 days~~

~~(b) Reserved.~~

~~(c) Nonconforming signs shall not be refurbished, altered or changed in any way where the cost of refurbishing, altering or changing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, unless they are made to conform with all requirements of a new sign or advertising display.~~

~~(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article.~~

~~(e) Vacant stores. Any owner or person entitled to possession of any vacant store is hereby prohibited from displaying upon the windows of the vacant store any sign, lettering or printed matter except one (1) sign, consisting of a maximum of six (6) square feet, advertising the availability of the premises.~~

Except as provided in this article, nonconforming signs that were otherwise lawful on the effective date of the ordinance from which this article is derived may be continued. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming. A nonconforming sign may not be moved or replaced except to bring the sign into complete

conformity with this article. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, said sign may only be replaced with a sign which is in conformance with the terms of this article.

(1) *Minor repairs and maintenance of nonconforming signs*: Minor repairs and maintenance activities necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased. If a nonconforming sign is destroyed, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this article, and the remnants of the former sign structure shall be cleared from the land. For purposes of this article, a nonconforming sign shall be considered destroyed if it receives damage to an extent of more than 50 percent of the sign's value immediately prior to the sign having received said damage.

(2) *Change of use:* If there is a change of use or name of business on a particular piece of property, and there were one or more nonconforming signs which advertised the business or use, all new signs for the use or business must meet all sign requirements.

Sec. 21-23. Permit.

~~(a)~~ (1) *Required, successive filing, credit for previously paid fees.*: No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied

for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same sign or sign structure was previously obtained.

~~(b)~~ (2) *Application~~.~~:* Applications for a permit required by this section shall be filed with the building department and shall contain the following information:

~~(1)~~ (a) Name and address of the owner of the proposed sign or his authorized agent;

~~(2)~~ (b) Type of sign and/or sign structure with all relevant dimensions;

~~(3)~~ (c) Location of premises upon which the sign is to be located;

~~(4)~~ (d) A plan or design of the sign showing the square foot area of the sign as well as the sign face, height of letters, lettering style, colors, materials, lighting equipment, if any, and its position relative to the building and/or property line;

~~(5)~~ (e) Estimated value of sign;

~~(6)~~ (f) Such other structural and technical information as may be required by the Building Department.

~~(c)~~ (3) *Required fees~~.~~:* ~~The following f~~Fees shall be required in order to accommodate the administration costs associated with sign permit reviews and site inspections for the installation, erection or placement of any sign. Such fee, established by resolution of the Town Commission, shall accompany the permit application.

~~(1) *Wall sign (non-illuminated):* Ten dollars ($10.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(2) *Wall sign (illuminated):* Fifteen dollars ($15.00) plus fifty cents ($0.50) per square foot~~

~~of sign area.~~

~~(3) *Freestanding or projecting sign (non-illuminated):* Twenty dollars ($20.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(4) *Freestanding or projecting sign (non-illuminated):* Twenty-Five dollars ($25.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(5)~~ (a) No sign shall hereinafter be erected, constructed, pasted, painted, altered, maintained or relocated, except the changing of copy of bulletin board, poster board, menu, marquee or change of letter sign, until application has been made and a permit therefor issued by the Building Official as per 4203.1 of the South Broward Building Code.

~~(6)~~ (b) Any change or alteration of approved existing sign, such as metal box, change of copy, repaint, etc. to be fifty (50) percent of fee charged for new sign of same type of category.

~~(7)~~ (c) *~~Billboard sign.~~* The application fee and annual permit fee for a billboard sign shall be established by resolution of the Town Commission.

~~(d) *Computation of sign area:*~~

~~(1) Freestanding and projecting signs: Only one (1) face (the largest) of any double-faced sign shall be counted in calculating sign area. The area of the sign shall be measured as follows:~~

~~a. If the sign is composed of one (1), two (2) or three (3) individual cabinets or modules, the entire area within and enclosed by the exterior perimeter of each individual cabinet or module shall be summed and then totaled to determine the area of the sign. This shall include all open areas within this cabinet or module perimeters.~~

~~b. If the sign is composed of four (4) or more individual cabinets or modules, the entire~~

~~area within and enclosed by the exterior perimeters of all cabinets or modules within a single continuous geometric figure shall be determined as the area of the sign. This shall include all open areas within those cabinet or module perimeters and all spaces separating the cabinets or modules.~~

~~(2) *Wall signs:* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including but not limited to, cabinet structures, written copy, logos, symbols, illustrations, decorative embellishments and painted backgrounds framing the sign elements, shall be computed as sign area.~~

~~(e)~~ (4) *Minimum charge; exception.:* Regardless of size, the minimum charge for the issuance of any permit under this section shall be ~~twenty-five dollars ($25.00)~~ established by resolution of the Town Commission ~~unless erected on property belonging to a religious institution when the sign relates to a religious or church-related function~~.

~~(f)~~ (5) *Revocation.:* Permits issued under this section may be revoked by the Building Department upon determination that the sign is not in full compliance with the provisions of this article. Further, if the sign authorized by any permit has not been constructed within three (3) months after the date of issuance of any permit, then the permit shall automatically be revoked.

~~(g) *Exempt signs.*~~

~~(1) *Generally.* The following signs, while covered by the general provisions of this article, shall be exempt from the permit requirements of this section. This exemption specifically in no way waives the requirements of sign criteria, structural and/or safety requirements outlined by this article and/or South Florida Building Code.~~

~~a. Real estate signs.~~

~~b. Residential nameplates.~~

~~c. Church, synagogue and civic signs.~~

~~d. Paper window signs.~~

~~e. Political signs.~~

~~f. Construction signs.~~

~~g. Public convenience signs, which identify the location of rest rooms, public telephones, exits or the like.~~

~~h. Public utility signs, which identify the location of underground lines, high voltage areas or the like.~~

~~i. Flags, emblems or insignias of the United States, State of Florida or Town of Pembroke Park.~~

~~j. Seasonal displays and decorations not advertising a product, service or establishment.~~

~~(2) *Fee only.* Political signs shall be exempt only from the fee requirements (see section 21-51 et seq.).~~

Sec. 21-24. Construction, maintenance and location requirements.

~~(a)~~ (1) *Structural requirements.:*

~~(1)~~ (a) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

~~(2) Ground signs and ground box signs permitted by this article shall not exceed six (6) feet in height above the crown of any abutting road or nearest road, with means of support concealed.~~

~~(3) All letters or symbols three (3) inches or larger on permanent identification signs must extrude from or intrude into the sign face a minimum of three-eighths (⅜) of an inch except in box or cabinet signs.~~

~~(4)~~ (b) All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot-resistant and termite-resistant, through open cell preservation methods as specified by American Wood Preservation guidelines, except in woods that have natural properties that are termite-resistant and rot-resistant. ~~Examples of wood to be used are cypress, cedar and redwood.~~

~~(5)~~ (c) Electrical conduit, boxes and fittings must be located in the least visible area of the sign installation and shall be serviced by underground wiring, except being classified as temporary by Florida Power & Light Company.

~~(6)~~ (d) All wall signs shall be mounted flush to a continuous flat surface at least equal in size to the sign perimeter and under no circumstances shall any structural elements supporting the sign be visible.

~~(7) No sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer than one (1) foot from the top or bottom of a facade. No more than one (1) sign shall be permitted per street frontage. The maximum height to the top of the sign for freestanding signs shall not exceed twenty-five (25) feet to top of sign, as included in this section. All ground signs shall be placed a minimum of ten (10) feet from all property lines.~~

~~(8) Any establishment or group of establishments, which has a main street lot frontage of one hundred (100) linear feet or more shall be permitted one (1) freestanding sign. Such sign shall not exceed twenty-five (25) feet in height or one (1) square foot for every one (1) linear foot of main street frontage, up to a maximum of two hundred fifty (250) square~~

~~feet in sign area.~~

~~In addition to the above, shopping centers on parcels of land more than three (3) acres in area having lot frontage of three hundred (300) linear feet or more along a public street other than the main street shall be permitted one (1) additional freestanding sign, which shall be located closer to said street than to the main street and not less than fifty (50) feet from the main street. Such sign shall not exceed twenty-five (25) feet in height or one hundred (100) square feet in sign area.~~

~~(b)~~ (2) *Maintenance~~.~~:* Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.

~~(c)~~ (3) *Location~~.~~:* No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, traffic signal or sign, or with any devices maintained by or under public authority for ingress or egress from any public or private right-of-way, roadway or driveway.

Sec. 21-25. Reinspection; fees.

~~(a)~~ (1) *Annual~~.~~:* The Chief Building Official shall inspect, or cause to be inspected, all permanent signs located within the Town at least once in each year, prior to the renewal of their occupational licenses. A reinspection ~~fee of thirty-five dollars ($35.00)~~ established by resolution of the Town Commission will be charged.

~~(b) *Nonconforming signs.* The fee for all nonconforming signs shall be as follows:~~

~~(1) Wall signs (nonilluminated)$30.00~~

~~(2) Wall signs (illuminated)40.00~~

~~(3) Freestanding or projecting (nonilluminated)35.00~~

~~(4) Freestanding or projecting (illuminated)45.00~~

~~(5) Projecting above roof (nonilluminated)40.00~~

~~(6) Projecting above roof (illuminated)50.00~~

~~(7) Rooftop (nonilluminated up to 32 sq. ft.)60.00~~

~~(8) Rooftop (nonilluminated over 32 sq. ft.)80.00~~

~~(9) Rooftop (illuminated up to 32 sq. ft.)90.00~~

~~(10) Rooftop (illuminated over 32 sq. ft.)100.00~~

~~(11) Billboard signs. All existing signs shall pay per square foot of total area of sign.0.30~~

~~(12) Other nonconforming signs35.00~~

~~(c)~~ (2) *Owner required to correct defects.:* Upon such inspection, this article shall require the owner of any sign found to be in defective condition or which does not comply with the terms, conditions and provisions of this article to be repaired or removed within thirty (30) days from the date of notice of the defect; provided, however, that if the Chief Building Official shall ascertain and determine that the maintenance or use of the sign shall adversely affect the public safety, he may require the immediate removal at the owner's expense or prohibit the use of the sign until the defects shall have been remedied.

~~(d)~~ (3) *Removal.:* The Chief Building Official shall then have the authority, upon two-weeks' notice, to remove any sign which is not properly maintained, and without notice in the event the sign is found in his determination to constitute a danger to human life or encroaches on

the public right-of-way. In the event of removal of a sign pursuant to this section, the owner/lessee or agent shall bear the cost of removal in addition to the penalties.

Sec. 21-26. Removal of nuisance signs.

~~(a)~~ (1) The Town reserved the right to remove any sign or advertising display which is being maintained contrary to any of the terms and provisions of this article of the Code of Ordinances, and any such sign or advertising display is hereby deemed to be a public nuisance.

~~(b)~~ (2) The Building Inspector of the City or his agent shall give notice to the person owning the sign or advertising display and to the owner and/or lessee of the property upon which the same is located, specify the location of the sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. The notice shall also specify what is required in order to conform the sign or advertising display to the requirements and provisions of the Code of Ordinances. The notice shall further specify that if the sign or advertising display does not conform to the provisions of the Code of Ordinances, the Town will take any and all action necessary in order to accomplish such result, including removal of the subject sign, all at the cost and expense of both the person owning the sign or advertising display and the owner and/or lessee of the property upon which the same is situated.

~~(c)~~ (3) The notice provided for in this section shall be served by personal service or by certified mail return receipt requested. Service by mail shall be deemed complete upon delivery. If the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, the notice may be served by posting the same in a conspicuous place

on the premises upon which the offending sign or advertising display is located, in which event service shall be deemed complete as of the moment of the posting.

~~(d)~~ (4) The person owning the offending sign or advertising display and/or the owner and/or lessee of the property upon which the same is situated, within forty-eight (48) hours after receipt or posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the subject notice. If the offender has not completed corrective action within the above-mentioned forty-eight-hour period, the Building Inspector may cause the sign to be removed at the expense of the owner and/or lessee of the property upon which the offending sign is located.

Sec. 21-27. Penalty for violation.

~~(a) A person or firm violating any of these provisions shall, upon conviction thereof, be punished by a fine in an amount not to exceed five hundred dollars ($500.00) or by imprisonment for a period not to exceed sixty (60) days, or both, such fine and imprisonment at the discretion of the judge.~~

~~(b) If a citation issued for violation shall be paid prior to the issuance of a "notice to appear," the fine shall be one hundred dollars ($100.00); and if such fine is paid after the issuance of a "notice to appear," but up to one (1) day prior to the date of arraignment for such violation, the fine shall be one hundred twenty-five dollars ($125.00); and if such fine is paid after the date of arraignment, but prior to any trial set for the cause, the fine shall be one hundred fifty dollars ($150.00). If the cause is brought to trial, penalties provided shall be applicable.~~

~~(c) Under these provisions, each day a violation exists shall constitute a separate offense and shall be subject to a separate penalty.~~

(1) A person violating any of the provisions of this division shall, upon conviction, be punished as provided by law. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such under this subsection.

(2) Any person found in violation shall be subject to a civil penalty of five (5) times the sign fee as established by resolution of the Town Commission per violation if not con-tested, or six (6) times the sign fee as established by resolution of the Town Commission for a first violation if contested, and a civil penalty double for repeat or subsequent violations. Community service hours shall not be substituted for payment of the monetary penalty.

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED[3]

Secs. 21-36—21-50. Reserved.

DIVISION 3. ~~POLITICAL SIGNS~~ RESERVED[4]

~~**Sec. 21-51. Definition.**~~

~~A "political sign" is defined as a sign of any size or description advertising or advocating the candidacy of any individual or individuals for public office or advertising or advocating the support of any issue to be submitted to the electorate in any special or general election.~~

~~Cross reference(s)—Definitions and rules of construction generally, § 1-2.~~

~~**Sec. 21-52. Applicability.**~~

~~The provisions of this division shall not apply to any sign mounted on, affixed to or painted on a motor vehicle bearing current license tags issued by the state or any other governmental authority; billboard advertising; signs painted on the walls or roof of a building, as defined in the South Florida Building Code, Broward Edition; or to signs placed or located wholly within a building, as defined in the South Florida Building Code, Broward Edition.~~

~~[3]Note(s)—See the editor's footnote to Div. 1.~~

~~[4]Cross reference(s)—Elections, Ch. 8.~~

~~State law reference(s)—Political signs, F.S. § 106.1435.~~

~~**Sec. 21-53. Permits—Required.**~~

~~It shall be unlawful for any person to erect, post or cause to be erected or posted a political sign within the boundaries of the Town without first having obtained a permit from the Building Department of the Town.~~

~~**Sec. 21-54. Same—Application.**~~

~~Permits for the erection or posting of political signs within the Town shall be obtained by making application to the Building Department by completing an application which shall include the following information:~~

~~(1) The name, address and telephone number of individual seeking to obtain the permit;~~

~~(2) The name of the candidate whose name shall appear on the political signs for which the permit is sought;~~

~~(3) The office which the candidate is seeking;~~

~~(4) The address of the candidate's headquarters;~~

~~(5) The description of the type of sign or signs to be located within the Town;~~

~~(6) The estimated number of signs to be located in the Town;~~

~~(7) The location or locations of signs to be erected.~~

~~**Sec. 21-55. Same—Issued free of charge.**~~

~~No permit fee shall be charged or assessed for the issuance of permits pursuant to this division.~~

~~Sec. 21-56. Erector to furnish letter from property owner.~~

~~Every applicant for a political sign permit shall, in addition to the foregoing, furnish a letter from the owner of the real property upon which the sign is to be located granting permission for the location and erection of the sign on such property.~~

~~(Ord. No. 72-7-1, § 6, 7-5-72)~~

~~Sec. 21-57. Bond to ensure timely removal.~~

~~As a prerequisite to the issuance of a permit required by this division, the applicant shall post with the Town a cash bond in an amount to be determined by resolution of the Town Commission, the condition of which shall be that the applicant will remove or cause to be removed, within seventy-two (72) hours after the polls have closed on the election day to which the political signs relate, all of the signs posted or erected within the Town advocating or supporting the candidacy of the individual or issue named on the application. If the Town determines that the applicant has complied with the provision of the bond requiring the removal of the political signs as aforesaid, then the bond shall be refunded in full to the applicant upon written request. If the applicant fails to remove, or cause to be removed, the political signs within such period, the proceeds thereupon shall be transferred to the general revenue fund of the Town.~~

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE[5]

Sec. 21-71. Application fee; deposit for consultants.

All applications for a sign variance from this chapter shall be accompanied by a nonrefundable fee, as set forth by the Town Commission by means of a resolution. The Town Manager or his or her designee may require an initial deposit ~~of five hundred dollars ($500.00)~~ as established by resolution of the Town Commission for consultant costs required for certain reviews. Whenever the deposit balance is twenty (20%) percent or less of the initial deposit, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit is required. The amount of the supplemental deposit shall be seventy-five (75%) percent of the initial deposit. Several supplemental deposits may be required depending on the complexity of the review request.

Commented [SR1]: Outdated pricing, changed to "established by resolution of the Town Commission"

Sec. 21-72. Circumstances for granting.

The Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town.

Sec. 21-73. Required information.

Applications for a variance from this chapter shall contain the following information:

(1) All the information required in an application for a sign permit;

[5]Cross reference(s)—Town commission, § 2-16.

(2) The variance requested from the provisions of this chapter;

(3) The reason why the variance is desired and the details of the hardship which would result from the denial of same.

Sec. 21-74. Filing requests.

All requests for sign variances~~,~~ shall be filed with the ~~Administrative Assistant to the Mayor~~ Chief Building Official.

Sec. 21-75. Applications—Review; return if incomplete or fee not paid.

It shall be the duty of the ~~Administrative Assistant to the Mayor~~ Chief Building Official prior to the acceptance of an application for a variance from this chapter to determine that the application is complete in every respect and that the proper fee therefor is paid concurrently with the filing of the application. If the application is incomplete or the fee is not paid, the application shall be immediately returned and not accepted until it is complete and the proper fee has been paid.

Sec. 21-76. ~~Same—~~Issuance of receipt; distribution of copies.

Upon the ~~Administrative Assistant to the Mayor~~ Chief Building Official having determined that the application is complete and the proper fee is paid, ~~he~~ they shall note on the application the date and time received and issue a receipt to the applicant for the fee paid, if any. A copy of the application shall forthwith be delivered by the ~~Administrative Assistant to the Mayor~~ Chief Building Official to the Clerk-Commissioner and to each of the other members of the Town Commission. The Clerk-Commissioner shall upon receipt of a copy of the application forthwith furnish a copy of same to the Town Attorney.

Sec. 21-77. ~~Same—~~Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, ~~for a date not less than ten (10) working days following the receipt of the application~~ once the application has been determined to be complete by the Chief Building Official.

Sec. 21-78. Hearing; notice to applicant.

It shall be the duty of the ~~Administrative Assistant to the Mayor~~ Chief Building Official to notify in writing the applicant for every variance from this chapter of the date, time and place of the hearing thereon.

~~**Sec. 21-79. Waiver of time schedule.**~~

~~The Town Commission may by majority vote waive the time schedule provided in this division upon request of the Administrative Assistant to the Mayor made on behalf of an applicant, provided the notice requirements as otherwise provided in the ordinances of the Town are fully met.~~

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
ASHIRA MOHAMMED
Mayor Commissioner

_____
MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Interim Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Chapter 21 SIGNS AND ADVERTISING

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS

Sec. 21-16. Intent.

(1) The purpose of this article is to permit signs that are:

(a) Compatible with their surroundings;

(b) Legible under the circumstances in which they are seen;

(c) Architecturally and aesthetically compatible with the buildings they are placed on, and will not destroy or impair aesthetic or visual qualities of the Town and to the general welfare;

(d) Promote the aesthetics, safety, health, morals, property values, general welfare and the assurance of protection of adequate lighting, energy and air space within the Town by regulation of the posting, displaying, erection, use and maintenance of signs; and

(e) No sign shall be permitted except in accordance with the provisions of this article.

(2) The intent of this article is as follows:

(a) Florida Constitution. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural resources and scenic beauty..." A beautiful environment preserves and enhances the desirability of the Town of Pembroke Park as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

(b) Florida Statutes. Florida law requires cities to adopt comprehensive plans and implement them through the adoption of land development regulations (also known as zoning regulations) and the approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that the Town adopt sign regulations. See F.S. § 163.3202(2)(f). Complying with state law is a compelling governmental interest.

(c) Town of Pembroke Park Comprehensive Plan. Objective _ of the land use element intends to " sign quote here".

(d) Caselaw. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this article are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Town's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

1. Reed v. Town of Gilbert, 576 U.S. 135, S. Ct. 2218, 192 L. Ed. 2d 236 (2015), on the topic of non-commercial temporary signs;

2. Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981), on the topic of commercial signs and off-premise signs; City of Ladue v. Gilleo, 512 U.S. 43 (1994), on the topic of political protest signs in residential areas;
3. Linmark Assocs., Inc. v. Township of Willingboro, 431 U.S. 85 (1977), on the topic of real estate signs in residential areas;
4. Burson v. Freeman, 504 U.S. 191 (1992), on the topic of election signs near polling places;
5. Central Hudson Gas & Electric Corp. v. Public Service Commission, 447 U.S. 557 (1980), on the topic of commercial speech; and
6. City Council v. Taxpayers for Vincent, 466 U.S. 789 (1984), on the topic of signs on public property.

(e) Impact of sign clutter. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices, and other required signs (such as directional, informational, directory, identification, and warning signs) that are essential to identifying locations for the delivery of emergency services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Town, ensure that Town residents and visitors can safely navigate through the Town to their intended destinations, and promote the continued well-being of the Town. It is therefore the purpose of this article to promote aesthetics and the public health, safety, and general welfare, and assure the adequate provision of light and air within the city through reasonable, consistent, and non-discriminatory standards for the posting, displaying, erection, use, and maintenance of signs that are no more restrictive than necessary to achieve these governmental interests.

(f) Specific legislative intent. More specifically, these sign regulations are intended to:
1. Categorize signs by type;
2. Permit, regulate, and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area;
3. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Town and that complements their natural surroundings;
4. Preclude the placement of signs that contribute to sign clutter or that conceal or obstruct principal or adjacent land uses or signs
5. Preserve, conserve, protect, and enhance the scenic beauty of the aesthetic environment and the city's ability to attract sources of economic development and growth;
6. Foster the integration of signage with architectural and landscape designs;
7. Encourage the effective use of signs as a means of communication in the city;
8. Ensure pedestrian safety and traffic safety by regulating signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians;
9. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;
10. Establish regulations affecting the design, erection, and maintenance of signs for the purpose of ensuring equitable means of graphic communication. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement, and construction;
11. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the lot and structure on which the sign is to be placed or to which it pertains;
12. Allow for traffic control devices without city regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location, and other attributes do not impair the effectiveness of such traffic control devices;

13. Protect property values by ensuring that the size, number, and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;
14. Except to the extent expressly preempted by Broward County, state, or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
15. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;
16. Enable the fair and consistent enforcement of these sign regulations; and
17. Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

Sec. 21-17. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them below:

Advertising means a message displayed on a sign for commercial purposes.

Advertising bench or *bus advertising bench* means a bench, such as a park or bus bench, for the use of the public and bearing a commercial purpose. Cross reference(s)—Exception re municipal contract in § 21-19(9).

Animated sign means a sign which utilizes motion of any part by any means, or displays flashing, oscillating or intermittent lights, but does not include an electronic digital sign with repeatedly changing messages, where each message is not animated but electrically generated and displayed.

Announcing sign means a temporary sign announcing a project to be under construction or an intended use of the premises in the immediate future.

Banner means a sign having the characters, letters, or illustrations applied to cloth, paper or fabric of any kind with only such material for backing.

Billboard means a structure utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than the property on which the sign is located.

Box, cabinet sign, building directory sign means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.

Changeable copy sign means a sign on which copy is changed manually in the field through the use of attached letters, numbers, symbols, or similar characters, or changeable pictorial panels.

Display means an arrangement of goods reflecting the occupation or business, wares, or other objects used for the purpose of bringing the subject thereof to the attention of others without the use of characters, ornamentation, letters, symbols, logos or pictures to convey a message to others.

Electronic digital sign means a sign permitted on which copy is changed through an automatic and/or remotely controlled process and that shall not change copy more frequently than every 12 seconds (five changes per minute) and shall not be operated as an animated sign.

Facade means the entire building front, including main street wall face, including any parapet.

Flag means a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity.

Freestanding/Monument sign means a sign erected upon a pole or poles or flush to the ground and which is wholly independent of any building for support (Also called a pylon, pole, post and panel, or ground sign).

Illegal sign means any sign erected in violation of any ordinance in effect in the Town of Pembroke Park.

Illuminated sign means any sign having characters, letters, figures, designs [or outlines illuminated by electric lights or luminous tubes,] whether or not said lights or tubes are physically attached to the sign.

Internal illumination means a light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Item, information, or identification means a syllable, symbol, abbreviation, characters, ornamentation, letters, symbols, logos, pictures, broken plane or discontinued odd shape located in any one sign.

Logo means a symbol used to signify an organization, corporation, business, service or product.

Model sign means a sign which designates a particular dwelling unit design which is not for sale but rather represents other units of a similar design that are for sale.

Municipal sign means a sign erected by the Town which may:

(1) Advertise upcoming recreational, sporting and civic events;

(2) Notify the public of projects pending before the Town, such as variances, rezonings, applications for land development permits, etc, and;

(3) Public identification signs.

Mural means a graphic, artistic representation painted on a wall, not including graffiti, which contains no relationship to any product, service or activity provided, offered or available on the premises.

Nameplate sign means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Noncommercial directional or information sign means a sign located on and relating to an activity on the premises upon which the sign is located, e.g., "exit", "entrance", "caution", "no trespassing", etc.; also includes road signs within a road right-of-way to help direct traffic safely throughout the city.

Nonconforming sign means a sign, or advertising structure, existing within the Town limits on the effective date of Ordinance No. 88-9-4, or a sign or advertising structure existing in an area annexed to the Town after the effective date of the ordinance, which by its height, type, content, square foot area, location, use or structural support does not conform to the requirements of this article.

Off-premises real estate project directional sign means a sign not within the boundaries of the real estate project that contains directional information enabling potential purchasers to locate the project within the Town.

Parapet means a wall extension above the roofline of a building.

Permanent sign means any sign which, when installed, is intended for permanent use.

Political sign means any sign which indicates the candidate, cause or affiliation of anyone seeking public office, or which indicates any issue for which a public election is scheduled to be held.

Primary frontage means that frontage designed by the owner/occupant to be his primary use when his business faces on two (2) streets of at least secondary arterial designation.

Project sign means a sign which identifies the construction of a building, building complex or real estate development of any kind.

Projecting sign means a sign attached to and supported by a building or other structure and which extends at any angle therefrom.

Real estate sign means a sign erected by a residential property owner, or his agent indicating property which is for rent, sale or lease.

Roof/Rooftop sign means a sign erected over or on a roof, extending above the roofline, which is dependent upon the roof, parapet or upper walls of any building for support.

Shopping center means a group of retail stores, service establishments or any other businesses planned to serve the community or neighborhood, not necessarily owned by one party or a single landowner which are adjacent to and utilizing a common parking area or areas.

Sidewalk or sandwich sign means a movable sign not secured or attached to the ground.

Sign means a device or representation for visual communication other than a display that is used for the purpose of bring the subject thereof to the attention of others.

Sign area means the square foot area enclosed by the perimeter of the aggregate sign face; the sum of the area of the smallest contiguous rectangles or circles capable of containing one (1) letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign face means any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise.

Snipe sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects.

Structure means anything constructed or erected which requires location on the ground or which is attached to an object having a location on the ground.

Subdivision sign means a sign designating a subdivision, plat or other division of real property.

Symbol means a graphic device used to signify a use or activity rather than an organization or corporation.

Temporary sign means any sign intended for use not permanent in nature.

Trailer sign means a portable sign placed in or attached to a trailer.

Canopy sign means a sign permanently affixed to the underside of a shopping center canopy.

Vehicle removable sign means a sign temporarily affixed to a transportation vehicle, inside or outside.

Vehicle sign means a sign affixed to a transportation vehicle, including automobiles, trucks, boats, trailers and campers, for the purpose of identification.

Wall/Canopy sign means a sign which is approximately parallel to and supported by any wall or other enclosures.

Window sign means a sign located on a window or within a building or other enclosed structure which is visible from the exterior through a window or other openings.

Sec. 21-18. Exempt signs.

The Town of Pembroke Park has a compelling interest in allowing the following signs in order to comply with State and local laws and to promote public safety on town property or in the rights-of-way. Any sign which does not meet the criteria of this section and is not specifically permitted elsewhere in this article is prohibited. The following signs shall be exempt from the provisions of this section except as otherwise stated as follows:

(a) *Instructional/Wayfinding signs.* Signs which provide instructions and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed two (2) square feet in area; signs identifying restrooms, public telephones, walkways and those of similar nature shall be exempt from the provisions of this article.

(b) *Flags.* Flags shall be exempt from the provisions of this article, however, in order to prevent commercialization and exploitation of the flag, no more than three (3) may be displayed at one time. Flag Day, July 4th and Memorial Day are exempt.

(c) Governmental signs. Signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer or public agency employees in the performance of his duty.

(d) Holiday décor.

(e) Notice bulletin boards.

(f) Plaques. Plaques or nameplate signs not more than four (4) square feet in area which are fastened directly to the building.

(g) Public notice signs. Official notices posted by public officers or employees in the performance of their duties.

(h) *Vehicle signs.* Vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or in addition to or in lieu of a permanent or temporary sign as permitted under section 21.21 Temporary Signs.

(i) Warning signs. Signs warning the public of the existence of danger. Such warning signs shall be removed upon subsidence of the danger for which warning is being given.

Sec. 21-19. Prohibited signs.

(1) The following are those signs locations, fabrications, applications, and designs which shall not be permitted within the municipal limits of the Town:

(a) Animated or flashing signs;

(b) Signs that mimic or may be confused with traffic control devices, thereby creating a safety hazard;

(c) Any sign that is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle;

(d) Any signs that contain exposed lighting of any type or are illuminated from outside the boundaries of the sign by visible lighting fixtures;

(e) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention,

(f) Signs that emit audible sounds, odors, or visible matter;

(g) Signs that are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure;

(h) Signs attached to trees or other vegetative landscaping material;

(i) Private signs on public property or rights-of-way; and

(j) Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures.

(2) The following are sign types which shall not be permitted within the municipal limits of the Town:

(a) Advertising benches: people shelters or bus shelters; except by municipal contract;

(b) A-frame signs

(c) Animated or rotating signs;

(d) Billboards; except as provided for in section 21-20(10);

(e) Box or cabinet signs;

(f) Permanent Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;

(g) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention.

(h) Off-premises signs;

(i) Painted identification wall signs not conforming to section 21-23; except as permitted in Section 21-20(c)3;

(j) Roof/Rooftop signs;

(k) Sidewalk or sandwich signs;

(l) Snipe signs, with the exception of political signs;

(m) Swinging signs,

(n) Trailer signs, except when required by a government agency;

(o) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; and

(p) Window signs, when illuminated;

Sec. 21-20. Permanent signs.

Only such permanent signs as are listed in this section shall be permitted to be erect or maintained upon any building lot, plot or parcel of land.

(1) Identification of building(s)

Use	Quantity of number or name plates	Sign Area
Single-family, detached or attached	1 per dwelling unit	1½ square feet*
Multi-family	1 per dwelling unit	1½ square feet sign*
Non-residential, single tenant or multi-tenant	1 per entrance	• 3 inch letter height max • 3 square feet sign area • Must state the address of the licensed establishment • Front door shall state the address 3 inch letters
Notes: *Ground or wall signs indicating the name of the complex shall follow monumental sign regulations in Section 21-20(4).		

(2) Trafficway Classifications

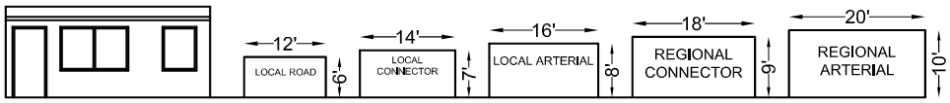
For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

Classification	Trafficway(s)
Regional Arterial	Hallandale Beach Boulevard
	Pembroke Road
Regional Connector	County Line Road
Local Arterial	SW 56th Avenue
	SW 52nd Avenue
	SW 48th Avenue
	SW 40th Avenue
Local Connector	SW 30th Avenue
	SW 31st Avenue
	S Park Road
Local Road	All other public or private trafficways

(3) Freestanding / Monumental signs:

(a) Residential zone

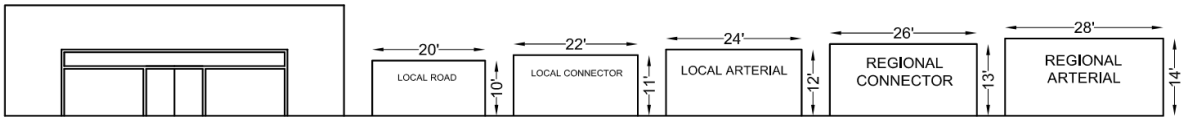
Freestanding / monumental signs in residential zones shall be permitted not exceeding the following:



Classification	Letter Height	Sign Height	Sign Length
Local Road	12"	6' minimum 10' maximum	2' of sign length per 1' sign height
Local Collector			
Local Arterial	15"		
Regional Collector	20"		
Regional Arterial			

(b) Non-residential zones

Freestanding / monumental signs in non-residential zones shall be permitted not exceeding the following:

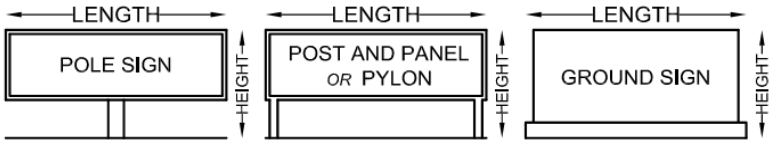


Classification	Letter Height	Sign Height	Sign Length
Local Road	14"	10'	2' of sign length per 1' sign height
Local Collector		11'	
Local Arterial	20"	12'	
Regional Collector		13'	
Regional Arterial	23"	14'	

(c) Supplemental Regulations

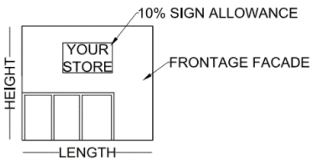
1. No more than one (1) sign shall be permitted per street frontage.

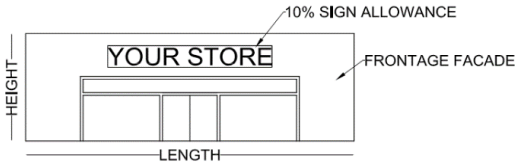
2. All signs shall be placed a minimum of ten (10) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distances.
4. All signs are not to exceed a depth of 3 feet.
5. All properties located within the MXE zoning district shall be eligible for a sign area bonus not to exceed 20% of the maximum sign area permitted by code.
6. Permitted signs defined under "Freestanding/Monumental" shall be measured as follows:



(4) Wall signs:

(a) Wall signs shall be permitted not exceeding 10% or 200 square feet coverage, whichever is more



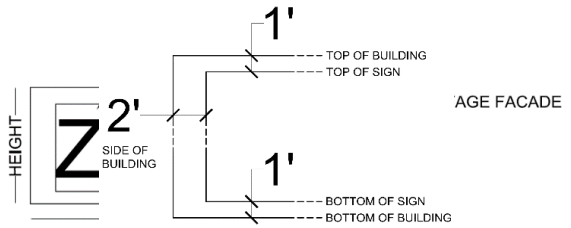


restrictive, of the frontage façade total area.

Bay / small facade example *Regular facade example*

Irregular façade example

(b) No wall sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer than one (1) foot from the top or bottom of a facade.



(c) No more than one (1) sign shall be permitted per street frontage. Non-frontage facades may be permitted one (1) wall sign following the standards set forth in 4(a) and 4(b) for wall signs.

(d) Wall signs shall not extend further than 2 feet from the façade surface.

(5) Windows and doors signs:

(a) Hours-of-business sign shall be permitted on a door or adjacent window with letters not in excess of two (2) inches in height and total area not in excess of two (2) square feet.

(b) An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.

(c) Are not permitted to be electronic digital signs.

(6) Changeable copy sign:

(a) Movie theaters and municipal uses shall be permitted an additional wall sign not exceeding the size limitations as delineated in Sec 20-21(4).

(b) No other use shall be permitted a changeable copy sign.

(7) Shopping center sign:

(a) A second freestanding sign will be permitted indicating the name of the center if such center fronts a regional arterial and local arterial.

(b) Shall not exceed the size limitations as delineated in Sec 20-21(3).

(8) Canopy signs:

(a) Shall be permitted for individual businesses within shopping centers only.

(b) May be permanently installed perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.

(c) These signs shall follow the wall sign standards delineated in section 20-21(4).

(d) Internal illumination is permitted.

(9) Murals:

(a) Are intended to contribute to and advance: streetscape aesthetics, architectural features or character of a building, civic pride, community interaction, or local history or culture.

(b) Shall be limited to non-residential buildings or structures supporting commercial, industrial, civic, recreation, cultural, or utility uses.

(c) May cover the entire plane of the side of a building or structure, but shall not extend beyond the edge of the façade surface or roofline

(d) No mural may obstruct the proper function of any exterior mechanical or electrical equipment and any emergency exits.

(e) Murals shall follow the sign restrictions from Sec. 21-19(1) on locations, fabrications, applications, and designs.

(10) Billboard signs:

(a) Billboard signs shall only be permitted in non-residential zones east of CSX Railroad right-of-way.

(b) Billboard structure shall consist of a single monopole and shall comply with all Florida Building Code requirements.

(c) Sign height shall not exceed seventy-five (75) feet above crown of the eastbound lanes of Hallandale Beach Boulevard at the intersection of Hallandale Beach Boulevard and the west boundary of Interstate Highway 95.

(d) Each sign face shall be no larger than forty-eight (48) feet wide and fourteen (14) feet high and shall not exceed six hundred seventy-two (672) square feet.

(e) No billboard structure shall be located within fifteen hundred (1,500) feet of an existing billboard structure.

(11) Municipal signs:

(a) Construction and design shall be in accordance with the Town's design criteria and specifications for signs.

(b) This section shall not apply to any traffic control sign, the design of which is prescribed by state law.

(12) Gasoline and oil filling stations signs:

(a) To the extent that this sign code conflicts with standards set forth within the County Ordinance No. 80-71, as amended, relative to gasoline pricing signs, the provisions of this section shall apply.

(b) Every person, firm or corporation owning and/or operating a gasoline station or gasoline and oil filling station shall clearly and conspicuously post the prices of all gasoline and/or petroleum products available for sale, in accordance with one (1) of the following standards:

1. Pricing signs shall be architecturally/graphically integrated into each face of a freestanding/monumental sign.
2. Pricing signs shall include one (1) price per type of gasoline product dispensed, type of service, and method of payment with each displayed in equal size and prominence as permitted in section 20-21(4).
3. The pricing sign shall be illuminated in the same manner as the freestanding/monumental sign.
4. Pricing signs shall be architecturally/graphically integrated into each face of permitted primary/secondary wall sign.

(c) The term "exterior lighting" used in this section shall mean any variety of lighting forming an integral part of a building for fueling stations designed or used as an architectural embellishment. Canopies over fueling pump stations may include exterior lighting fixtures on the exterior surfaces of the canopy structure separately or as part of the business signage. This may include LED, neon or other lighting sources placed within enclosed or concealed architectural features allowing illumination of the canopy surface and/or as part of the business signage. No exposed bulbs are allowed. All exterior lighting shall comply with the maximum permitted intensity and power source shielding as set forth in Article IV of Chapter 20 of the Town's Code, and shall be mounted and wired as required by the Florida Building Code and the National Electrical Code. Persons desiring to employ such lighting shall obtain a permit from the Town prior to installation.

(d) Additional signage may be permitted by the Town Council during site development plan review.

Sec. 21-21. Temporary signs.

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. For the purposes of this section, any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.

(1) *Real estate signs:* Real estate signs are permitted without a permit.

(a) One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard.

(b) For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line.

(c) A maximum of three (3) signs may be hung from, or attached to, the approved sign for temporary use announcing additional information (i.e., open, by appointment only, sold, etc.).

(2) *Announcing signs:* Announcing signs are permitted in all non-residential zoning districts.

(a) One (1) freestanding sign is allowed per project with a sign area is not to exceed thirty-two (32) square feet.

(b) The sign may be posted for sixty (60) consecutive days at the end of which time the sign shall be removed.

(c) The sign shall be removed prior to the placement of a project sign.

(3) *Project signs:* Project signs are permitted in all zoning districts.

(a) One (1) freestanding sign is allowed per project, per main entrance.

(b) The sign area is not to exceed thirty-two (32) square feet in all zoning districts (i.e., four (4) feet by eight (8) feet).

(c) Sign may be permitted to be posted from date of building permit up to thirty (30) days after the date of certification of occupancy is issued on eighty (80) percent of the construction contemplated on the approved site plan or plat.

(4) *Instructional/Wayfinding signs:* These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one (1) parking-in-rear or model-parking sign shall be permitted.

(5) *Temporary subdivision signs:* These signs shall not exceed thirty-two (32) square feet in area nor extend more than six (6) feet above the crown of any abutting road or street.

(6) *Model signs:* Model signs are permitted in all residential zoning districts.

(a) One (1) freestanding sign is allowed per model.

(b) The sign area is not to exceed three (3) square feet.

(c) One (1) flag per model is permitted.

(7) *Political signs:* No sign permit shall be required for political signs displayed on private property. Such political signs shall be permitted no earlier than three (3) months prior to the date of the election and removed within fifteen (15) days after the election. All such political signs shall be subject to the following regulations:

(a) shall not exceed four (4) square feet in aggregate of sign surface area in a residential zone; or

(b) shall not exceed fifteen (15) square feet in aggregate of sign surface area in a commercial or industrial zone.

(8) *Banner signs:* Business establishments desiring to display banner signs for a grand opening shall obtain a permit that will allow the display of these signs for a period of not more than fourteen (14) consecutive days. Banners may be attached to buildings or secured to poles designed for the banner and shall not be placed in a public right-of-way.

Sec. 21-22. Nonconforming signs.

Except as provided in this article, nonconforming signs that were otherwise lawful on the effective date of the ordinance from which this article is derived may be continued. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming. A nonconforming sign may not be moved or replaced except to bring the sign into

complete conformity with this article. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, said sign may only be replaced with a sign which is in conformance with the terms of this article.

(1) *Minor repairs and maintenance of nonconforming signs:* Minor repairs and maintenance activities necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased. If a nonconforming sign is destroyed, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this article, and the remnants of the former sign structure shall be cleared from the land. For purposes of this article, a nonconforming sign shall be considered destroyed if it receives damage to an extent of more than 50 percent of the sign's value immediately prior to the sign having received said damage.

(2) *Change of use*: If there is a change of use or name of business on a particular piece of property, and there were one or more nonconforming signs which advertised the business or use, all new signs for the use or business must meet all sign requirements.

Sec. 21-23. Permit.

(1) *Required, successive filing, credit for previously paid fees:* No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same sign or sign structure was previously obtained.

(2) *Application:* Applications for a permit required by this section shall be filed with the building department and shall contain the following information:

   (a) Name and address of the owner of the proposed sign or his authorized agent;

   (b) Type of sign and/or sign structure with all relevant dimensions;

   (c) Location of premises upon which the sign is to be located;

   (d) A plan or design of the sign showing the square foot area of the sign as well as the sign face, height of letters, lettering style, colors, materials, lighting equipment, if any, and its position relative to the building and/or property line;

   (e) Estimated value of sign;

   (f) Such other structural and technical information as may be required by the Building Department.

(3) *Required fees:* Fees shall be required in order to accommodate the administration costs associated with sign permit reviews and site inspections for the installation, erection or placement of any sign. Such fee, established by resolution of the Town Commission, shall accompany the permit application.

   (a) No sign shall hereinafter be erected, constructed, pasted, painted, altered, maintained or relocated, except the changing of copy of bulletin board, poster board, menu, marquee or change of letter sign, until application has been made and a permit therefor issued by the Building Official as per 4203.1 of the South Broward Building Code.

(b) Any change or alteration of approved existing sign, such as metal box, change of copy, repaint, etc. to be fifty (50) percent of fee charged for new sign of same type of category.

(c) The application fee and annual permit fee for a billboard sign shall be established by resolution of the Town Commission.

(4) *Minimum charge; exception.* Regardless of size, the minimum charge for the issuance of any permit under this section shall be established by resolution of the Town Commission.

(5) *Revocation.* Permits issued under this section may be revoked by the Building Department upon determination that the sign is not in full compliance with the provisions of this article. Further, if the sign authorized by any permit has not been constructed within three (3) months after the date of issuance of any permit, then the permit shall automatically be revoked.

Sec. 21-24. Construction, maintenance and location requirements.

(1) *Structural requirements:*

(a) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

(b) All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot-resistant and termite-resistant, through open cell preservation methods as specified by American Wood Preservation guidelines, except in woods that have natural properties that are termite-resistant and rot-resistant.

(c) Electrical conduit, boxes and fittings must be located in the least visible area of the sign installation and shall be serviced by underground wiring, except being classified as temporary by Florida Power & Light Company.

(d) All wall signs shall be mounted flush to a continuous flat surface at least equal in size to the sign perimeter and under no circumstances shall any structural elements supporting the sign be visible.

(2) *Maintenance:* Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.

(3) *Location:* No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, traffic signal or sign, or with any devices maintained by or under public authority for ingress or egress from any public or private right-of-way, roadway or driveway.

Sec. 21-25. Reinspection; fees.

(1) *Annual:* The Chief Building Official shall inspect, or cause to be inspected, all permanent signs located within the Town at least once in each year, prior to the renewal of their occupational licenses. A reinspection established by resolution of the Town Commission will be charged.

(2) *Owner required to correct defects:* Upon such inspection, this article shall require the owner of any sign found to be in defective condition or which does not comply with the terms, conditions and provisions of this article to be repaired or removed within thirty (30) days from the date of notice of the defect; provided, however, that if the Chief Building Official shall ascertain and determine that the maintenance

or use of the sign shall adversely affect the public safety, he may require the immediate removal at the owner's expense or prohibit the use of the sign until the defects shall have been remedied.

(3) *Removal:* The Chief Building Official shall then have the authority, upon two-weeks' notice, to remove any sign which is not properly maintained, and without notice in the event the sign is found in his determination to constitute a danger to human life or encroaches on the public right-of-way. In the event of removal of a sign pursuant to this section, the owner/lessee or agent shall bear the cost of removal in addition to the penalties.

Sec. 21-26. Removal of nuisance signs.

(1) The Town reserved the right to remove any sign or advertising display which is being maintained contrary to any of the terms and provisions of this article of the Code of Ordinances, and any such sign or advertising display is hereby deemed to be a public nuisance.

(2) The Building Inspector of the City or his agent shall give notice to the person owning the sign or advertising display and to the owner and/or lessee of the property upon which the same is located, specify the location of the sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. The notice shall also specify what is required in order to conform the sign or advertising display to the requirements and provisions of the Code of Ordinances. The notice shall further specify that if the sign or advertising display does not conform to the provisions of the Code of Ordinances, the Town will take any and all action necessary in order to accomplish such result, including removal of the subject sign, all at the cost and expense of both the person owning the sign or advertising display and the owner and/or lessee of the property upon which the same is situated.

(3) The notice provided for in this section shall be served by personal service or by certified mail return receipt requested. Service by mail shall be deemed complete upon delivery. If the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, the notice may be served by posting the same in a conspicuous place on the premises upon which the offending sign or advertising display is located, in which event service shall be deemed complete as of the moment of the posting.

(4) The person owning the offending sign or advertising display and/or the owner and/or lessee of the property upon which the same is situated, within forty-eight (48) hours after receipt or posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the subject notice. If the offender has not completed corrective action within the above-mentioned forty-eight-hour period, the Building Inspector may cause the sign to be removed at the expense of the owner and/or lessee of the property upon which the offending sign is located.

Sec. 21-27. Penalty for violation.

(1) A person violating any of the provisions of this division shall, upon conviction, be punished as provided by law. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such under this subsection.

(2) Any person found in violation shall be subject to a civil penalty of five (5) times the sign fee as established by resolution of the Town Commission per violation if not con-tested, or six (6) times the sign fee as established by resolution of the Town Commission for a first violation if contested, and a civil penalty double for repeat or subsequent violations. Community service hours shall not be substituted for payment of the monetary penalty.

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED

Secs. 21-36—21-50. Reserved.

DIVISION 3. RESERVED

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE

Sec. 21-71. Application fee; deposit for consultants.

All applications for a sign variance from this chapter shall be accompanied by a nonrefundable fee, as set forth by the Town Commission by means of a resolution. The Town Manager or his or her designee may require an initial deposit as established by resolution of the Town Commission for consultant costs required for certain reviews. Whenever the deposit balance is twenty (20%) percent or less of the initial deposit, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit is required. The amount of the supplemental deposit shall be seventy-five (75%) percent of the initial deposit. Several supplemental deposits may be required depending on the complexity of the review request.

Sec. 21-72. Circumstances for granting.

The Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town.

Sec. 21-73. Required information.

Applications for a variance from this chapter shall contain the following information:

(1) All the information required in an application for a sign permit;

(2) The variance requested from the provisions of this chapter;

(3) The reason why the variance is desired and the details of the hardship which would result from the denial of same.

Sec. 21-74. Filing requests.

All requests for sign variances shall be filed with the Chief Building Official.

Sec. 21-75. Applications—Review; return if incomplete or fee not paid.

It shall be the duty of the Chief Building Official prior to the acceptance of an application for a variance from this chapter to determine that the application is complete in every respect and that the proper fee therefor is paid concurrently with the filing of the application. If the application is incomplete or the fee is not paid, the application shall be immediately returned and not accepted until it is complete and the proper fee has been paid.

Sec. 21-76. Issuance of receipt; distribution of copies.

Upon the Chief Building Official having determined that the application is complete and the proper fee is paid, they shall note on the application the date and time received and issue a receipt to the applicant for the fee paid, if any. A copy of the application shall forthwith be delivered by the Chief Building Official to the Clerk-Commissioner and to each of the other members of the Town Commission. The Clerk-Commissioner shall upon receipt of a copy of the application forthwith furnish a copy of same to the Town Attorney.

Sec. 21-77. Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, once the application has been determined to be complete by the Chief Building Official..

Sec. 21-78. Hearing; notice to applicant.

It shall be the duty of the Chief Building Official to notify in writing the applicant for every variance from this chapter of the date, time and place of the hearing thereon.

Chapter 21 SIGNS AND ADVERTISING[1]

[1]~~Cross reference(s)—Administration, Ch. 2; alcoholic beverages, Ch. 3; buildings and building regulations, Ch. 5; code enforcement, Ch. 7; health and sanitation, Ch. 12; junked, wrecked, abandoned property, Ch. 13; land development regulations, Ch. 13.5; incorporation of this chapter by reference, § 13.5-6; licenses and business regulations, Ch. 15; mobile homes, recreational vehicles and parks, Ch. 16; parks and recreation, Ch. 18; streets, sidewalks and other public places, Ch. 22; subdivisions, Ch. 23; traffic and vehicles, Ch. 25; vegetation, Ch. 27; zoning, Ch. 28.~~

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS[2]

[2] ~~Editor's note(s)—Ord. No. 88-9-4, §§ 1—12, adopted Sept. 14, 1988, enacted a comprehensive sign ordinance for the Town, but did not specify manner of codification; hence, such provisions have been designated as Div. 1, §§ 21-16—21-27, and deemed as superseding former Divs. 1 and 2, substantive sections thereof being §§ 21-16—21-21, 21-36—21-38, which contained general sign regulations and permit requirements as derived from Ord. No. 72-12-3, §§ 2—7, adopted Dec. 13, 1972; Ord. No. 81-6-1, § 1, adopted June 10, 1981; and Ord. No. 85-3-4, § 1, adopted Mar. 13, 1985. Words enclosed in brackets [ ] have been added by the editor for clarity, and § 15 of Ord. No. 88-9-4 provided that the ordinance shall become effective upon adoption and passage in accordance with law.~~

~~State law reference(s)—Outdoor advertising, F.S. Ch. 479; authority to regulate signs, F.S. § 166.221.~~

Sec. 21-16. Intent.

~~It shall be the intention of Ordinance No. 88-9-4, set forth herein as sections 21-16 through 21-27, to develop sign criteria which are~~ (1) The purpose of this article is to permit signs that are:

~~(1)~~ (a) Compatible with their surroundings;

~~(2)~~ (b) Legible under the circumstances in which they are seen;

~~(3) Expressive of the identity of individual businesses or organizations or the community as a whole;~~

(c) Architecturally and aesthetically compatible with the buildings they are placed on, and will not destroy or impair aesthetic or visual qualities of the Town and to the general welfare;

~~(4)~~ (d) ~~To p~~ Promote the aesthetics, safety, health, morals, property values, general welfare and the assurance of protection of adequate lighting, energy and air space within the Town by regulation of the posting, displaying, erection, use and maintenance of signs; and

~~(5) For the sole purpose of identifying businesses and not to permit advertising along trafficways; and~~

~~(6)~~ (e) No sign shall be permitted except in accordance with the provisions of this article.

(Ord. No. 88-9-4, § 1, 9-14-88)

(2) The intent of this article is as follows:

(a) Florida Constitution. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural resources and scenic beauty..." A beautiful environment preserves and enhances the desirability of the Town of Pembroke Park as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

(b) Florida Statutes. Florida law requires cities to adopt comprehensive plans and implement them through the adoption of land development regulations (also known as zoning regulations) and the approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that the Town adopt sign regulations. See F.S. § 163.3202(2)(f). Complying with state law is a compelling governmental interest.

(c) Town of Pembroke Park Comprehensive Plan. Objective _ of the land use element intends to " sign quote here".

(d) Caselaw. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this article are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Town's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

1. Reed v. Town of Gilbert, 576 U.S. 135, S. Ct. 2218, 192 L. Ed. 2d 236 (2015), on the topic of non-commercial temporary signs;
2. Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981), on the topic of commercial signs and off-premise signs; City of Ladue v. Gilleo, 512 U.S. 43 (1994), on the topic of political protest signs in residential areas;
3. Linmark Assocs., Inc. v. Township of Willingboro, 431 U.S. 85 (1977), on the topic of real estate signs in residential areas;
4. Burson v. Freeman, 504 U.S. 191 (1992), on the topic of election signs near polling places;
5. Central Hudson Gas & Electric Corp. v. Public Service Commission, 447 U.S. 557 (1980), on the topic of commercial speech; and
6. City Council v. Taxpayers for Vincent, 466 U.S. 789 (1984), on the topic of signs on public property.

(e) Impact of sign clutter. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices, and other required signs (such as directional, informational, directory, identification, and warning signs) that are essential to identifying locations for the delivery of emergency services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Town, ensure that Town residents and visitors can safely navigate through the Town to their intended destinations, and promote the continued well-being of the Town. It is therefore the purpose of this article to promote aesthetics and the public health, safety, and general welfare, and assure the adequate provision of light and air within the city through reasonable, consistent, and non-discriminatory standards for the posting, displaying, erection, use, and maintenance of signs that are no more restrictive than necessary to achieve these governmental interests.

(f) Specific legislative intent. More specifically, these sign regulations are intended to:

1. Categorize signs by type;
2. Permit, regulate, and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area;
3. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Town and that complements their natural surroundings;
4. Preclude the placement of signs that contribute to sign clutter or that conceal or obstruct principal or adjacent land uses or signs
5. Preserve, conserve, protect, and enhance the scenic beauty of the aesthetic environment and the city's ability to attract sources of economic development and growth;
6. Foster the integration of signage with architectural and landscape designs;
7. Encourage the effective use of signs as a means of communication in the city;
8. Ensure pedestrian safety and traffic safety by regulating signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians;
9. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;
10. Establish regulations affecting the design, erection, and maintenance of signs for the purpose of ensuring equitable means of graphic communication. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement, and construction;
11. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the lot and structure on which the sign is to be placed or to which it pertains;
12. Allow for traffic control devices without city regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location, and other attributes do not impair the effectiveness of such traffic control devices;
13. Protect property values by ensuring that the size, number, and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;
14. Except to the extent expressly preempted by Broward County, state, or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
15. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;
16. Enable the fair and consistent enforcement of these sign regulations; and
17. Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

Sec. 21-17. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them below:

Advertising means ~~any form of public announcement intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity or entertainment~~. a message displayed on a sign for commercial purposes.

Advertising bench or *bus advertising bench* means a bench, such as a park or bus bench, for the use of the public and bearing a commercial ~~message~~ purpose. ~~[Advertising benches are] not permitted.~~

~~Cross reference(s)—Exception re municipal contract in § 21-19(9).~~

Animated sign means a sign which utilizes motion of any part by any means, or displays flashing, oscillating or intermittent lights, but does not include an electronic digital sign with repeatedly changing messages, where each message is not animated but electrically generated and displayed. ~~[Animated signs are] not permitted.~~

Announcing sign means a temporary sign announcing a project to be under construction or an intended use of the premises in the immediate future.

Banner means a sign having the characters, letters, or illustrations applied to cloth, paper or fabric of any kind with only such material for backing.

Billboard means a structure utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than the property on which the sign is located.

Box ~~or~~, cabinet sign, building directory sign means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.

~~*Building directory sign* means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.~~

~~*Bus bench advertising sign:* See Advertising bench.~~

~~*Canopy sign* means a sign attached to or hung from a canopy or covered structure projecting from and supported by a building when the canopy or covered structure extends beyond the building line.~~

~~*Community service [sign]* means a sign which advertises solely a function of a nonprofit organization or corporation and which is not to be posted for a period longer than thirty (30) days.~~

Changeable copy sign means a sign on which copy is changed manually in the field through the use of attached letters, numbers, symbols, or similar characters, or changeable pictorial panels.

Display means an arrangement of goods reflecting the occupation or business, wares, or other objects used for the purpose of bringing the subject thereof to the attention of others without the use of characters, ornamentation, letters, symbols, logos or pictures to convey a message to others. ~~Exterior display of goods is not permitted.~~

Electronic digital sign means a sign permitted on which copy is changed through an automatic and/or remotely controlled process and that shall not change copy more frequently than every 12 seconds (five changes per minute) and shall not be operated as an animated sign.

Facade means the entire building front, including main street wall face, including any parapet~~, but not including glass or open areas~~.

Flag means ~~a piece of cloth often attached to a staff with distinctive colors, patterns or symbolic devices~~ a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a

pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity.

Freestanding/Monument sign means a sign erected upon a pole or poles or flush to the ground and which is wholly independent of any building for support (Also called a pylon, pole, post and panel, or ground sign).

~~*Garage sale sign* means any sign used for the sale of new or used merchandise, owned by the person conducting the sale or his immediate family, and sold at his place of residence.~~

~~*Ground box sign* means a self-supported structure not attached or affixed in any way to a building or any other structure.~~

Illegal sign means any sign erected in violation of any ordinance in effect in the Town of Pembroke Park.

Illuminated sign means any sign having characters, letters, figures, designs [or outlines illuminated by electric lights or luminous tubes,] whether or not said lights or tubes are physically attached to the sign. ~~[Illuminated signs are] not permitted or allowed in a window area.~~

Internal illumination means a light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Item, ~~or~~ information, or identification means a syllable, symbol, abbreviation, characters, ornamentation, letters, symbols, logos, pictures, broken plane or discontinued odd shape located in any one sign.

Logo means a symbol used to signify an organization, corporation, business, service or product.

~~*Logotype* means the name of a corporation or business, or the like, spelled out in a distinctive, proprietary style of lettering or type. To be approved, this style must be registered with the Trademark Division of the U.S. Patent Office, or approval must be pending. If in a shopping center, height and color of letters must be the same as the center's standard design criteria.~~

Model sign means a sign which designates a particular dwelling unit design which is not for sale but rather represents other units of a similar design that are for sale.

Municipal sign means a sign erected by the Town which may:

(1) Advertise upcoming recreational, sporting and civic events;

(2) Notify the public of projects pending before the Town, such as variances, rezonings, applications for land development permits, etc, and;

(3) Public identification signs.

Mural means a graphic, artistic representation painted on a wall, not including graffiti, which contains no relationship to any product, service or activity provided, offered or available on the premises.

Nameplate sign means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Noncommercial directional or information sign means a sign located on and relating to an activity on the premises upon which the sign is located, e.g., "exit", "entrance", "caution", "no trespassing", etc.; also includes road signs within a road right-of-way to help direct traffic safely throughout the city.

Nonconforming sign means a sign, or advertising structure, existing within the Town limits on the effective date of Ordinance No. 88-9-4, or a sign or advertising structure existing in an area annexed to the Town after the effective date of the ordinance ~~from which sections 21-16 through 21-27 are derived~~, which by its height, type, content, square foot area, location, use or structural support does not conform to the requirements of this article.

Off-premises real estate project directional sign means a sign not within the boundaries of the real estate project that contains directional information enabling potential purchasers to locate the project within the Town.

~~For the purpose of this article, off-premises directional signs shall not be approved unless they are installed as ground box signs, ten (10) feet within private property, which conform to the Town's sign criteria. No more than three (3) such signs per project, not larger than six (6) square feet per sign and not more than four (4) feet above the crown of the road shall be allowed in the Town, and not more than one (1) sign per artery shall be allowed. The procedure for obtaining a permit for the sign shall be in accordance with the procedure set forth in section 21-23.~~

Parapet means a wall extension above the roofline of a building.

Permanent sign means any sign which, when installed, is intended for permanent use. ~~For the purpose of this article any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.~~

Political sign means any sign which indicates the ~~name~~ candidate, cause or affiliation of anyone seeking public office, or which indicates any issue for which a public election is scheduled to be held.

Primary frontage means that frontage designed by the owner/occupant to be his primary use when his business faces on two (2) streets of at least secondary arterial designation.

Project sign means a sign which identifies the construction of a building, building complex or real estate development of any kind.

Projecting sign means a sign attached to and supported by a building or other structure and which extends at any angle therefrom.

Real estate sign means a sign ~~not exceeding six (6) square feet~~ erected by a residential property owner, or his agent~~, or for an individual unit in a commercial development,~~ indicating property which is for rent, sale or lease.

Roof/Rooftop sign means a sign erected over or on a roof, extending above the roofline, which is dependent upon the roof, parapet or upper walls of any building for support. ~~[Roof signs are] not permitted.~~

Shopping center means a group ~~or~~ of retail stores, service establishments or any other businesses planned to serve the community or neighborhood, not necessarily owned by one party or a single landowner which are adjacent to and utilizing a common parking area or areas.

Sidewalk or sandwich sign means a movable sign not secured or attached to the ground. ~~[Such signs are] not permitted.~~

Sign means a device or representation for visual communication other than a display that is used for the purpose of bring the subject thereof to the attention of others.

Sign area means the square foot area enclosed by the perimeter of the aggregate sign face; ~~which a sign composed of letters only is designated to be compatible with a particular architectural style,. tThe sign area is~~ the sum of the area of the smallest contiguous rectangles or circles capable of containing one (1) letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign face means ~~the part of the sign that is or can be used for communication purposes visible from one (1) direction.~~ any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise.

Snipe sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects~~, with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located. With the exception of political signs, snipe signs are not permitted.~~

Structure means anything constructed or erected which requires location on the ground or which is attached to an object having a location on the ground.

Subdivision sign means a sign designating a subdivision, plat or other division of real property.

Symbol means a graphic device used to signify a use or activity rather than an organization or corporation.

Temporary sign means any sign intended for use not permanent in nature. ~~For the purpose of this article, any sign with an intended use of twelve (12) months or less shall be deemed a temporary sign.~~

Trailer sign means a portable sign placed in or attached to a trailer. ~~[Such signs are] not permitted unless required by a governmental agency.~~

~~*Under a c*~~ *Canopy sign* means a sign permanently affixed to the underside of a shopping center canopy.

Vehicle removable sign means a sign temporarily affixed to a transportation vehicle, inside or outside~~, for the purpose of advertising.~~

Vehicle sign means a sign affixed to a transportation vehicle, including automobiles, trucks, boats, trailers and campers, for the purpose of identification.

Wall/Canopy sign means a sign which is approximately parallel to and supported by any wall or other enclosures.

Window sign means a sign located on a window or within a building or other enclosed structure which is visible from the exterior through a window or other openings. ~~[window signs are] not permitted to be illuminated.~~

(Ord. No. 88-9-4, § 2, 9-14-88; Ord. No. 09-01-03, § 1, 1-20-09)

Sec. 21-18. Exempt signs.

The Town of Pembroke Park has a compelling interest in allowing the following signs in order to comply with State and local laws and to promote public safety on town property or in the rights-of-way. Any sign which does not meet the criteria of this section and is not specifically permitted elsewhere in this article is prohibited. The following signs shall be exempt from the provisions of this section except as otherwise stated as follows:

~~(b)~~ (a) *Instructional/Wayfinding signs.* Signs which provide instructions and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed two (2) square feet in area; signs identifying restrooms, public telephones, walkways and those of similar nature shall be exempt from the provisions of this article.

~~(c)~~ (b) *Flags.* ~~The flags, emblems or insignia of any government entity~~ Flags shall be exempt from the provisions of this article, however, in order to prevent commercialization and exploitation of the flag, no more than one (1) of each government entity may be displayed at one time. Flag Day, July 4th and Memorial Day are exempt.

(c) Governmental signs. Signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer or public agency employees in the performance of his duty.

(d) Holiday décor.

(e) Notice bulletin boards.

(f) Plaques. Plaques or nameplate signs not more than four (4) square feet in area which are fastened directly to the building.

(g) Public notice signs. Official notices posted by public officers or employees in the performance of their duties.

~~(a)~~ (h) *Vehicle signs.* ~~All v~~Vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or ~~site for advertising purposes~~ in addition to or in lieu of a permanent or temporary sign as permitted under ~~this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs)~~ section 21.21 Temporary Signs.

(i) Warning signs. Signs warning the public of the existence of danger. Such warning signs shall be removed upon subsidence of the danger for which warning is being given.

(Ord. No. 88-9-4, § 3, 9-14-88)

Sec. 21-19. Prohibited signs.

(1) The following are those signs locations, fabrications, applications, and designs which shall not be permitted within the municipal limits of the Town:

(a) Animated or flashing signs;

(b) Signs that mimic or may be confused with traffic control devices, thereby creating a safety hazard;

(c) Any sign that is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle;

(d) Any signs that contain exposed lighting of any type or are illuminated from outside the boundaries of the sign by visible lighting fixtures;

(e) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention,

(f) Signs that emit audible sounds, odors, or visible matter;

(g) Signs that are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure;

(h) Signs attached to trees or other vegetative landscaping material;

(i) Private signs on public property or rights-of-way; and

(j) Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures.

(2) The following are ~~those signs~~ sign types which shall not be permitted within the municipal limits of the Town:

~~j.~~ (a) Advertising benches: people shelters or bus shelters; except by municipal contract;

~~g.~~ (b) A-frame signs;

~~a.~~ (c) Animated or rotating signs;

~~i.~~ (d) Billboards; except as provided for in section 21-20(~~4~~ 10);

~~k.~~ (e) Box or cabinet signs;

~~f.~~ (f) Permanent Banner signs~~, flags or pennants when used for advertising purposes~~, except as provided in section 21-21;

~~p.~~ (g) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention~~, except as permitted in section 21-20(7).~~ ;

~~f. All signs that contain exposed lighting of any or have the appearance of one (1) of the above types of light fixtures;~~

~~g. Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;~~

~~d.~~ (h) Off-premises signs;

~~m.~~ (i) Painted identification wall signs not conforming to section 21-23; except as permitted in Section 21-20(c)3;

~~h.~~ (j) Roof/Rooftop signs;

~~d. Signs located on sides of buildings unless the structure is located on a corner plot or is the structure is located in excess of one hundred (100) feet from the side of the plot line;~~

~~b.~~ (k) Sidewalk or sandwich signs;

~~b. Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures;~~

~~c.~~ (l) Snipe signs, with the exception of political signs;

~~e.~~ (m) Swinging signs,

~~e. Tenant identification signs, except in the interior or shopping centers;~~

~~o.~~ (n) Trailer signs, except when required by a government agency;

~~l.~~ (o) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; and

~~n.~~ (p) Window signs, when illuminated.

(Ord. No. 88-9-4, § 4, 9-14-88; Ord. No. 03-12-04, § 1, 12-10-03; Ord. No. 03-12-04, § 1, 12-10-03; Ord. No. 09-01-03, § 2, 1-20-09; Ord. No. 19-12-01, § 2, 12-11-19; Ord. No. 2023-012, § 2, 10-11-23)

Sec. 21-20. Permanent signs.

Only such permanent signs as are listed in this section shall be permitted to be erected or maintained upon any building lot, plot or parcel of land.

(1) Identification of building(s)

Use	**Quantity of number or name plates**	**Sign Area**
Single-family, detached or attached	1 per dwelling unit	1½ square feet*
Multi-family	1 per dwelling unit	1½ square feet sign*
Non-residential, single tenant or multi-tenant	1 per entrance	• 3 inch letter height max • 3 square feet sign area • Must state the address of the licensed establishment • Front door shall state the address 3 inch letters
Notes: *Ground or wall signs indicating the name of the complex shall follow monumental sign regulations in Section 21-20(4).		

(2) Trafficway Classifications

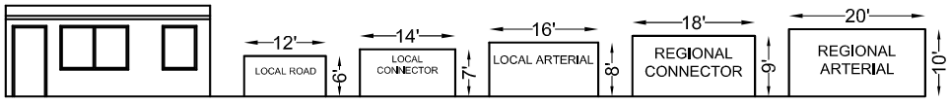
For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

Classification	Trafficway(s)
Regional Arterial	Hallandale Beach Boulevard
	Pembroke Road
Regional Connector	County Line Road
Local Arterial	SW 56th Avenue
	SW 52nd Avenue
	SW 48th Avenue
	SW 40th Avenue
Local Connector	SW 30th Avenue
	SW 31st Avenue
	S Park Road
Local Road	All other public or private trafficways

(3) Monumental signs:

(a) Residential zone

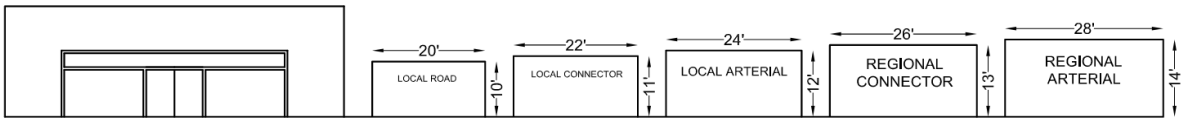
Monumental signs in residential zones shall be permitted not exceeding the following:



Classification	Letter Height	Sign Height	Sign Length
Local Road	12"	6' minimum 10' maximum	2' of sign length per 1' sign height
Local Collector			
Local Arterial	15"		
Regional Collector	20"		
Regional Arterial			

(b) Non-residential zones

Monumental signs in non-residential zones shall be permitted not exceeding the following:

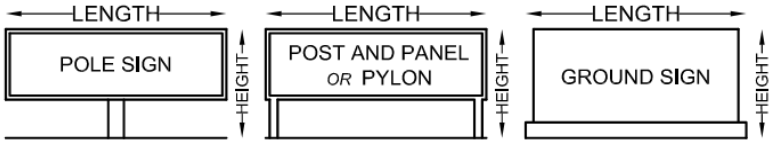


Classification	Letter Height	Sign Height	Sign Length
Local Road	14"	10'	2' of sign length per 1' sign height
Local Collector		11'	
Local Arterial	20"	12'	
Regional Collector		13'	
Regional Arterial	23"	14'	

1. If a sign has more than one (1) sign face, the combined length of the sign faces shall not exceed the permitted maximum sign length.

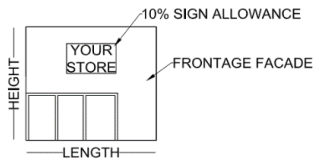
(c) Supplemental Regulations

1. No more than one (1) sign shall be permitted per street frontage.
2. All signs shall be placed a minimum of ten (10) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distance.
4. All signs are not to exceed a depth of 3 feet.
5. All properties located within the MXE zoning district shall be eligible for a sign area bonus not to exceed 20% of the maximum sign area permitted by code.
6. Allowed signs defined under "Freestanding/Monumental" shall be measured as follows:

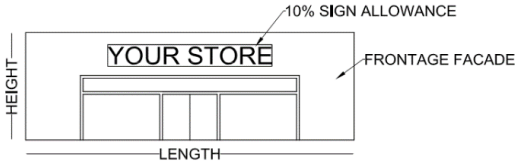


(4) Wall

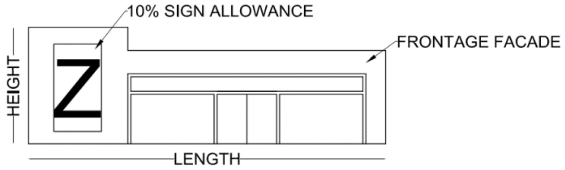
(a) Wall signs shall be permitted not exceeding 10% or 200 square feet coverage, whichever is more restrictive, of the frontage façade.



Bay / small facade example

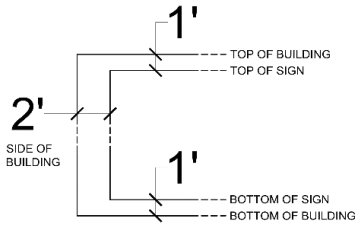


Regular facade example



Irregular façade example

(b) No wall sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer than one



(1) foot from the top or bottom of a facade.

(c) No more than one (1) sign shall be permitted per street frontage. Non-frontage facades may be permitted one (1) wall sign following the standards set forth in 4(a) above for wall signs.

(d) Wall signs shall not extend further than 2 feet from the façade.

~~(a) Single-family, detached and attached (no more than two (2) units in a row): One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area per dwelling unit.~~

~~(b) Multifamily attached dwellings: One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area; ground or wall signs indicating the name of the complex not to exceed the size limitations as delineated in subsection (c)5., hereinbelow.~~

~~(c) All nonresidential uses:~~

~~1. A wall or canopy identification sign shall be permitted, not to exceed the following size limitations:~~

~~A. *Maximum height of letters.* No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one (1) inch for each twenty-four (24) feet or major portion thereof setback distance between the front building line and the street property line.~~

~~B. *Maximum length of sign.* To be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:~~

~~Primary Building/Bay Frontage~~	~~Maximum length~~
~~0 to 25 feet~~	~~10'0"~~
~~26 to 40 feet~~	~~12'0"~~
~~41 to 55 feet~~	~~14'0"~~
~~56 to 70 feet~~	~~16'0"~~
~~71 to 85 feet~~	~~18'0"~~
~~86 feet and above~~	~~20'0"~~

~~C. *Maximum sign area.* No wall sign shall have an area exceeding one (1) square foot for each linear foot of building/bay frontage occupied by the licensed establishment.~~

~~2. One (1) nameplate or identification sign is required at the front and the rear entrances of all the bays/buildings both existing and those constructed subsequent to the effective date of this section, with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. Existing structures shall have ninety (90) days subsequent to the effective date of this section to comply with this provision. The front door shall bear the address in three-inch characters.~~

~~3.~~ (5) Windows and doors signs:

~~a.~~ (a) Hours-of-business sign shall be permitted on a door or adjacent window with letters not in excess of two (2) inches in height and total area not in excess of two (2) square feet.

~~b.~~ (b) An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.

(c) Are not permitted to be electronic digital signs.

~~4.~~ (6) Changeable copy sign:

(a) Movie theaters and municipal uses shall be permitted an additional wall sign to ~~those listed in subsections a. and b.~~ not exceeding the size limitations as delineated in Sec 20-21(4), ~~to display changeable copy not to exceed fifty (50) square feet in sign area. Multiple theaters shall be permitted additional sign area not to exceed twenty-five (25) square feet per additional screen.~~

(b) No other use shall be permitted a changeable copy sign.

~~5. One (1) ground box sign or ground sign in a shopping center indicating the name of the center, not to exceed the size limitations as delineated hereinbelow. A second ground box sign or ground sign will be permitted indicating the name of the center if such center fronts on two (2) main thoroughfares of at least secondary arterial designation (eighty-foot right-of-way). This second sign may not exceed the size delineated below:~~

~~5.~~ (7) Shopping center sign:

(a) A second ~~ground box sign or ground~~ freestanding sign will be permitted indicating the name of the center if such center fronts a regional arterial and local arterial.

(b) Shall not exceed the size limitations as delineated in Sec 20-21(3).

~~6. Individual business under-canopy signs may be permanently installed in shopping centers perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon. Internal illumination is permitted. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.~~

(8) Canopy signs:

(a) Shall be permitted for individual businesses within shopping centers only.

(b) May be permanently installed perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.

~~c. Shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required.~~ (c) These signs shall follow the wall sign standards delineated in section 20-21(4).

~~d. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon.~~

~~e.~~ (d) Internal illumination is permitted.

(9) Murals:

(a) Are intended to contribute to and advance: streetscape aesthetics, architectural features or character of a building, civic pride, community interaction, or local history or culture.

(b) Shall be limited to non-residential buildings or structures supporting commercial, industrial, civic, recreation, cultural, or utility uses.

(c) May cover the entire plane of the side of a building or structure, but shall not extend beyond the edge of the façade surface or roofline

(d) No mural may obstruct the proper function of any exterior mechanical or electrical equipment and any emergency exits.

(e) Murals shall follow the sign restrictions from Sec. 21-19(1) on locations, fabrications, applications, and designs.

~~7. When a trademark is incorporated within a sign, the trademark shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment.~~

~~8. Freestanding buildings:~~

~~A. Freestanding structures within shopping centers (out-parcels) shall be permitted one (1) primary wall sign in accordance with the provisions of this section, and one (1) secondary wall sign, which shall not exceed two-thirds (⅔) of the size of the primary sign. If the owner chooses not to install a primary and secondary sign, he shall be permitted to erect wall signs on not more than four (4) sides of the building, but only in the secondary size.~~

~~B. Freestanding buildings which are not a part of a shopping center: A ground box or ground sign shall be permitted for a freestanding building on a plot with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign or ground box sign, one (1) of the following may be selected:~~

~~Option No. 1: The business may also be permitted to erect a wall or canopy sign facing the primary frontage one-half (½) the size as delineated in subsection 5. hereof.~~

~~Option No. 2: If the owner chooses not to use a ground sign, he shall be permitted to erect a wall or marquee sign facing the primary frontage as delineated in subsection 5. hereof. He shall also be permitted signs on two (2) side walls, if not facing a residential neighborhood, one-third (⅓) the size as delineated in subsection 5. hereof.~~

~~(d)~~ (10) ~~Nonresidential uses east of CSX Railroad right-of-way:~~ Billboard signs:

~~1.~~ (a) Billboard signs shall only be permitted ~~which meet the following standards:~~ in non-residential zones east of CSX Railroad right-of-way.

~~A.~~ (b) Billboard structure shall consist of a single monopole and shall comply with all Florida Building Code requirements.

~~B.~~ (c) Sign height shall not exceed seventy-five (75) feet above crown of the eastbound lanes of Hallandale Beach Boulevard at the intersection of Hallandale Beach Boulevard and the west boundary of Interstate Highway 95.

~~C.~~ (d) Each sign face shall be no larger than forty-eight (48) feet wide and fourteen (14) feet high and shall not exceed six hundred seventy-two (672) square feet.

~~D.~~ (e) No billboard structure shall be located within fifteen hundred (1,500) feet of an existing billboard structure.

~~(e) All zoning districts:~~

~~1. Permanent subdivision signs or project signs shall conform to Town sign criteria and shall not exceed thirty-two (32) square feet in area nor six (6) feet above the crown of any abutting road or street and shall include landscaping.~~

~~2.~~ ~~Noncommercial directional or information signs shall not exceed one and one-half (1½) square feet in area and shall conform to the Town's sign criteria.~~

~~(f)~~ (11) Municipal signs~~. Municipal signs must follow the specifications outlined below~~:

~~1~~ (a) Construction and design ~~to~~ shall be in accordance with the Town's design criteria and specifications for signs.

~~2~~ (b) This section shall not apply to any traffic control sign, the design of which is prescribed by state law.

~~(g)~~ (12) Gasoline and oil filling stations signs:

~~1~~ (a) To the extent that this ~~Ordinance No. 88-9-4 [as amended]~~ sign code conflicts with standards set forth within the County Ordinance No. 80-71, as amended, relative to gasoline ~~pricing~~ signs, the provisions of this section shall apply.

~~2~~ (b) ~~Gasoline pricing signs: e~~ Every person, firm or corporation owning and/or operating a gasoline station or gasoline and oil filling station shall clearly and conspicuously post the prices of all gasoline and/or petroleum products available for sale, in accordance with one (1) of the following standards:

~~A.~~ 1. Pricing signs shall be architecturally/graphically integrated into each face of a ~~ground box~~ freestanding/monumental sign~~, as permitted by subsection (c)8.B. of this section~~.

2. Pricing signs shall include one (1) price per type of gasoline product dispensed, type of service, and method of payment with each displayed in equal size and prominence ~~in not less than eight (8) inches high nor more than sixteen (16) inches high characters~~ as permitted in section 20-21(4). ~~, with tenths proportionately sized; with type of service and method of payment in characters not to exceed twenty-five (25) percent of the height of the pricing characters;~~

3. ~~t~~ The pricing sign shall be illuminated in the same manner as the ~~ground box~~ freestanding/monumental sign.

~~B.~~ 4. Pricing signs shall be architecturally/graphically integrated into each face of permitted primary/secondary wall sign.

~~3.~~ (c) The term "exterior lighting" used in this section shall mean any variety of lighting forming an integral part of a building for fueling stations designed or used as an architectural embellishment. ~~Such lighting shall not be considered a sign unless it identifies a business, establishment or activity by name, symbol, figure or lettering.~~ Canopies over fueling pump stations may include exterior lighting fixtures on the exterior surfaces of the canopy structure separately or as part of the business signage. This may include LED, neon or other lighting sources placed within enclosed or concealed architectural features allowing illumination of the canopy surface and/or as part of ~~a~~ the business signage. No exposed bulbs are allowed. All exterior lighting shall comply with the maximum permitted intensity and power source shielding as set forth in Article IV of Chapter 20 of the Town's Code, and shall be mounted and wired as required by the Florida Building Code and the National Electrical Code. Persons desiring to employ such lighting shall obtain a permit from the Town prior to installation.

(d) Additional signage may be permitted by the Town Council during site development plan review.

(Ord. No. 88-9-4, § 5, 9-14-88; Ord. No. 09-01-03, § 3, 1-20-09; Ord. No. 19-12-01, § 3, 12-11-19; Ord. No. 2023-012, § 3, 10-11-23)

Sec. 21-21. Temporary signs.

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. For the purposes of this section, any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.

(1) *Real estate signs:* Real estate signs are permitted without a permit.

~~a.~~ (a) One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard.

~~b.~~ (b) For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line.

~~c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the owner, broker or agent, telephone number, designs or trademarks.~~

~~d.~~ (c) A maximum of three (3) signs may be hung from, or attached to, the approved sign for temporary use announcing additional information (i.e., open, by appointment only, sold, etc.). ~~An open sign may be hung only when the premises are actually available for inspection by the prospective buyer or tenant. In addition, a sold sign may be attached to the sign for a period of ten (10) days subsequent to the date of closing. The maximum permitted size of such signs is eight (8) inches by twenty-four (24) inches.~~

(2) *Announcing signs:* Announcing signs are permitted in all non-residential zoning districts ~~except R-1, R-4, T-1 and CH-1~~.

~~a.~~ (a) One (1) freestanding sign is allowed per project with a sign area is not to exceed thirty-two (32) square feet.

~~b. The sign area is not to exceed thirty-two (32) square feet.~~

~~c. The sign copy may include only:~~

~~1. Project name;~~

~~2. Name of development;~~

~~3. Owner or agent;~~

~~4. Telephone number.~~

~~d.~~ (b) The sign may be posted for sixty (60) consecutive days at the end of which time the sign shall be removed.

~~e.~~ (c) The sign shall be removed prior to the placement of a project sign.

(3) *Project signs:* Project signs are permitted in all zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per project, per main entrance.

~~b.~~ (b) The sign area is not to exceed thirty-two (32) square feet in all zoning districts (i.e., four (4) feet by eight (8) feet).

~~c. The sign copy may include only:~~

~~1. Name of project;~~

~~2. Nature of development;~~

~~3. General contractor;~~

~~4. Architect;~~

~~5. Lending institution;~~

~~6. Owner or agent;~~

~~7. Telephone number.~~

~~d.~~ (c) Sign may be permitted to be posted from date of building permit up to thirty (30) days after the date of certification of occupancy is issued on eighty (80) percent of the construction contemplated on the approved site plan or plat.

(4) ~~*Noncommercial directional or information signs*~~ *Instructional/Wayfinding signs:* These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one (1) parking-in-rear or model-parking sign shall be permitted.

(5) *Temporary subdivision signs:* These signs shall not exceed thirty-two (32) square feet in area nor extend ~~[~~more than~~]~~ six (6) feet above the crown of any abutting road or street.

(6) *Model signs:* Model signs are permitted in all residential zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per model.

~~b.~~ (b) The sign area is not to exceed three (3) square feet.

~~c. The sign copy may include only:~~

~~1. Model or complex name;~~

~~2. Building, architect, agent;~~

~~3. Number of bedrooms and baths;~~

~~4. Telephone number;~~

~~5. Prices.~~

~~d.~~ (c) One (1) flag per model is permitted.

(7) ~~*Window signs:* Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window surface for a period of time not exceeding fourteen (14) days. This sign may be permitted only once at any one (1) location for any one (1) use by any one (1) proprietor.~~

~~(8) *Community service signs:* Community service signs shall not exceed sixteen (16) square feet in area with a maximum height and width of four (4) feet and area exempt from section 21-20(2) of this article.~~

~~(9)~~(7) *Political signs:* ~~(See section 21-51 et seq. of this Code).~~ No sign permit shall be required for political signs displayed on private property. Such political signs shall be permitted no earlier than three (3) months prior to the date of the election and removed within fifteen (15) days after the election. All such political signs shall be subject to the following regulations:

(a) shall not exceed four (4) square feet in aggregate of sign surface area in a residential zone; or

(b) shall not exceed fifteen (15) square feet in aggregate of sign surface area in a commercial or industrial zone.

~~(10)~~ (8) *Banner signs:* Business establishments desiring to display banner signs for a grand opening ~~may~~ shall obtain a permit ~~and pay a fee of twenty dollars ($20.00). The permit~~ that will allow the display of these ~~banners~~ signs for a period of not more than fourteen (14) consecutive days. Banners may be attached to buildings or secured to poles designed for the banner and shall not be placed in a public right-of-way.

(Ord. No. 88-9-4, § 6, 9-14-88)

Sec. 21-22. Nonconforming signs.

(a) ~~All nonconforming and illegally erected signs or advertising structures shall be removed, or shall be altered so as to conform to the provisions of this article as per the schedule below which indicates the phase-out period for nonconforming signs by types of sign:~~

~~Type of Sign~~	~~Phase-out Period~~

~~(1) Painted wall signs:~~

~~a. Primary as defined by owner 1 year~~

~~b. Secondary as defined by owner60 days~~

~~c. Illegal30 days~~

~~(2) Trailer signs30 days~~

~~(3) Animated signs60 days~~

~~(4) Nonconforming bus benches 2 weeks~~

~~or contract renewal date, whichever comes first.~~

~~(5) Illegal signs30 days~~

~~(6) Completed project billboard60 days~~

~~(b) Reserved.~~

~~(c) Nonconforming signs shall not be refurbished, altered or changed in any way where the cost of refurbishing, altering or changing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, unless they are made to conform with all requirements of a new sign or advertising display.~~

~~(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article.~~

~~(e) Vacant stores. Any owner or person entitled to possession of any vacant store is hereby prohibited from displaying upon the windows of the vacant store any sign, lettering or printed matter except one (1) sign, consisting of a maximum of six (6) square feet, advertising the availability of the premises.~~

Except as provided in this article, nonconforming signs that were otherwise lawful on the effective date of the ordinance from which this article is derived may be continued. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming. A nonconforming sign may not be moved or replaced except to bring the sign into

complete conformity with this article. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, said sign may only be replaced with a sign which is in conformance with the terms of this article.

(1) *Minor repairs and maintenance of nonconforming signs*: Minor repairs and maintenance activities necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased. If a nonconforming sign is destroyed, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this article, and the remnants of the former sign structure shall be cleared from the land. For purposes of this article, a nonconforming sign shall be considered destroyed if it receives damage to an extent of more than 50 percent of the sign's value immediately prior to the sign having received said damage.

(2) *Change of use:* If there is a change of use or name of business on a particular piece of property, and there were one or more nonconforming signs which advertised the business or use, all new signs for the use or business must meet all sign requirements.

(Ord. No. 88-9-4, § 7, 9-14-88)

Sec. 21-23. Permit.

~~(a)~~ (1) *Required, successive filing, credit for previously paid fees.~~:~~*: No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same sign or sign structure was previously obtained.

~~(b)~~ (2) *Application.:* Applications for a permit required by this section shall be filed with the building department and shall contain the following information:

~~(1)~~ (a) Name and address of the owner of the proposed sign or his authorized agent;

~~(2)~~ (b) Type of sign and/or sign structure with all relevant dimensions;

~~(3)~~ (c) Location of premises upon which the sign is to be located;

~~(4)~~ (d) A plan or design of the sign showing the square foot area of the sign as well as the sign face, height of letters, lettering style, colors, materials, lighting equipment, if any, and its position relative to the building and/or property line;

~~(5)~~ (e) Estimated value of sign;

~~(6)~~ (f) Such other structural and technical information as may be required by the Building Department.

~~(c)~~ (3) *Required fees.:* ~~The following f~~Fees shall be required in order to accommodate the administration costs associated with sign permit reviews and site inspections for the installation, erection or placement of any sign. Such fee, established by resolution of the Town Commission, shall accompany the permit application.

~~(1) *Wall sign (non-illuminated):* Ten dollars ($10.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(2) *Wall sign (illuminated):* Fifteen dollars ($15.00) plus fifty cents ($0.50) per square foot of sign area.~~

(3) *Freestanding or projecting sign (non-illuminated):* Twenty dollars ($20.00) plus fifty cents ($0.50) per square foot of sign area.

(4) *Freestanding or projecting sign (non-illuminated):* Twenty-Five dollars ($25.00) plus fifty cents ($0.50) per square foot of sign area.

(5) (a) No sign shall hereinafter be erected, constructed, pasted, painted, altered, maintained or relocated, except the changing of copy of bulletin board, poster board, menu, marquee or change of letter sign, until application has been made and a permit therefor issued by the Building Official as per 4203.1 of the South Broward Building Code.

(6) (b) Any change or alteration of approved existing sign, such as metal box, change of copy, repaint, etc. to be fifty (50) percent of fee charged for new sign of same type of category.

(7) (c) *Billboard sign:* The application fee and annual permit fee for a billboard sign shall be established by resolution of the Town Commission.

(d) *Computation of sign area:*

(1) Freestanding and projecting signs: Only one (1) face (the largest) of any double-faced sign shall be counted in calculating sign area. The area of the sign shall be measured as follows:

a. If the sign is composed of one (1), two (2) or three (3) individual cabinets or modules, the entire area within and enclosed by the exterior perimeter of each individual cabinet or module shall be summed and then totaled to determine the area of the sign. This shall include all open areas within this cabinet or module perimeters.

b. If the sign is composed of four (4) or more individual cabinets or modules, the entire area within and enclosed by the exterior perimeters of all cabinets or modules within a single continuous geometric figure shall be determined as the area of the sign. This shall include all open areas within those cabinet or module perimeters and all spaces separating the cabinets or modules.

(2) *Wall signs:* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including but not limited to, cabinet structures, written copy, logos, symbols, illustrations, decorative embellishments and painted backgrounds framing the sign elements, shall be computed as sign area.

(e) (4) *Minimum charge; exception.:* Regardless of size, the minimum charge for the issuance of any permit under this section shall be twenty-five dollars ($25.00) established by resolution of the Town Commission unless erected on property belonging to a religious institution when the sign relates to a religious or church-related function.

(f) (5) *Revocation.:* Permits issued under this section may be revoked by the Building Department upon determination that the sign is not in full compliance with the provisions of this article. Further, if the sign authorized by any permit has not been constructed within three (3) months after the date of issuance of any permit, then the permit shall automatically be revoked.

(g) *Exempt signs.*

(1) *Generally.* The following signs, while covered by the general provisions of this article, shall be exempt from the permit requirements of this section. This exemption specifically in no way waives the requirements of sign criteria, structural and/or safety requirements outlined by this article and/or South Florida Building Code.

a. Real estate signs.

b. Residential nameplates.

c. Church, synagogue and civic signs.

~~d. Paper window signs.~~

~~e. Political signs.~~

~~f. Construction signs.~~

~~g. Public convenience signs, which identify the location of rest rooms, public telephones, exits or the like.~~

~~h. Public utility signs, which identify the location of underground lines, high voltage areas or the like.~~

~~i. Flags, emblems or insignias of the United States, State of Florida or Town of Pembroke Park.~~

~~j. Seasonal displays and decorations not advertising a product, service or establishment.~~

~~(2) *Fee only.* Political signs shall be exempt only from the fee requirements (see section 21-51 et seq.).~~

(Ord. No. 88-9-4, § 8, 9-14-88; Ord. No. 09-01-03, § 4, 1-20-09)

Sec. 21-24. Construction, maintenance and location requirements.

~~(a)~~ (1) *Structural requirements~~.~~:*

~~(1)~~ (a) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

~~(2) Ground signs and ground box signs permitted by this article shall not exceed six (6) feet in height above the crown of any abutting road or nearest road, with means of support concealed.~~

~~(3) All letters or symbols three (3) inches or larger on permanent identification signs must extrude from or intrude into the sign face a minimum of three-eighths (⅜) of an inch except in box or cabinet signs.~~

~~(4)~~ (b) All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot-resistant and termite-resistant, through open cell preservation methods as specified by American Wood Preservation guidelines, except in woods that have natural properties that are termite-resistant and rot-resistant. ~~Examples of wood to be used are cypress, cedar and redwood.~~

~~(5)~~ (c) Electrical conduit, boxes and fittings must be located in the least visible area of the sign installation and shall be serviced by underground wiring, except being classified as temporary by Florida Power & Light Company.

~~(6)~~ (d) All wall signs shall be mounted flush to a continuous flat surface at least equal in size to the sign perimeter and under no circumstances shall any structural elements supporting the sign be visible.

~~(7) No sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer than one (1) foot from the top or bottom of a facade. No more than one (1) sign shall be permitted per street frontage. The maximum height to the top of the sign for freestanding signs shall not exceed twenty-five (25) feet to top of sign, as included in this section. All ground signs shall be placed a minimum of ten (10) feet from all property lines.~~

~~(8) Any establishment or group of establishments, which has a main street lot frontage of one hundred (100) linear feet or more shall be permitted one (1) freestanding sign. Such sign shall not exceed twenty-five (25) feet in height or one (1) square foot for every one (1) linear foot of main street frontage, up to a maximum of two hundred fifty (250) square feet in sign area.~~

~~In addition to the above, shopping centers on parcels of land more than three (3) acres in area having lot frontage of three hundred (300) linear feet or more along a public street other than the main street shall be permitted one (1) additional freestanding sign, which shall be located closer to said street than to the main street and not less than fifty (50) feet from the main street. Such sign shall not exceed twenty-five (25) feet in height or one hundred (100) square feet in sign area.~~

~~(b)~~ (2) *Maintenance.:* Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.

~~(c)~~ (3) *Location.:* No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, traffic signal or sign, or with any devices maintained by or under public authority for ingress or egress from any public or private right-of-way, roadway or driveway.

(Ord. No. 88-9-4, § 9, 9-14-88)

Sec. 21-25. Reinspection; fees.

~~(a)~~ (1) *Annual.:* The Chief Building Official shall inspect, or cause to be inspected, all permanent signs located within the Town at least once in each year, prior to the renewal of their occupational licenses. A reinspection ~~fee of thirty-five dollars ($35.00)~~ established by resolution of the Town Commission will be charged.

~~(b) *Nonconforming signs.* The fee for all nonconforming signs shall be as follows:~~

~~(1) Wall signs (nonilluminated)$30.00~~

~~(2) Wall signs (illuminated)40.00~~

~~(3) Freestanding or projecting (nonilluminated)35.00~~

~~(4) Freestanding or projecting (illuminated)45.00~~

~~(5) Projecting above roof (nonilluminated)40.00~~

~~(6) Projecting above roof (illuminated)50.00~~

~~(7) Rooftop (nonilluminated up to 32 sq. ft.)60.00~~

~~(8) Rooftop (nonilluminated over 32 sq. ft.)80.00~~

~~(9) Rooftop (illuminated up to 32 sq. ft.)90.00~~

~~(10) Rooftop (illuminated over 32 sq. ft.)100.00~~

~~(11) Billboard signs. All existing signs shall pay per square foot of total area of sign.0.30~~

~~(12) Other nonconforming signs35.00~~

~~(c)~~ (2) *Owner required to correct defects.:* Upon such inspection, this article shall require the owner of any sign found to be in defective condition or which does not comply with the terms, conditions and provisions of this article to be repaired or removed within thirty (30) days from the date of notice of the defect; provided, however, that if the Chief Building Official shall ascertain and determine that the maintenance or use of the sign shall adversely affect the public safety, he may require the immediate removal at the owner's expense or prohibit the use of the sign until the defects shall have been remedied.

~~(d)~~ (3) *Removal.:* The Chief Building Official shall then have the authority, upon two-weeks' notice, to remove any sign which is not properly maintained, and without notice in the event the sign is found in his determination

to constitute a danger to human life or encroaches on the public right-of-way. In the event of removal of a sign pursuant to this section, the owner/lessee or agent shall bear the cost of removal in addition to the penalties.

(Ord. No. 88-9-4, § 10, 9-14-88; Ord. No. 95-7-1, § 1, 7-12-95)

Sec. 21-26. Removal of nuisance signs.

~~(a)~~ (1) The Town reserved the right to remove any sign or advertising display which is being maintained contrary to any of the terms and provisions of this article of the Code of Ordinances, and any such sign or advertising display is hereby deemed to be a public nuisance.

~~(b)~~ (2) The Building Inspector of the City or his agent shall give notice to the person owning the sign or advertising display and to the owner and/or lessee of the property upon which the same is located, specify the location of the sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. The notice shall also specify what is required in order to conform the sign or advertising display to the requirements and provisions of the Code of Ordinances. The notice shall further specify that if the sign or advertising display does not conform to the provisions of the Code of Ordinances, the Town will take any and all action necessary in order to accomplish such result, including removal of the subject sign, all at the cost and expense of both the person owning the sign or advertising display and the owner and/or lessee of the property upon which the same is situated.

~~(c)~~ (3) The notice provided for in this section shall be served by personal service or by certified mail return receipt requested. Service by mail shall be deemed complete upon delivery. If the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, the notice may be served by posting the same in a conspicuous place on the premises upon which the offending sign or advertising display is located, in which event service shall be deemed complete as of the moment of the posting.

~~(d)~~ (4) The person owning the offending sign or advertising display and/or the owner and/or lessee of the property upon which the same is situated, within forty-eight (48) hours after receipt or posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the subject notice. If the offender has not completed corrective action within the above-mentioned forty-eight-hour period, the Building Inspector may cause the sign to be removed at the expense of the owner and/or lessee of the property upon which the offending sign is located.

(Ord. No. 88-9-4, § 11, 9-14-88)

Sec. 21-27. Penalty for violation.

~~(a)~~ (1) A person or firm violating any of these provisions shall, upon conviction thereof, be punished by a fine in an amount not to exceed five hundred dollars ($500.00) or by imprisonment for a period not to exceed sixty (60) days, or both, such fine and imprisonment at the discretion of the judge.

~~(b)~~ (2) If a citation issued for violation shall be paid prior to the issuance of a "notice to appear," the fine shall be one hundred dollars ($100.00); and if such fine is paid after the issuance of a "notice to appear," but up to one (1) day prior to the date of arraignment for such violation, the fine shall be one hundred twenty-five dollars ($125.00); and if such fine is paid after the date of arraignment, but prior to any trial set for the cause, the fine shall be one hundred fifty dollars ($150.00). If the cause is brought to trial, penalties provided shall be applicable.

~~(c)~~ (3) Under these provisions, each day a violation exists shall constitute a separate offense and shall be subject to a separate penalty.

(Ord. No. 88-9-4, § 12, 9-14-88)

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED[3]

[3]~~Note(s)—See the editor's footnote to Div. 1.~~

Secs. 21-36—21-50. Reserved.

DIVISION 3. ~~POLITICAL SIGNS~~ RESERVED[4]

[4] ~~Cross reference(s)—Elections, Ch. 8.~~

~~State law reference(s)—Political signs, F.S. § 106.1435.~~

Sec. 21-51. Definition.

~~A "political sign" is defined as a sign of any size or description advertising or advocating the candidacy of any individual or individuals for public office or advertising or advocating the support of any issue to be submitted to the electorate in any special or general election.~~

(Ord. No. 72-7-1, § 2, 7-5-72)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Sec. 21-52. Applicability.

~~The provisions of this division shall not apply to any sign mounted on, affixed to or painted on a motor vehicle bearing current license tags issued by the state or any other governmental authority; billboard advertising; signs painted on the walls or roof of a building, as defined in the South Florida Building Code, Broward Edition; or to signs placed or located wholly within a building, as defined in the South Florida Building Code, Broward Edition.~~

(Ord. No. 72-7-1, § 3, 7-5-72)

~~Sec. 21-53. Permits—Required.~~

~~It shall be unlawful for any person to erect, post or cause to be erected or posted a political sign within the boundaries of the Town without first having obtained a permit from the Building Department of the Town.~~

~~(Ord. No. 72-7-1, § 1, 7-5-72)~~

~~Sec. 21-54. Same—Application.~~

~~Permits for the erection or posting of political signs within the Town shall be obtained by making application to the Building Department by completing an application which shall include the following information:~~

~~(1) The name, address and telephone number of individual seeking to obtain the permit;~~

~~(2) The name of the candidate whose name shall appear on the political signs for which the permit is sought;~~

~~(3) The office which the candidate is seeking;~~

~~(4) The address of the candidate's headquarters;~~

~~(5) The description of the type of sign or signs to be located within the Town;~~

~~(6) The estimated number of signs to be located in the Town;~~

~~(7) The location or locations of signs to be erected.~~

~~(Ord. No. 72-7-1, § 4, 7-5-72)~~

~~Sec. 21-55. Same—Issued free of charge.~~

~~No permit fee shall be charged or assessed for the issuance of permits pursuant to this division.~~

~~(Ord. No. 72-7-1, § 5, 7-5-72)~~

~~Sec. 21-56. Erector to furnish letter from property owner.~~

~~Every applicant for a political sign permit shall, in addition to the foregoing, furnish a letter from the owner of the real property upon which the sign is to be located granting permission for the location and erection of the sign on such property.~~

~~(Ord. No. 72-7-1, § 6, 7-5-72)~~

~~Sec. 21-57. Bond to ensure timely removal.~~

~~As a prerequisite to the issuance of a permit required by this division, the applicant shall post with the Town a cash bond in an amount to be determined by resolution of the Town Commission, the condition of which shall be that the applicant will remove or cause to be removed, within seventy-two (72) hours after the polls have closed on the election day to which the political signs relate, all of the signs posted or erected within the Town advocating or supporting the candidacy of the individual or issue named on the application. If the Town determines that the applicant has complied with the provision of the bond requiring the removal of the political signs as aforesaid, then the bond shall be refunded in full to the applicant upon written request. If the applicant fails to remove, or cause to be removed, the political signs within such period, the proceeds thereupon shall be transferred to the general revenue fund of the Town.~~

~~(Ord. No. 72-7-1, § 7, 7-5-72; Ord. No. 10-10-01, § 1, 10-13-10)~~

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE[5]

[5]Cross reference(s)—Town commission, § 2-16.

Sec. 21-71. Application fee; deposit for consultants.

All applications for a sign variance from this chapter shall be accompanied by a nonrefundable fee, as set forth by the Town Commission by means of a resolution. The Town Manager or his or her designee may require an initial deposit ~~of five hundred dollars ($500.00)~~ as established by resolution of the Town Commission for consultant costs required for certain reviews. Whenever the deposit balance is twenty (20%) percent or less of the initial deposit, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit is required. The amount of the supplemental deposit shall be seventy-five (75%) percent of the initial deposit. Several supplemental deposits may be required depending on the complexity of the review request.

(Ord. No. 85-1-5, §§ 1(c), 2, 1-9-85; Ord. No. 88-9-6, § 2(b), 9-14-88; Ord. No. 2021-003, § 3:, 3-10-21)

Sec. 21-72. Circumstances for granting.

The Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town.

(Ord. No. 72-12-3, § 8, 12-13-72)

Sec. 21-73. Required information.

Applications for a variance from this chapter shall contain the following information:

(1) All the information required in an application for a sign permit;

(2) The variance requested from the provisions of this chapter;

(3) The reason why the variance is desired and the details of the hardship which would result from the denial of same.

(Ord. No. 72-12-3, § 9, 12-13-72)

Sec. 21-74. Filing requests.

All requests for sign variances, shall be filed with the Administrative Assistant to the Mayor.

(Ord. No. 83-8-2, § 1, 8-17-83)

Sec. 21-75. Applications—Review; return if incomplete or fee not paid.

It shall be the duty of the Administrative Assistant to the Mayor prior to the acceptance of an application for a variance from this chapter to determine that the application is complete in every respect and that the proper fee therefor is paid concurrently with the filing of the application. If the application is incomplete or the fee is not paid, the application shall be immediately returned and not accepted until it is complete and the proper fee has been paid.

(Ord. No. 83-8-2, § 2, 8-17-83)

Sec. 21-76. Same—Issuance of receipt; distribution of copies.

Upon the Administrative Assistant to the Mayor having determined that the application is complete and the proper fee is paid, he shall note on the application the date and time received and issue a receipt to the applicant for the fee paid, if any. A copy of the application shall forthwith be delivered by the Administrative Assistant to the Mayor to the Clerk-Commissioner and to each of the other members of the Town Commission. The Clerk-Commissioner shall upon receipt of a copy of the application forthwith furnish a copy of same to the Town Attorney.

(Ord. No. 83-8-2, § 3, 8-17-83)

Sec. 21-77. Same—Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, for a date not less than ten (10) working days following the receipt of the application.

(Ord. No. 83-8-2, § 4, 8-17-83)

Sec. 21-78. Hearing; notice to applicant.

It shall be the duty of the Administrative Assistant to the Mayor to notify in writing the applicant for every variance from this chapter of the date, time and place of the hearing thereon.

(Ord. No. 83-8-2, § 7, 8-17-83)

~~Sec. 21-79. Waiver of time schedule.~~

~~The Town Commission may by majority vote waive the time schedule provided in this division upon request of the Administrative Assistant to the Mayor made on behalf of an applicant, provided the notice requirements as otherwise provided in the ordinances of the Town are fully met.~~

(Ord. No. 83-8-2, § 8, 8-17-83)

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: February 25, 2026	Agenda Item No. 8.2

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

The ordinance amends Chapter 21, "Signs and Advertisements," to ensure content-neutral sign regulations, clarify definitions, update standards for permanent and temporary signs, and remove outdated provisions (including political sign regulations). The purpose is to align the Town's code with constitutional requirements, reduce administrative burdens, and improve clarity for residents and businesses.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

Minimal. Businesses may need to adjust signage to meet updated standards, but the ordinance simplifies requirements and reduces the need for variances.

b. New Charges/Fees on Businesses Impacted:
None. Permit fees remain governed by Town resolution; no new fees are introduced.

c. Estimate of Regulatory Costs:

None beyond standard permitting processes.

Good Faith Estimate of Number of Businesses Likely Impacted: All businesses with existing or planned signage will be affected by the updated regulations. The changes are expected to reduce variance requests and streamline compliance for most businesses.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:
1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Agenda Item Report

Subject:	Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-010 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods. However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance - 2026-010
2026-010 - Structure - Business Impact Statement - Workshop Commission Meeting - February 25, 2026
25-Z-05 Staff Report

ORDINANCE NO. 2026-010

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.

WHEREAS, the Town finds it necessary to establish clear and consistent standards for residential accessory structures to ensure compatibility with principal dwellings and surrounding uses; and

WHEREAS, the Town Commission has determined that adopting such regulations is in the best interest of the public health, safety, and welfare of its residents;

WHEREAS, the Town Commission seeks to establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency and intent in application;

WHEREAS, The purpose of this ordinance is to establish regulations for residential accessory structures that promote public safety, preserve neighborhood character, ensure compatibility with principal uses, and support orderly residential development.

WHEREAS, the Town's Planning and Zoning Board recommended approval of this ordinance at its March XX, 2026 meeting; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

A clause where anything under three feet does not require a setback.

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

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 28 Sec. 28-339 entitled "ACCESSORY STRUCTURES" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

(A). Intent

The intent of this ordinance is to establish consistent standards for residential accessory structures that are incidental and subordinate to the principal use of a property. These regulations are designed to ensure that such structures are appropriately located, scaled, and designed to maintain neighborhood character, protect public safety, and support the orderly development of residential areas within the Town of Pembroke Park.

(B). Definitions

Air Conditioning Unit means a mechanical device designed to regulate indoor temperature, humidity, and air quality within a building. When located outside the principal structure, an AC unit may be classified as an accessory structure, subject to applicable zoning and building regulations.

Canopies means a temporary or permanent overhead covering supported by posts or attached to a building, used to provide shade or shelter over walkways, patios, or vehicles.

Carports means a roofed, open-sided accessory structure designed to provide covered parking for personal vehicles, typically supported by posts and located on the same lot as the principal residence.

Chickee Huts means a traditional open-sided structure with a raised platform and thatched roof made of natural materials, commonly used for shade or recreation and not

intended for permanent habitation.

Decks and Patios mean a flat, ground-level or elevated outdoor surfaces made of wood, concrete, or other materials, intended for leisure, dining, or entertainment adjacent to the principal structure.

Dock means a platform extending over or adjacent to a body of water, used for mooring boats, fishing, or water access, and typically constructed of wood, concrete, or composite materials.

Gazebo means a freestanding, open-sided accessory structure with a roof, typically used for shade, relaxation, or outdoor gatherings, and located within a residential yard.

Generator means a mechanical device designed to produce electrical power for residential or commercial use, typically as a backup energy source during utility outages. When installed on a property, a generator may be classified as an accessory structure provided it meets the following conditions:

Hard Roof Screen Enclosure means an accessory structure with a solid, permanent roof and screened walls, typically attached to or near a principal building, used to provide a sheltered outdoor space while maintaining ventilation and visibility.

Mechanical Equipment means any device, apparatus, or system that provides mechanical, electrical, heating, cooling, ventilation, or plumbing functions to support the primary use of a building or property. When located outside the principal structure, mechanical equipment may be classified as an accessory structure, subject to applicable zoning and building regulations.

Pergola means an open-roof accessory structure composed of vertical posts and crossbeams, often used to define outdoor spaces or support climbing vegetation, without

providing full weather protection.

Pool means a constructed basin or enclosure filled with water, designed for swimming, wading, or recreational use, and may be in-ground or above-ground.

Portable Storage Unit means a portable storage unit is a temporary, movable container placed on a residential property for the short-term storage of household goods, typically during relocation or renovation.

Private Detached Garage means a private detached garage is a fully enclosed accessory structure, separate from the principal residence, designed for the storage of personal vehicles and incidental household items, and not intended for commercial use or habitation.

Shed means a non-habitable, enclosed structure typically used for the storage of tools, equipment, or household items, constructed with a roof and walls and located on the same lot as the principal building.

Screen Enclosure means a screen enclosure is an accessory structure composed of mesh or screening material supported by a frame, used to enclose patios, pools, or porches for insect protection and outdoor enjoyment.

Sculptures and Statue means a decorative, non-functional art installations placed on residential property, typically made of stone, metal, or other durable materials, and intended for aesthetic enhancement.

Trellises means a lightweight, open-framework structure made of lattice or gridwork, designed to support climbing plants or serve as a decorative landscape feature.

(C). Purpose

This part applies to uses that are customarily incidental and subordinate to a principal use of the same lot. Further this part also applies to any non-habitable structure that is detached from a

principal structure on the same lot that is incidental and subordinate in use and size to the principal structure and principal use of the same lot. This section is intended to regulate the location, height, and appearance within residential districts, in the Town of Pembroke Park of Accessory Buildings and Structures.

(D). Permitted Accessory Structures:

The accessory structures governed by this section are permitted within all residential districts as follows:

(1) Accessory buildings, including but not limited to:
  (a) Carports
  (b) Hard Roof Screen Enclosures
  (c) Private Detached Garages
  (d) Sheds
(2) Freestanding Open-Sided Structures (Permanent or Temporary) including but not limited to:
  (a) Canopies
  (b) Chickee huts
  (c) Decks and Patios
  (d) Docks
  (e) Fences and Walls (see Section 28-239)
  (f) Gazebos
  (g) Pergolas
(3) Pools.
(4) Portable Storage Units
(5) Screen enclosures
(6) Sculptures and statues.
(7) Trellises

(E) Setback Regulations and Allowable Encroachments.

1. General Provisions:

i. Yard Determination: Where yard definitions are unclear, the Planning and Zoning Director shall determine applicable yards based on surrounding development and platting patterns.

ii. Double Frontage Lots: Required front yards must be maintained on both street frontages; accessory structures are prohibited in these areas.

iii. Minimum Side Yard Setback: 7.5 feet, unless district regulations require more. For platted lots 50 feet wide or less, the minimum setback is 5 feet.

iv. Please refer to Table 1 below regarding the setback requirements for all permitted accessory structures within the Town's residential districts.

Table 1 – Residential Accessory Structure Setbacks

RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES								
	Type	**Setbacks**				**Maximum Height**	**Maximum Dimensions**	**Additional Regulations**
		Front	**Side**	**Street Side**	**Rear**			
Accessory Building	**Sheds**	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	Not permitted in front yard
	Private Detached Garages	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	750 square feet	Not permitted in TH-16 District

	Hard Roof Screen Enclosure	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	Requires screening
Free Standing Open-Sided Structures	**Car Ports-Residential**	3 feet (non-combustible) and 5 feet (combustible)	3 feet (non-combustible) and 5 feet (combustible)	3 feet (non-combustible) and 5 feet (combustible)	Same as Building	Same as Building	Side by side: 21 feet by 19 feet Tandem: 10.5 feet by 40 feet	N/A
	Gazebos	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Trellises	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Chickee Huts	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Pergolas	Same as Building	5 feet	15 feet	5 feet	10 feet	Limited to the buildable area established by setbacks.	N/A
	Canopies	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	SPA /Hot Tub	5 feet	5 feet	5 feet	5 feet	2 1/2 feet	N/A	
	In Ground Pools	Same as Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	Pools are impervious surfaces
	Above Ground Pools	Same as Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	Pools are impervious surfaces
	Decks and	Same as Building	5 feet	5 feet	5 feet	30 inches above	N/A	N/A

	Patios					grade		
	Docks	Same as Building	5 feet	5 feet	5 feet	5 feet above the water	200 square feet; 20 feet in width	N/A
	Mechanical Equipment	5 feet	5 feet	5 feet	5 feet	5 feet	20 square feet	Requires screening; not permitted in front yard

(F). Exemptions

i. Section 102.2(H) of the Florida Building Code waives the building permit requirements for Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. All Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

ii. Chickee Huts shall comply with the setbacks, height, and dimensions of free-standing open-sided structures in table 155.620.

Section 3: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4: All Ordinances or 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 5: If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such

unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6: This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
GEOFFREY JACOBS
Mayor Commissioner

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: February 25, 2026	Agenda Item No. 8.3

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

The ordinance amends Chapter 28 – Zoning to establish Section 28-339 regulating accessory structures in residential zoning districts. It provides definitions, permitted types, location, height, and design standards for structures such as sheds, carports, gazebos, pools, and mechanical equipment. The purpose is to ensure compatibility with principal dwellings, preserve neighborhood character, and promote public safety and orderly development.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

Minimal. The ordinance primarily affects residential properties; businesses operating in residential zones (e.g., home-based businesses) may need to comply with new setback and design standards.

b. New Charges/Fees on Businesses Impacted:
None. No new fees or taxes are introduced; standard permitting applies.

c. Estimate of Regulatory Costs:

None beyond existing zoning compliance processes.

Good Faith Estimate of Number of Businesses Likely Impacted: Limited impact. Only businesses operating from residential properties or installing accessory structures (e.g., storage sheds, mechanical equipment) will be affected.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-Z-05 / Accessory Structure Ordinance

APPLICANT: Town of Pembroke Park

REQUEST:

Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this accessory structure amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-05 / Accessory Structure Ordinance

BACKGROUND

Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods.

However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.

STUDY AND JUSTIFICATION

Planning staff conducted a comparative analysis of accessory structure regulations in neighboring municipalities. The purpose of this study was to evaluate best practices, identify regulatory gaps, and ensure that Pembroke Park's zoning code stays aligned with nearby municipalities while still reflecting the Town's specific planning needs.

Municipalities studied by staff include West Park, Miramar, Dania Beach, Hallandale Beach, and Hollywood Beach. These jurisdictions were selected based on their proximity, similar residential development patterns, and relevance to Pembroke Park's land use framework.

Based on the findings of this study, planning staff recommends the adoption of a new section within Chapter 28 to establish clear and consistent regulations for accessory structures in residential zoning districts. This amendment is intended to address existing gaps in the Town's zoning code, support orderly development, and ensure alignment with the goals and policies outlined in the Town of Pembroke Park Comprehensive Plan.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Sec. 28-339	The addition of section 28-339 is intended to address the current absence of specific standards governing such structures and will provide guidance on the following components: • Definitions • Permitted Structures • Setbacks • Height • Exemptions	Addition

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendment is consistent with the following policy and goal set by the Town of Pembroke Park's comprehensive plan:

GOAL 1
Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2:
The Town shall periodically review its current Land Development Regulations to:
2. Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum.

ATTACHMENTS

Exhibit A - Proposed Ordinance

Agenda Item Report

Subject:	Consideration and Approval of Locally Funded Agreement with FDOT for Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Sponsored by Public Services Director Odoms RESOLUTION NO: 2026-015 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park is advancing the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) in partnership with the Broward MPO and FDOT. The project has entered the design phase, and the Town previously approved an additional design funding allocation of $501,000 to incorporate the SW 25th Street Second Phase Drainage Design for efficiency and cost savings. This combined design effort ensures consistent standards, eliminates duplication, and supports coordinated construction scheduling. Purpose of Item: To approve execution of the Locally Funded Agreement (LFA) with FDOT, which formalizes the Town's commitment to provide additional financial assistance for design services related to multimodal improvements along South Park Road from Hallandale Beach Boulevard (SR-858) to Pembroke Road (SR-824).
Staff Recommendations:	To approve agreement with FDOT.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-015
Agenda Item Report - AIR-25-411
LF Agreement 448287-1 Pembroke Park_Redacted

RESOLUTION NO. 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park is advancing the South Park Road CSLIP Project in partnership with the Broward MPO and FDOT to provide multimodal improvements along South Park Road from Hallandale Beach Boulevard (SR-858) to Pembroke Road (SR-824); and

WHEREAS, the Town previously approved an additional design funding allocation of $501,000 to incorporate the SW 25th Street Second Phase Drainage Design for efficiency and cost savings; and

WHEREAS, FDOT has prepared a Locally Funded Agreement (FM No. 448287-1-32-01) requiring the Town to contribute $469,381.84 toward the design phase of the project.

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

Section 1. The Town Commission hereby approves the Locally Funded Agreement with FDOT for the South Park Road CSLIP Project, including SW 25th Street drainage design, as set forth in Exhibit A attached hereto.

Section 2. The town staff are authorized to execute the Agreement and any related documents on behalf of the Town.

Section 3. The Town shall remit $469,381.84 to FDOT within thirty (30) days of execution of the Agreement, as required therein.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of March 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Discussion and Consideration of Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Public Works Director Odoms
Meeting Date:	Regular Commission Meeting - Nov 07 2025
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park continues to advance the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) through the Broward MPO and Florida Department of Transportation (FDOT) partnership program. On October 28, Town staff attended the design negotiation meeting with representatives from FDOT, MPO, and the project consultant team. The project has now officially entered the design phase, marking a major milestone toward implementation. **Project Scope and Funding Alignment** Following consultation among CAS Engineering, the MPO, and FDOT, the Town has agreed to a revised project scope that limits the CSLIP-funded improvements to the South Park Road segment. CAS utilized the original Keith & Associates design quantities and updated them using the FDOT Basis of Estimates (BOE) to reflect July 2025 construction pricing. The revised cost analysis produced a new construction estimate of $6,403,203.08, representing approximately a 100% increase from the 2020 preliminary estimate of $3,207,753. To align the project with available grant funding, the construction scope being presented to the MPO has been refined to target a $2.5 million construction budget, which matches the full CSLIP grant allocation. Design Phase Funding ($501,000) The $501,000 currently programmed represents the Town's design-phase funding allocation for engineering and plan development under FDOT/MPO coordination.

	In the interest of time and cost efficiency, Town staff recommended incorporating the SW 25th Street Drainage Project – Second Phase design into this same design effort. Combining the two related drainage and roadway design projects provides several strategic benefits: • Ensures consistent design standards and compatibility between the CSLIP and Town drainage systems. • Eliminates duplication of consultant design efforts and administrative costs. • Supports coordinated construction scheduling, reducing disruption to the South Park Road corridor. The inclusion of the SW 25th Street drainage design explains the higher-than-typical design allocation of $501K. This amount is dedicated solely to design activities and does not affect construction funding or the $1.2 million construction-phase funding identified for concurrent stormwater work. Stormwater Coordination and Funding Gap In parallel with the CSLIP improvements, the Town is planning approximately $3.7 million in stormwater system upgrades along South Park Road. These improvements are currently programmed in the Capital Improvement Plan as follows: • FY 2025-26: $1,026,000 (to be assigned to a specified project account) • FY 2026-27: $1,026,000 (to be assigned to a specified project account) • FY 2027: $513,000 (aligned with CSLIP construction schedule, these funds have been requested via appropriation. To complete both the roadway and stormwater improvements concurrently, the Town will need to identify approximately $1.2 million in additional funding to fully fund the stormwater construction portion. Undertaking both projects simultaneously will minimize future disruption, reduce long-term costs, and ensure the corridor's underground and surface infrastructure are constructed in one coordinated effort. Next Steps • Upon MPO approval, Tetra Tech will proceed with final design development under FDOT coordination. • Town staff will return to the Commission for the agreement with between FDOT and the Town.
Staff Recommendations:	Staff recommends the Town Commission approve the additional design funding allocation for the South Park Road CSLIP Project, inclusive of the SW 25th Street Second Phase Drainage Design, in the amount of $501,000, to advance the project through the FDOT-approved design phase.
Procurement:	

Financial Implications:	
Alternatives:	

ATTACHMENTS:

S.Park Rd CSLIP Project Narrative

Town Commission Workshop – October 29, 2025

Agenda Item: Discussion and Consideration of Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design)

Background

The Town of Pembroke Park continues to advance the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) through the Broward MPO and Florida Department of Transportation (FDOT) partnership program. On October 28, Town staff attended the design negotiation meeting with representatives from FDOT, MPO, and the project consultant team. The project has now officially entered the design phase, marking a major milestone toward implementation.

Project Scope and Funding Alignment

Following consultation among CAS Engineering, the MPO, and FDOT, the Town has agreed to a revised project scope that limits the CSLIP-funded improvements to the South Park Road segment. CAS utilized the original Keith & Associates design quantities and updated them using the FDOT Basis of Estimates (BOE) to reflect July 2025 construction pricing.

The revised cost analysis produced a new construction estimate of $6,403,203.08, representing approximately a 100% increase from the 2020 preliminary estimate of $3,207,753. To align the project with available grant funding, the construction scope being presented to the MPO has been refined to target a $2.5 million construction budget, which matches the full CSLIP grant allocation.

Design Phase Funding ($501,000)

The $501,000 currently programmed represents the Town's design-phase funding allocation for engineering and plan development under FDOT/MPO coordination.

In the interest of time and cost efficiency, Town staff recommended incorporating the SW 25th Street Drainage Project – Second Phase design into this same design effort. Combining the two related drainage and roadway design projects provides several strategic benefits:

• Ensures consistent design standards and compatibility between the CSLIP and Town drainage systems.

• Eliminates duplication of consultant design efforts and administrative costs.

• Supports coordinated construction scheduling, reducing disruption to the South Park Road corridor.

The inclusion of the SW 25th Street drainage design explains the higher-than-typical design allocation of $501K. This amount is dedicated solely to design activities and does

not affect construction funding or the $1.2 million construction-phase funding identified for concurrent stormwater work.

Stormwater Coordination and Funding Gap

In parallel with the CSLIP improvements, the Town is planning approximately $3.7 million in stormwater system upgrades along South Park Road. These improvements are currently programmed in the Capital Improvement Plan as follows:

• FY 2025-26: $1,026,000 (to be assigned to a specified project account)

• FY 2026-27: $1,026,000 (to be assigned to a specified project account)

• FY 2027: $513,000 (aligned with CSLIP construction schedule, these funds have been requested via appropriation.

To complete both the roadway and stormwater improvements concurrently, the Town will need to identify approximately $1.2 million in additional funding to fully fund the stormwater construction portion. Undertaking both projects simultaneously will minimize future disruption, reduce long-term costs, and ensure the corridor's underground and surface infrastructure are constructed in one coordinated effort.

Next Steps

• Upon MPO approval, Tetra Tech will proceed with final design development under FDOT coordination.

• Town staff will return to the Commission for the agreement with between FDOT and the Town.

Requested Action

Staff recommends the Town Commission approve the additional design funding allocation for the South Park Road CSLIP Project, inclusive of the SW 25th Street Second Phase Drainage Design, in the amount of $501,000, to advance the project through the FDOT-approved design phase.

FM No: 448287-1-32-01
FEID No: F-590-968-454-001

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
LOCALLY FUNDED AGREEMENT

THIS Locally Funded Agreement ("Agreement"), entered into this _____ day of _____ 20_____, by and between the State of Florida Department of Transportation hereinafter called the DEPARTMENT, and The Town of Pembroke Park, located at 3150 SW 52 Avenue, Pembroke Park, Florida 33023, hereinafter called the PARTICIPANT.

WITNESSETH

WHEREAS, the DEPARTMENT and the PARTICIPANT are desirous of having the PARTICIPANT provide additional financial assistance to the DEPARTMENT for continued development (design) efforts to provide Multimodal Improvements within the Town of Pembroke Park along South Park Road from SR-858/ Hallandale Beach Boulevard to SR-824/Pembroke Road (Financial Management (FM) No(s). 448287-1-32-01; Funded in Fiscal Year 2025) as set forth in **Exhibit A,** attached hereto and made a part hereof and hereinafter referred to as the Project; and

WHEREAS, the PARTICIPANT has agreed to provide the DEPARTMENT with the additional funding needed for the Project; and

WHEREAS, the improvements are in the interest of both the PARTICIPANT and the DEPARTMENT and it would be more practical, expeditious, and economical for the DEPARTMENT to perform such activities; and

WHEREAS, the PARTICIPANT by Resolution Item No. _____ dated the ___ day of 20_____, a copy of which is attached hereto and made a part hereof, as Exhibit B, authorizes the Director, or designee to execute this agreement.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the parties agree to the following:

1. The recitals set forth above are true and correct and are deemed incorporated herein.

2. The DEPARTMENT shall be responsible for assuring that the Project complies with all applicable Federal, State and Local laws, rules, regulations, guidelines, and standards.

3. The PARTICIPANT agrees to make all previous studies, maps, drawings, surveys and other data and information pertaining to the Project available to the DEPARTMENT at no cost to the DEPARTMENT.

4. The DEPARTMENT shall have the sole responsibility for resolving claims and requests for additional work for the Project. The DEPARTMENT will make reasonable efforts to obtain the PARTICIPANT'S input in its decisions.

5. The total cost for the DEPARTMENT'S Design Project is estimated to be EIGHT HUNDRED SIXTY-SEVEN THOUSAND FOUR HUNDRED AND EIGHTY-ONE DOLLARS AND EIGHTY-FOUR CENTS ($867,481.84). The PARTICIPANT'S cost of the Project is estimated to be FOUR HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS

AND EIGHTY-FOUR CENTS ($469,381.84), which sum shall be paid to the DEPARTMENT. In the event the actual cost of the Project is less than the funds paid by the PARTICIPANT the difference will be refunded to the PARTICIPANT. In the event that the actual cost of the Project, without modifications, results in a sum greater than that paid by the PARTICIPANT, then any additional cost shall be the sole responsibility of the PARTICIPANT and shall be paid to the DEPARTMENT.

A. The PARTICIPANT agrees that it will, within thirty (30) days of execution of this Agreement, furnish the DEPARTMENT with a wire transfer in the amount of FOUR HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS AND EIGHTY-FOUR CENTS($469,381.84) for the project.

In the event payment is not received by the DEPARTMENT within thirty (30) calendar days of execution of this Agreement, the DEPARTMENT reserves the right to terminate this Agreement and remove the Project from the DEPARTMENT's work program.

Remittance shall be made payable to the Department of Transportation. Payment shall be clearly marked to indicate that it is to be applied to FM No. 448287-1-32-01. The DEPARTMENT shall utilize this amount towards the costs of Project No. 448287-1-32-01.

Wire transfer/Payments are to be made to:

Wells Fargo Bank, N.A.
[redacted]
State of Florida Department of Financial Services
Bureau of Collateral Management
Re: DOT – K 11-78, Financial project # 448287-1-32-01.

In order for DEPARTMENT to receive credit for the funds due to the DEPARTMENT, the reference line must contain "FDOT" and an abbreviated purpose, financial project number or LFA account number.

Once the wire transfer is complete, please contact Ms. Morgan Harris at Morgan.Harris@dot.state.fl.us. In addition to contacting Ms. Harris, the PARTICIPANT shall send an email notification to D4-lfa@dot.state.fl.us stating the day and time the wire transfer was sent.

6. In the event it becomes necessary for either party to institute suit for the enforcement of the provisions of this Agreement, each party shall be responsible to pay their own attorney fees and court costs. Venue with respect to any such litigation shall be in Broward County, Florida.

7. This Agreement and any interest herein shall not be assigned, transferred, or otherwise encumbered by the PARTICIPANT under any circumstances without the prior written consent of the DEPARTMENT. However, this Agreement shall run to the DEPARTMENT and its successors.

8. Except as otherwise set forth herein, this Agreement shall continue in effect and be binding to both the PARTICIPANT and the DEPARTMENT until the Project (FM# 448287-1-32-01) is completed as evidenced by the written acceptance of the DEPARTMENT.

9. The PARTICIPANT warrants that it has not employed or obtained any company or person, other than bona fide employees of the PARTICIPANT, to solicit or secure this Agreement, and it has not paid or agreed to pay any company, corporation, individual or firm, other than a bona fide employee employed by the PARTICIPANT. For breach or violation of this provision, the DEPARTMENT shall have the right to terminate the Agreement without liability.

10. The PARTICIPANT:

    (A) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the PARTICIPANT/ Vendor/Contractor during the term of the contract; and

    (B) shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

11. This Agreement is governed by and construed in accordance with the laws of the State of Florida.

12. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment, or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

13. Any or all notices (except invoices) given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledged or sent by certified mail, return receipt requested. All notices delivered shall be sent to the following addresses:

    If to the DEPARTMENT:
    Florida Department of Transportation - District Four
    3400 West Commercial Blvd.
    Fort Lauderdale, Florida 33309-3421
    Attn: Patrick Nash, Local Program Coordinator
    With a copy to: Landy Ductan, Local Program Coordinator
    A second copy to: Office of the District Counsel

If to the PARTICIPANT:
The Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
Attn: Jeff Odoms, M.A., CSSBB, Director, Public Works
With a copy to: Town Attorney

The remainder of this page was intentionally left blank.

IN WITNESS WHEREOF, this agreement is to be executed by the parties below for the purposes specified herein. Authorization has been given to enter into and execute this agreement by Resolution No.____ hereto attached.

TOWN OF PEMBROKE PARK	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
BY: _____	BY: _____
NAME: _____	JOHN P. KRANE, P.E.
TITLE: _____	DIRECTOR OF TRANSPORTATION DEVELOPMENT
ATTEST:	LEGAL REVIEW:
_____	BY: _____
TOWN CLERK (SEAL)	FRANCINE STEELMAN OFFICE OF THE GENERAL COUNSEL
APPROVED:	APPROVED:
BY: _____	BY: _____
TOWN ATTORNEY	DISTRICT PROGRAM MGMT. ADMINISTRATOR

EXHIBIT A

SCOPE OF SERVICES

FM# 448287-1-32-01

PROJECT DESCRIPTION

The purpose of this project is for the additional design effort to provide multimodal improvements within the Town of Pembroke Park along South Park Road from SR-858/Hallandale Beach Boulevard to SR-824/Pembroke Road. The improvements are intended to promote safer and more accessible neighborhoods while providing access to local schools, parks, and transit routes.

EXHIBIT B

TOWN OF PEMBROKE PARK

RESOLUTION

Agenda Item Report

Subject:	Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen File No.: 25-P-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district. RESOLUTION NO: 2026-016 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road., Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

	A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

RESOLUTION NO: 2026-016
01-25-P-01 Home Depot
02-Application - Commercial Flex - Home Depot
03-Justification Statement

RESOLUTION NO. 2026-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Division 5 Section 28-188 of the Town of Pembroke Park (the "Town") Town Code (the "Code") allows for Special Permit to be granted by the Town Commission upon applicant meeting the criteria set in Section 28-212 of the Code; and

WHEREAS, the Development Review Committee ("DRC") reviewed the proposed Special Permit Application and recommend approval of the application to the Town Commission, subject to certain condition;

WHEREAS, the Town Commission finds that the applicant has met the conditions set forth in Section 28-212 of the Town Code and desires approve the Special Permit application subject the conditions set forth by the Town Planner.

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

Section 1: The Special Permit application is granted allowing "OUTSIDE DISPLAY, SALE AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" subject to the conditions set forth by the Town Planner (see Exhibit A).

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 this11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-P-01 / Home Depot Special Permit Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave
and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.

COMPANION ITEMS TO BE CONSIDERED:

- 25-SP-02 Site Plan
- 25-PR-01 Parking Reduction
- 25-SV-04 Sign Variance

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND
The applicant, Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road., Pembroke Park.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.

ZONING REGULATIONS
Section 28-188 requires that all activities permitted in the B-1 zoning district be conducted entirely withing a completely enclosed building unless the Commission authorizes a special permit.

Section 28-215 allows for outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission.

Comprehensive Plan and Zoning Analysis
The subject property has a Land Use designation of “C” Commercial. The proposed use meets the intent of the Commercial designation.

The subject land is identified on the Town’s Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “C” Commercial. The M-1 zoning district is intended for industrial uses certain large retail uses; the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “I” Industrial.

The applicant is requesting a Special Permit to allow an outdoor merchandise display area associated with the proposed Home Depot retail store under the site plan application 25-SP-02. While outdoor display areas may be considered accessory to retail uses, they require review through the Special Permit process to ensure that the proposed configuration, location, and operational characteristics are compatible with adjacent properties and consistent with the intent of the B-1 District. Evaluation criteria include, but are not limited to, visibility from public rights-of-way, pedestrian and vehicular circulation, screening, safety, and compliance with all applicable sections of the Town’s Code of Ordinances and Land Development Code.

The proposed outdoor display area must demonstrate compliance with the dimensional requirements, setback standards, and site design regulations applicable to the B-1 District. Any approval of the Special Permit must also be consistent with the goals, objectives, and policies of the Town's Comprehensive Plan, including those related to commercial development, aesthetic quality, and orderly land use patterns.

SPECIAL EXCEPTION REVIEW STANDARDS

A special exception shall be reviewed under Section 28-83(5) The standards and guidelines to be applied by the Planning and Zoning Board and by the Town Commission in considering applications for a special exception use are as follows:

A. An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increasing vehicular traffic, noise, light, storage and use of dangerous materials, intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.

B. Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.

C. Conformity to goals, objectives and policies of the Pembroke Park Comprehensive Plan.

D. The economic impact on the Town's finances is due to reduction of taxable property value, increased Town services or other related economic factors.

E. Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the resolution to approve or deny.

F. The Town Commission shall consider the application for special exception at a public hearing scheduled for said purpose. Notice of the public hearing shall be published in a newspaper with general circulation in the Town at least five (5) days before the public hearing.

RECOMMENDATION

The Consultant Town planner recommends approval subject to the following conditions.

1. This approval is granted for Site Development Plan submittal package dated January 28, 2026.
2. The applicant shall comply with all applicable requirements of the B-1 and M-1 Zoning Districts and the Town's Land Development Code.
3. The outdoor display area shall be constructed, maintained, and operated in accordance with the approved site plan and all conditions of approval.
4. The applicant shall obtain all required building permits and approvals prior to installation or operation of the outdoor display area.
5. Any modifications to the approved outdoor display area shall require review and

approval by the Town.

6. Based on the analysis provided, staff finds the request consistent with the Town's Comprehensive Plan and the intent of the B-1 District.

ATTACHMENTS

Applicant's Request for Site Development Plan Approval
Project Narrative
DRC Final Staff Report
Full Set of Plans

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	2.3475 ac	Flex Units
Address		**Parcel ID**
2701 Bryan Road, Hallandale Beach, FL 33009		5142 2900 0090
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for an allocation of commercial flexibility to the northwest parcel lcoated at 2701 Bryan Road to allow for an approximately 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:05:34 -04'00' _____ 08 / 11 / 2025
Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

_____ _____ ____/____/_____
Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated October 16, 2025)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot - Justification Statement for Commercial Flex, Special Permit, and Variances

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "Applicant") is currently undergoing the development approval process to build a 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The Property is comprised of seven (7) folio numbers, which are listed below and on the survey included in the plan set:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
- 3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

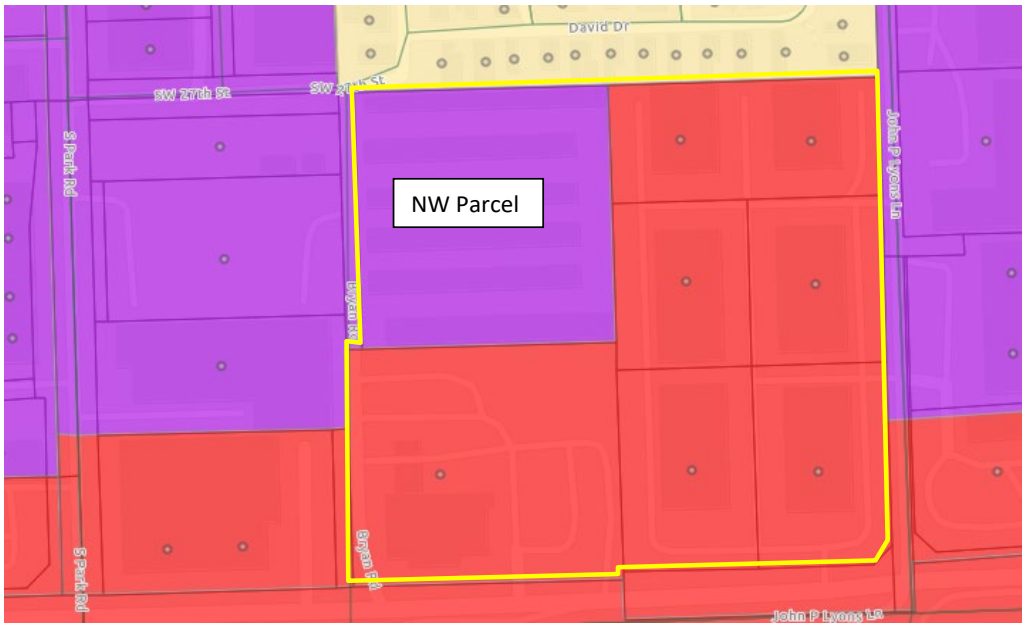
To allow for the development of the Project, the Applicant is requesting the following approvals from the Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

This narrative addresses only the Commercial Flex and Special Permit requests. Justification statements in connection with a sign variance and the parking reduction are being submitted separately.

i. Commercial Flexibility Request

The NW Parcel (shown below) has an "Industrial" land use designation under the Town's Future Land Use Map. As such, the NW Parcel requires an allocation of commercial flexibility under the Comprehensive Plan to allow for the Project's retail and commercial uses.



ii. Outdoor Storage Special Permit Request

There are two sections of the Zoning Code which both require Town Commission approval for Home Depot's contemplated outdoor storage uses:

- Section 28-188 requires that all activities permitted in the B-1 zoning district, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building unless the Commission authorizes a special permit.
- Section 28-215 allows for the outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission, provided the Commission determines the areas are appropriately visually screened from view from the ground from adjacent property (in light of the site characteristics and utilization), and provided the Town Commission determines the material or equipment as so located and utilized does not create any adverse effects of noise, light, odors, traffic, objectionable odor, air or water pollution, vibration, impacts to public safety, or other similar potential adverse effects, or incompatibilities in terms of aesthetics with surrounding property.

The Applicant is requesting a special permit to allow the outdoor display, sale, and storage of goods, products, and equipment on the Property, consistent with the typical operations of a Home Depot store. A comprehensive exhibit identifying the items commonly displayed and stored outdoors is attached as **Exhibit A**. The accompanying site plan illustrates the designated locations for these uses, including the Seasonal Sales Area, the Outdoor Sales/Display Area, the Temporary Staging Areas, and the TRC Material Storage Area.

Home Depot stores nationwide feature an outdoor display area along the building apron. This area is primarily used for large or bulky items, such as BBQ grills and ride-on lawn mowers, that are more practical to load directly from outside rather than through interior aisles. As further detailed in Exhibit A, many of the displayed items are inherently suited to outdoor storage, including sheds, landscaping equipment, trucks, mulch, and propane tanks. Additionally, from an operational standpoint, Home Depot also requires rear staging and storage space, as the interior of the building does not provide sufficient capacity for these materials.

These outdoor storage areas are appropriately screened from the adjacent properties through oversized landscape buffers with landscaping along the perimeters of the Property, significant separation from the property line, and an additional 8’ buffer wall along the northern boundary. The outdoor storage uses proposed are typical of a Home Depot and compatible with the adjacent industrial and retail uses surrounding the Property. The mobile home park located north of this Property is bounded by existing industrial parcels to the west and east, and by industrial and commercial uses on the south. The proposed outdoor uses on the Home Depot site would not create any greater adverse effect than the existing industrial or retail uses. Further, the mobile homes, which currently have only approximately 6’ of separation from the existing buildings on the Property, will be benefited by a new 8-foot tall screen wall and 10 feet of landscaping.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Enclosures:
Exhibit A – Items included in Special Permit

Exhibit A
Typical Outdoor Display

Pembroke Park, FL

Proposed Outdoor Displays Exhibit

Proposed Outdoor Display Areas – Front Apron



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Live Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



- Flowers
- Herbs and veggies

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Fence at Seasonal Sales Area



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Mulch and Bagged Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



- Mulch and Fertilizer
- Bagged Goods

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Shed Display Areas



Example provided from other Home Depot location to demonstrate display conditions.





Example provided from other Home Depot location to demonstrate display conditions.

Proposed Equipment Rental









Proposed Load-N-Go









Proposed PENSKE Truck Parking

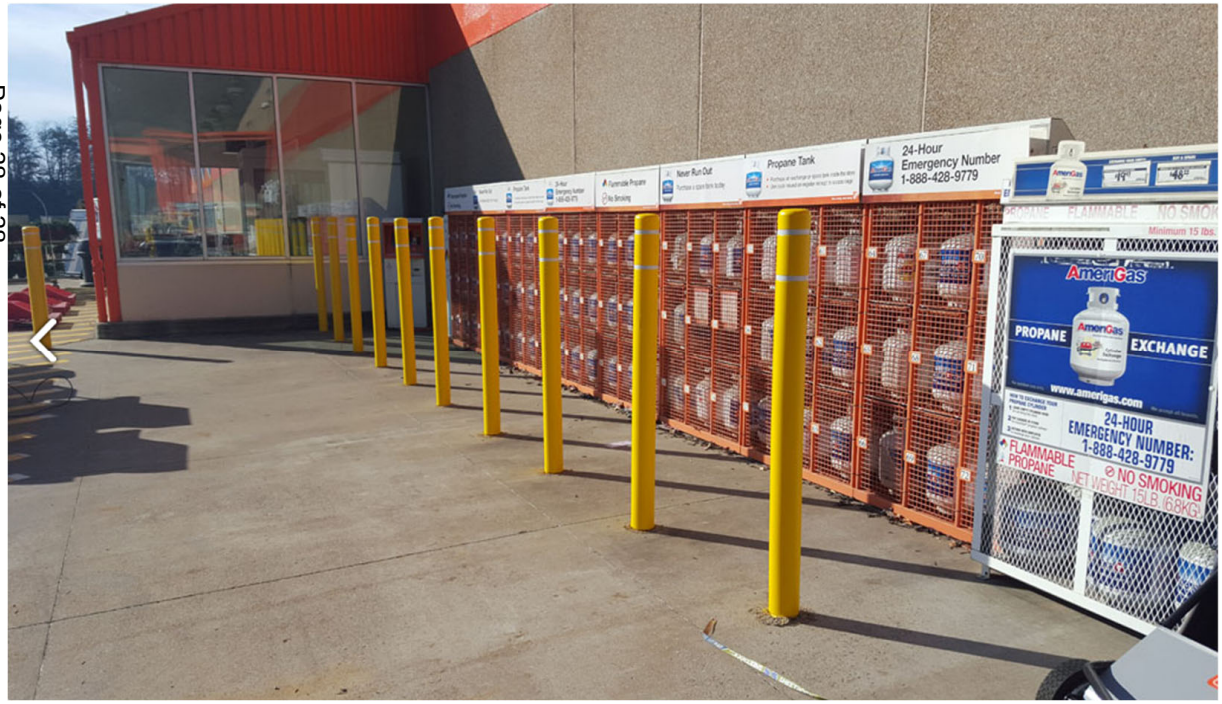


Example provided from other Home Depot location to demonstrate display conditions.





Proposed Propane Cages



Example provided from other Home Depot location to demonstrate propane cages conditions.

Agenda Item Report

Subject:	Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen File No.: 25-PR-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center. RESOLUTION NO: 2026-017 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest

	corner of the property. All existing buildings will be demolished to accommodate the proposed project.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-017
01-25-PR-01 Home Depot Parking Reduction
02- Application
03-Parking Reduction Justification Statement
04- Traffic Impact Analysis
05- Parking Demand Analysis
06-Site Plan
07-Survey

RESOLUTION NO. 2026-017

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Depot USA, INC, ("Applicant") has submitted Parking Reduction Application No. 25-PR-01 (the "Application") for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301(a)(5), Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 399 parking spaces to 283 parking spaces for certain real property located in Pembroke Park, Florida as more fully described in Section 1 hereof ("Subject Property"); and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on March XX, 2026, and recommended approval of the reduction in the number of required parking spaces from 399 parking spaces to 283 parking spaces subject to the conditions cited by Consultant Planner Michael Vonder Meulen/KEITH which are incorporated in Section 2 of this Resolution; and

WHEREAS, the Pembroke Park Town Commission reviewed the Application for Parking

Reduction, the information presented at the Planning and Zoning Board meeting, and the presentation of the Consultant Planner who explained the basis of the parking spaces reduction application at their meeting on March XX, 2026; and

WHEREAS, the Pembroke Park Town Commission having reviewed the evidence presented, has determined that the Applicant has met the criteria required by Section 28-301.2, Pembroke Park Code of Ordinances, and that the Application for Parking Reduction may be approved.

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

Section 1: That the Application for Parking Reduction of Home Depot USA, INC, for a waiver from the requirements of Section 28-301, Pembroke Park Code of Ordinances, to allow for a reduction in the required parking spaces from 399 parking spaces to 283 parking spaces for the real property legally described as follows:

PARCEL "A AND B", "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

be and the same is hereby approved.

Section 2: That the approval of the Parking Reduction for Home Depot USA, INC is subject to the following development conditions, to wit:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28, 2026, for a retail commercial development and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
2. A recordable covenant reflecting the reduced parking approval, with legal description, shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon submission of an updated study justifying an alternative number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees if litigation is necessary to enforce it.

Section 3: That this Resolution approving the Parking Reduction Application for the Applicant shall serve as the Parking Reduction Order described in Section 28-301(a)(5), Pembroke Park Code of Ordinances, and the Clerk -Commissioner is directed to record a certified copy of this Resolution in the public records of Broward County, Florida.

Section 4: 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 5: That all Resolutions or parts of Resolutions in conflict herewith be and the same arc hereby superseded to the extent of such conflict.

Section 6: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-PR-01 / Home Depot Parking Reduction
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST:
The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center.

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND

On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

PARKING CODE REQUIREMENT:

Based upon Section 28-301(a) of the Town of Pembroke Park Code, the required number of parking spaces for commercial development is calculated as follows: one (1) parking space is required for every three hundred (300) square feet of floor area within the building. In addition, one (1) parking space must be provided for every four (4) employees, whether currently employed or anticipated.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a) Minimum requirements	One (1) parking space per 300 Sf. And One (1) Parking space per four employees	399 parking spaces	283 parking spaces	116 parking space

PROJECT ANALYSIS

In accordance with the Code of Ordinances Section 28-301.2, the applicant is requesting a parking reduction for the proposed Home Depot development located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. (Parcel ID(s): 514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010) This 9.5-acre property is intended for commercial development.

The proposed Home Depot development will consist of a one-story, 107,874-square-foot store, a 28,167-square-foot garden center. The applicant is requesting a reduction to 283 parking spaces from the 399-space requirement outlined in Section 28-301(a).1 of the Town of Pembroke Park Code of Ordinances. The proposed development will provide a total of 283 commercial parking spaces.

In accordance with Section 28-301.2(d) criteria, the applicant must demonstrate that the reduced parking demand is supported by the following:

- The use, site, and structure exhibit characteristics that suggest the required parking for this development is lower than what the Zoning Code typically mandates for similar uses.
- The enclosed Parking Analysis, prepared by Kimley-Horn, evaluates the anticipated parking demand for the Home Depot Pembroke Park location. The analysis is based on parking inventory and demand data collected from a comparable facility located at 1951 S State Road 7. According to the analysis, the peak projected parking demand is 254 spaces for Home Depot. The proposed development will provide 283 parking spaces, exceeding the anticipated demand by 29 spaces, or approximately 11%.

RECOMMENDATION

The consultant Town Planner recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28, 2026, for the commercial development.

2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land.

3. Applicants must revise the parking demand analysis and the parking calculations on the Overall Site Plan to ensure consistency, with both documents reflecting the total required and parking spaces provided.

ATTACHMENTS

Parking Reduction Application
Parking Reduction Justification Statement
Traffic Impact Analysis
Parking Demand Analysis
Site Plan
Survey

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Parking Reduction Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Owner / Applicant Name(s)	Phone	Email
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com
Address of Subject Property		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -001
Parcel Acreage	**Parking Required**	**Parking Proposed**
9.13 acres	394 spaces	287 spaces

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Description

Request for a parking reduction from 394 parking spaces to 287 parking spaces in connection with the redevelopment of the property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:14 -04'00' — *Agent's Signature*

08 / 11 / 2025 — *Date*

Property Owner Certification

SEE OWNER CONSENT LETTERS ATTACHED

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner — *Signature of Property Owner* — *Date* ____/____/____

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
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3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC & Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

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- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
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- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

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Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Updated January 27, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Parking Reduction Justification
2701 Bryan Road and 3101-3131 W Hallandale Beach Blvd.
(5142 2900 0090, -0091, -0020, -0013, -0011, -0012, -0010) (the "**Property**")

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "**Applicant**") is requesting a parking reduction from 373 parking spaces to 257 parking spaces in connection with its request for Site Plan approval to redevelop the above-described Property with a 107,874 square foot Home Depot store with a 28,157 square foot garden center ("**Proposed Development**"). In addition, an approximately 7,381 square foot commercial outparcel is proposed at the southwest corner of the Property, which will be separately parked without needing a reduction.

Use	Requirement	Parking Required under Code	Variance Request
Home Depot 107,874 sf* + 50 employees	1 space / 300 sf + 1 space / 4 employees	373 spaces	255 spaces

* Section 28-301 applies only to square footage contained within the building. Because the garden center is not within the building, that square footage has been excluded from this calculation.

Section 28-301.2(d) outlines the criteria for a parking reduction. The Proposed Development meets the criteria as follows:

a) Concurrency requirements, as provided in chapters 13.5 and 20; and

The Proposed Development meets the concurrency requirements as evidenced by Infrastructure Concurrency Impact Analysis Report prepared by Kimley Horn and included in the submittal package.

b) The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the Zoning Code for similar uses; or

The Parking Study prepared by Kimley Horn demonstrates that the proposed 257 parking spaces are sufficient for the Proposed Development.

c) If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

There is a commercial outparcel on the site, which has sufficient parking for that use. The parking request is specific only to the Home Depot, which, as demonstrated by the Parking Study, is sufficient for the Proposed Development.

d) If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or

This section does not apply to the Proposed Development.

e) Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for carpooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restrictions, action, or both, will take place; or

The Property is adjacent to a Broward County bus stop (Stop ID 3856) along Hallandale Beach Boulevard, which is likely to be used by employees. However, even without calculating that a certain number of employees or patrons may use the mass transit system, the Parking Study demonstrates that sufficient parking is provided for the Proposed Development.

f) Any combination of subsections 5. (a) through (e); and

As demonstrated above, the Proposed Development meets subsections a, b, c, and e.

g) In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

This section does not apply. The Parking Study demonstrates that sufficient parking will be provided for the Proposed Development without the need for an alternative parking arrangement.

As demonstrated above, the Proposed Development meets the criteria for a parking reduction. Please let us know if you have any further questions in connection with this request.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Kimley»Horn

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Updated January 2026
April 2025
047096448

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Prepared for:

Home Depot, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

Derek d'Adesky

Digitally signed by Derek d'Adesky
Date: 2026.01.22 16:44:56 -05'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on

Derek Jeffrey d'Adesky, P.E.
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Updated January 2026
April 2025
047096448

EXECUTIVE SUMMARY

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

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INTRODUCTION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027. A project location map is provided as Figure 1. A conceptual site plan is provided in Appendix A.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis for the proposed redevelopment. The purpose of the study is to assess the project's impact on the surrounding roadway network. This report summarizes the data collection, project trip generation, trip assignment and distribution, intersection capacity analysis, queue analysis, and turn lane analysis for the proposed redevelopment.



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Figure 1
Project Location Map
Home Depot
Town of Pembroke Park, Florida

EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on September 4, 2024 (Wednesday) at the following intersections:

- SR 858/Hallandale Beach Boulevard and Lake Shore Drive
- SR 858/Hallandale Beach Boulevard and S Park Road
- SR 858/Hallandale Beach Boulevard and Bryan Road/Hammock Lane
- SR 858/Hallandale Beach Boulevard and SW 31st Avenue
- SW 27th Street and Bryan Road

All traffic volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. Turning movement counts also included pedestrian and bicycle data. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) of 1.05 was applied to the turning movement counts collected. Signal timing data was obtained from the Broward County Traffic Engineering Division (BCTED).

The turning movement counts, pedestrian crossing volumes, FDOT peak season factor category reports, and signal timing data are included in Appendix B. Figure 2 presents the existing turning movement volumes at the study intersections during the A.M. and P.M. peak hours.

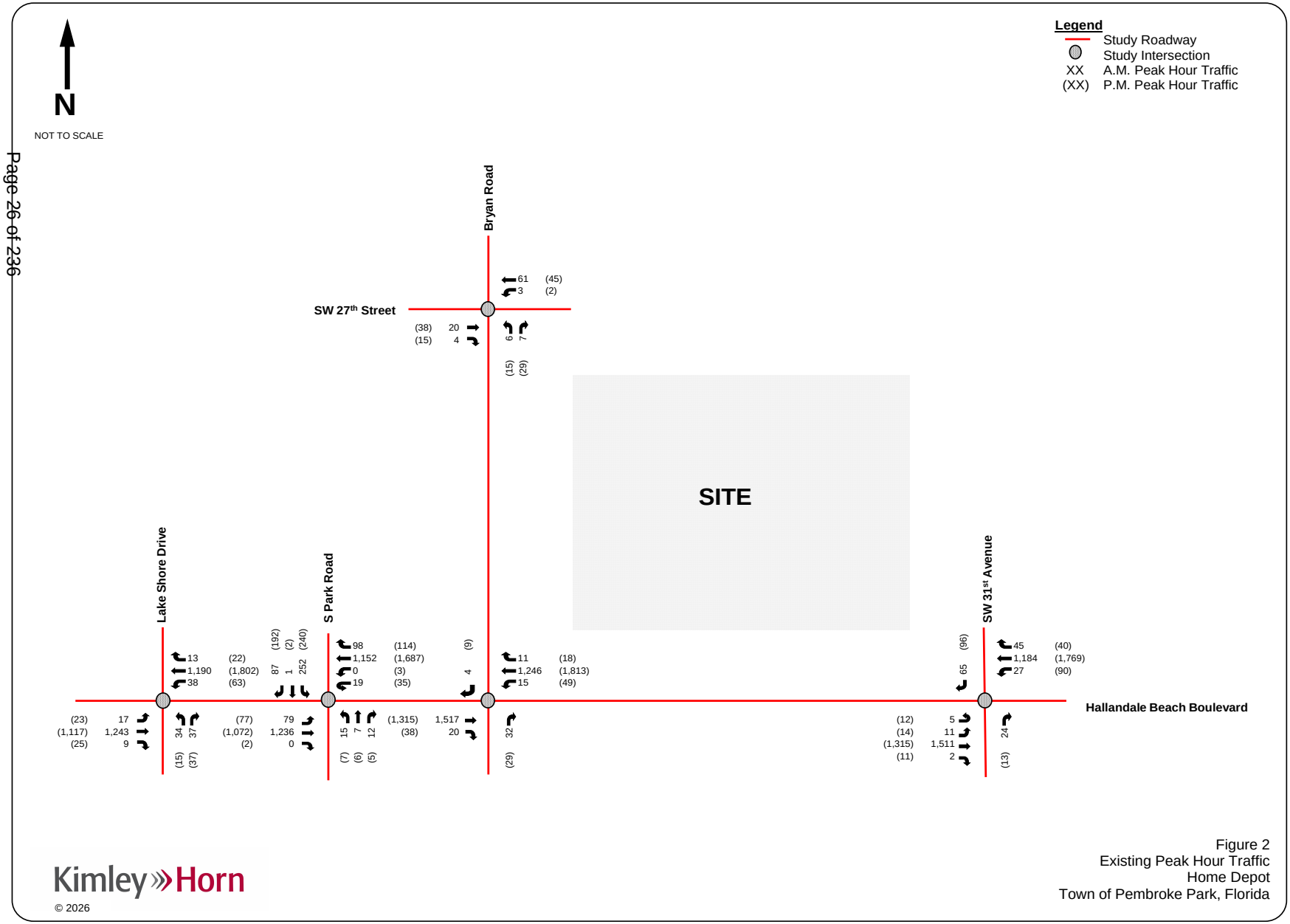

Figure 2
Existing Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

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FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2027 without the construction of the proposed redevelopment. Future background traffic volumes used in the analysis are the sum of the existing traffic and additional traffic generated by growth in the study area. Refer to Figure 3 for the future background peak hour traffic volumes.

BACKGROUND AREA GROWTH

Future traffic growth on the transportation network was determined based upon (a) historical growth trends at nearby FDOT traffic count stations and (b) traffic volume comparisons from the year 2015 and 2045 Florida Standard Urban Transportation Model Structure (FSUTMS) - Southeast Florida Regional Planning Model (SERPM), Version 8.542.

FDOT count stations referenced in this analysis include:

- Count Station 860297: SR 858/Hallandale Beach Boulevard, west of SR 9/I-95
- Count Station 869502: SW 40th Avenue, north of County Line Road
- Count Station 869633: SW 8th Avenue, south of Hallandale Beach Boulevard
- Count Station 869755: S Park Road, south of Pembroke Road

The historical growth rate analysis, based on FDOT count stations, examined linear, exponential, and decaying exponential growth rates for the most recent five (5) year and 10-year periods. Note that as a result of atypical traffic conditions due to COVID-19, the historical traffic data for the years of 2020 and 2021 were interpolated based on 2019 and 2022 data. The linear growth trend yielded a growth rate of negative 2.26 percent (-2.26%) over the most recent five (5) year period and 0.18 percent (0.18%) over the most recent 10-year period. The exponential growth trend yielded a growth rate of negative 3.04 percent (-3.04%) over the most recent five (5) year period and 0.10 percent (0.10%) over the most recent 10-year period. The decaying exponential growth trend yielded a growth rate of 0.01 percent (0.01%) over the most recent five (5) year period and negative 1.02 percent (-1.02%) over the most recent 10-year period. The calculated growth rate with the highest R^2 value resulted from the five (5) year linear growth trend which yielded a growth rate of negative 2.26 percent (-2.26%).

Based on the forecasted volumes obtained from the 2015 and 2045 FSUTMS SERPM, an annual growth rate of 0.57 percent (0.57%) was calculated in the vicinity of the redevelopment.

To provide a conservative analysis, the higher growth rate of 0.57 percent (0.57%) was applied to existing traffic volumes compounded annually to develop future 2027 volumes. The worksheets used to analyze the historical growth trends along with the FSUTMS transportation model outputs are included in Appendix C.

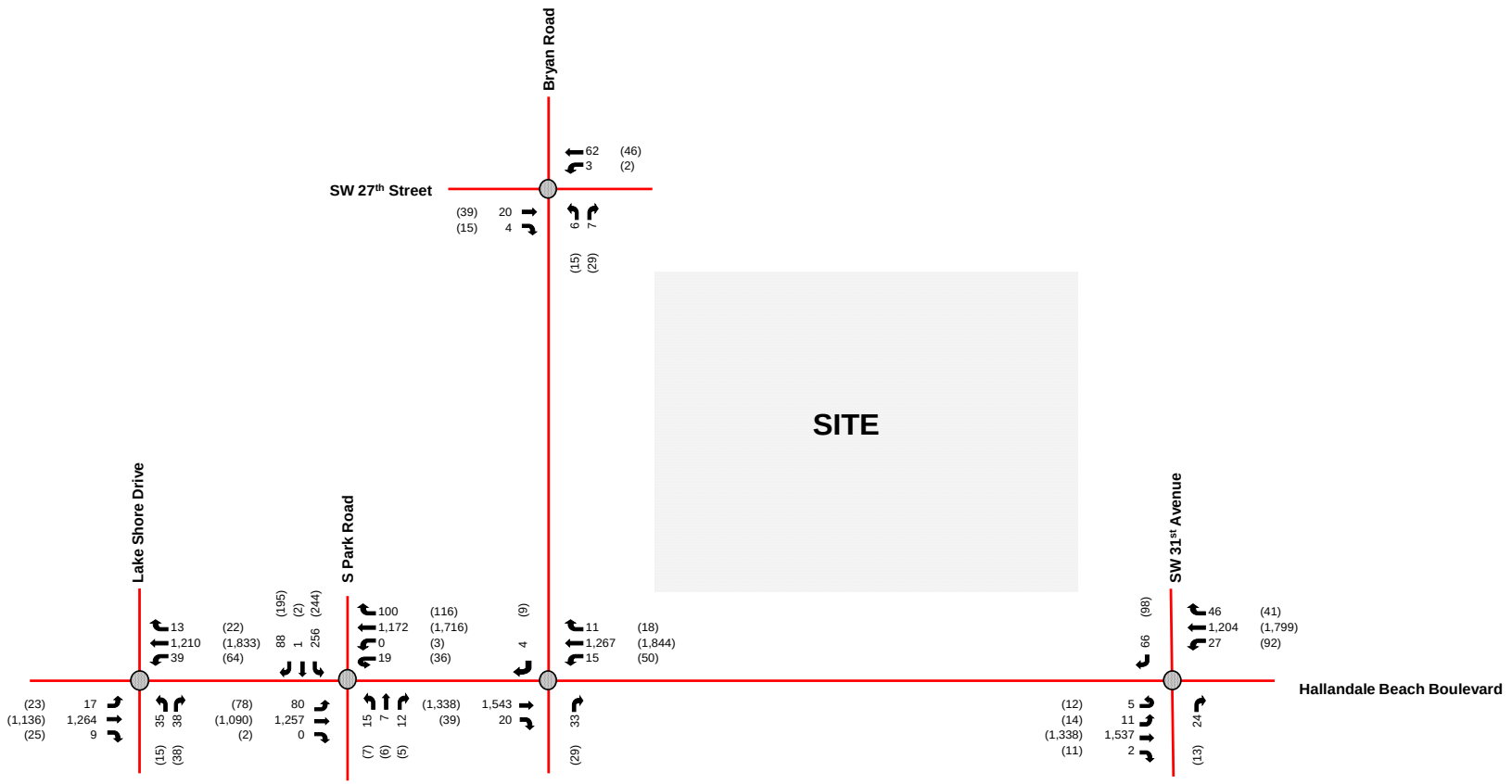

Figure 3
Future Background Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

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PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

EXISTING AND PROPOSED LAND USES

Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

PROJECT ACCESS

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

TRIP GENERATION

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

MULTIMODAL REDUCTION

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in the vicinity of the redevelopment. The US Census data indicated that there is a 12.6 percent (12.6%) multimodal factor within the vicinity of the redevelopment. It is expected that a portion of guests, employees, and patrons will choose to walk, bike, or use public transit to and from the proposed redevelopment.

EXISTING TRANSIT ROUTES

One (1) Broward County Transit (BCT) route currently operates in close proximity to the site during the A.M. and P.M. peak hours. Detailed transit route information is included in Appendix D. BCT Route 28

operates along Hallandale Beach Boulevard in the vicinity of the project site with the nearest stop located east of Bryan Road. This route operates with approximately 25-minute headways in the westbound and eastbound directions during the A.M. and P.M. peak hours.

PASS-BY CAPTURE

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Manual*, 12th Edition. The pass by rates of 42.0 percent (42.0%) based on LUC 862 (Home Improvement Store) and 40.0 percent (40.0%) based on LUC 822 (Strip Retail Plaza) were utilized during the P.M. peak hour.

NET NEW PROJECT TRIPS

Table 1 summarizes the project's expected trip generation for the A.M. and P.M. peak hours. As shown in Table 1, the project is expected to generate 165 net new weekday A.M. peak hour vehicular trips and 141 net new weekday P.M. peak hour trips. Detailed trip generation information is included in Appendix E.

Table 1: Trip Generation

A.M. Peak Hour (P.M. Peak Hour)				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Total Trips
Existing Development				
Mini-Warehouse (151)	52,084 square feet	1 (3)	2 (3)	3 (6)
Office Park (750)	39,280 square feet	32 (6)	3 (36)	35 (42)
Subtotal		33 (9)	5 (39)	38 (48)
Proposed Redevelopment				
Home Improvement Superstore (862)	136,041 square feet	101 (77)	77 (80)	178 (157)
Strip Retail Plaza (822)	7,381 leasable square feet	14 (16)	11 (16)	25 (32)
Subtotal		115 (93)	88 (96)	203 (189)
Net New Development				
Net New Project Trips		82 (84)	83 (57)	165 (141)

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution was determined based on existing turning movements counts and a select zone analysis for the appropriate Traffic Analysis Zone (TAZ) in the SERPM, Version 8.542. Figure 4 and Figure 5 detail the project's trip distribution and assignment for the A.M. and P.M. peak hours. Figure 6 and Figure 7 detail the project's pass-by trip distribution and assignment for the P.M. peak hour. Detailed distribution calculations are contained in Appendix F.

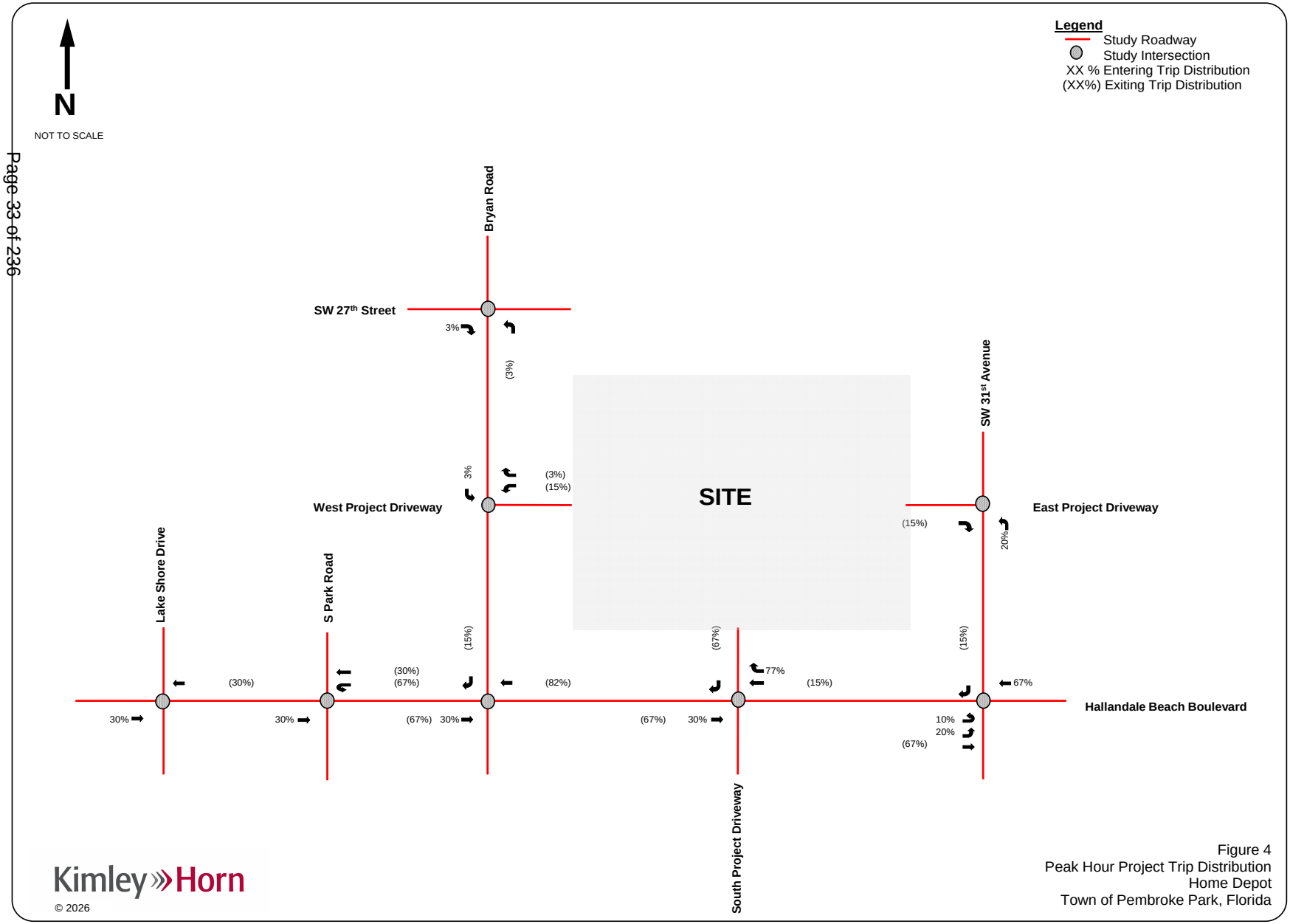
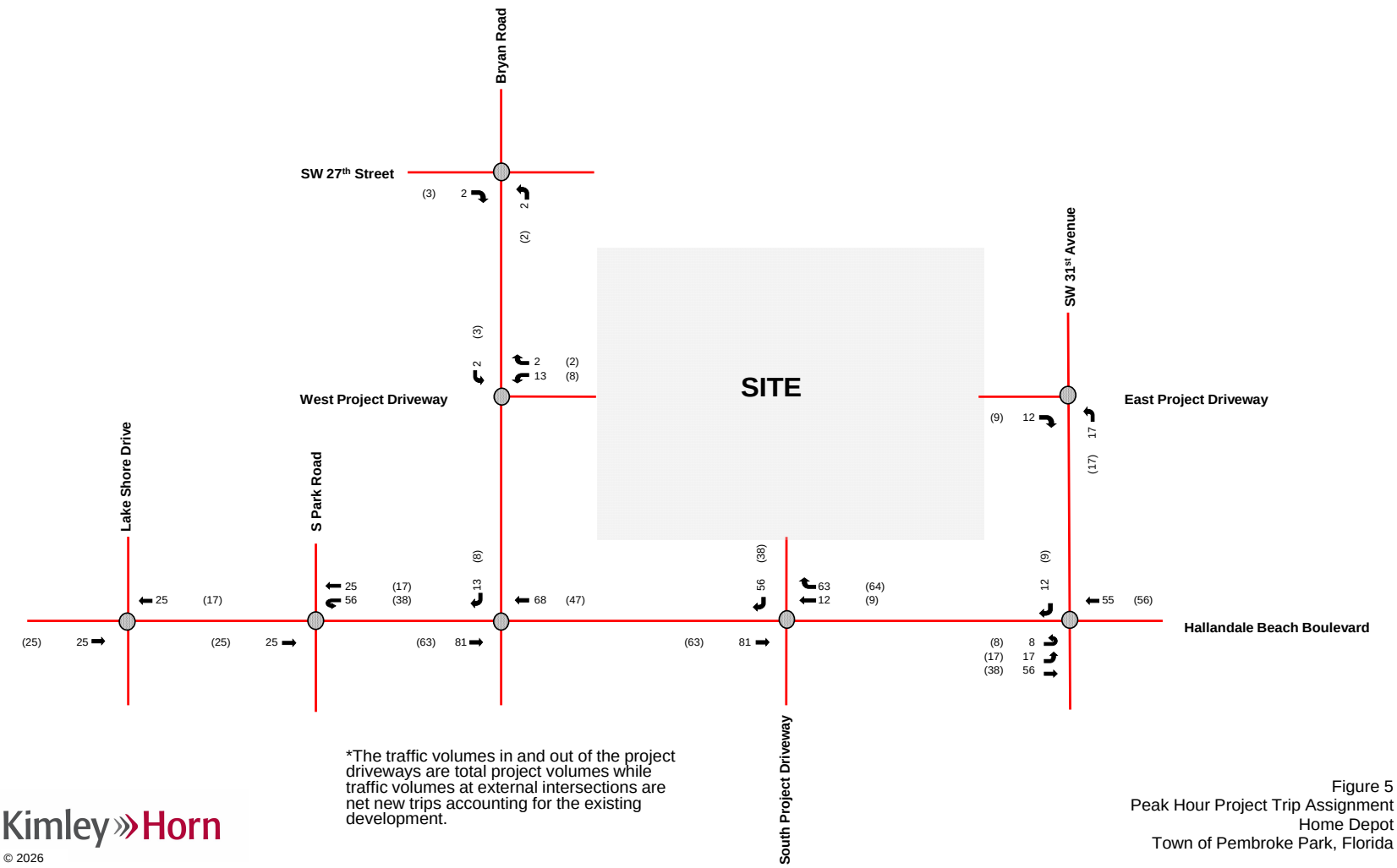


Figure 4
Peak Hour Project Trip Distribution
Home Depot
Town of Pembroke Park, Florida



*The traffic volumes in and out of the project driveways are total project volumes while traffic volumes at external intersections are net new trips accounting for the existing development.

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Figure 5
Peak Hour Project Trip Assignment
Home Depot
Town of Pembroke Park, Florida

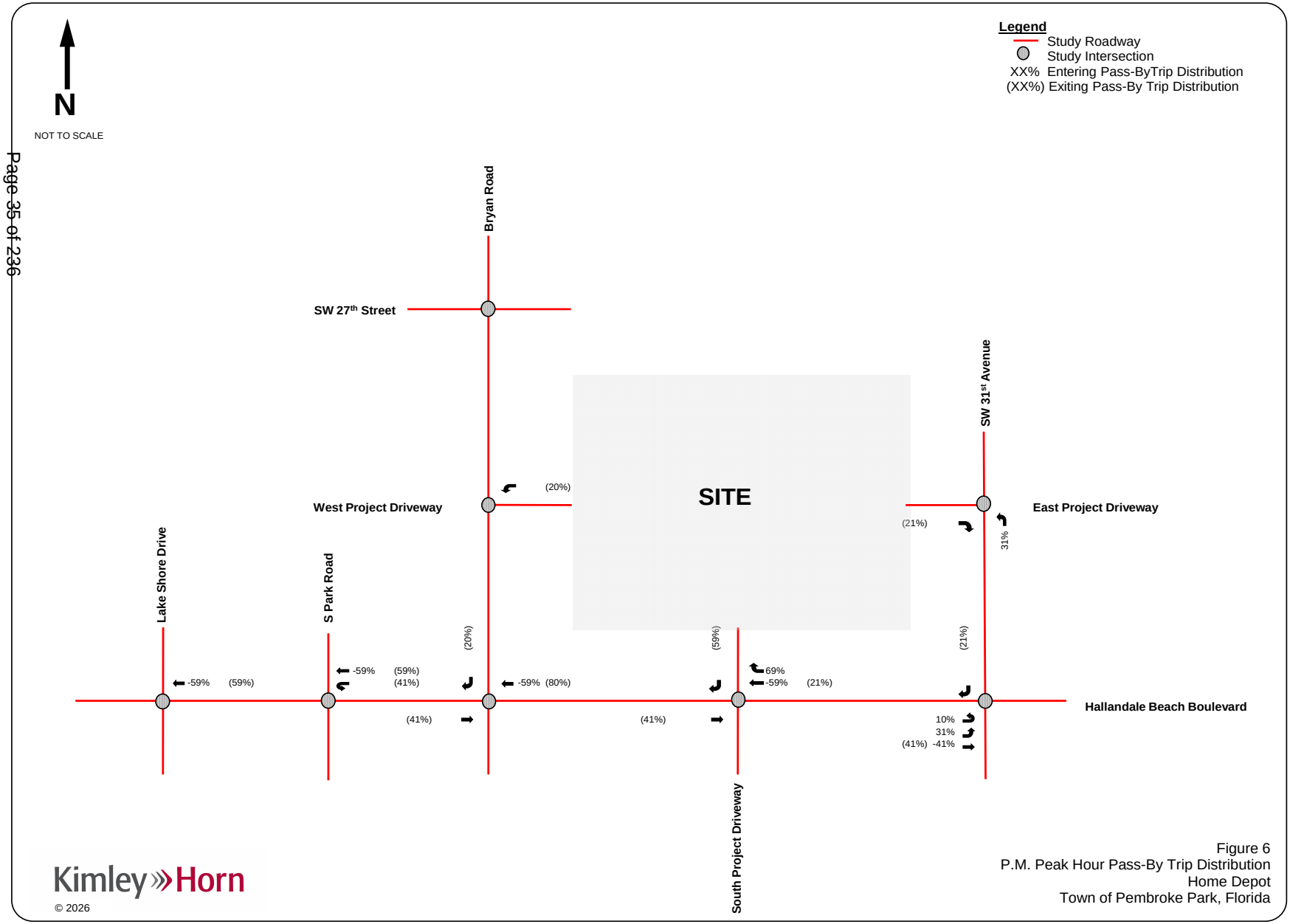

Figure 6
P.M. Peak Hour Pass-By Trip Distribution
Home Depot
Town of Pembroke Park, Florida

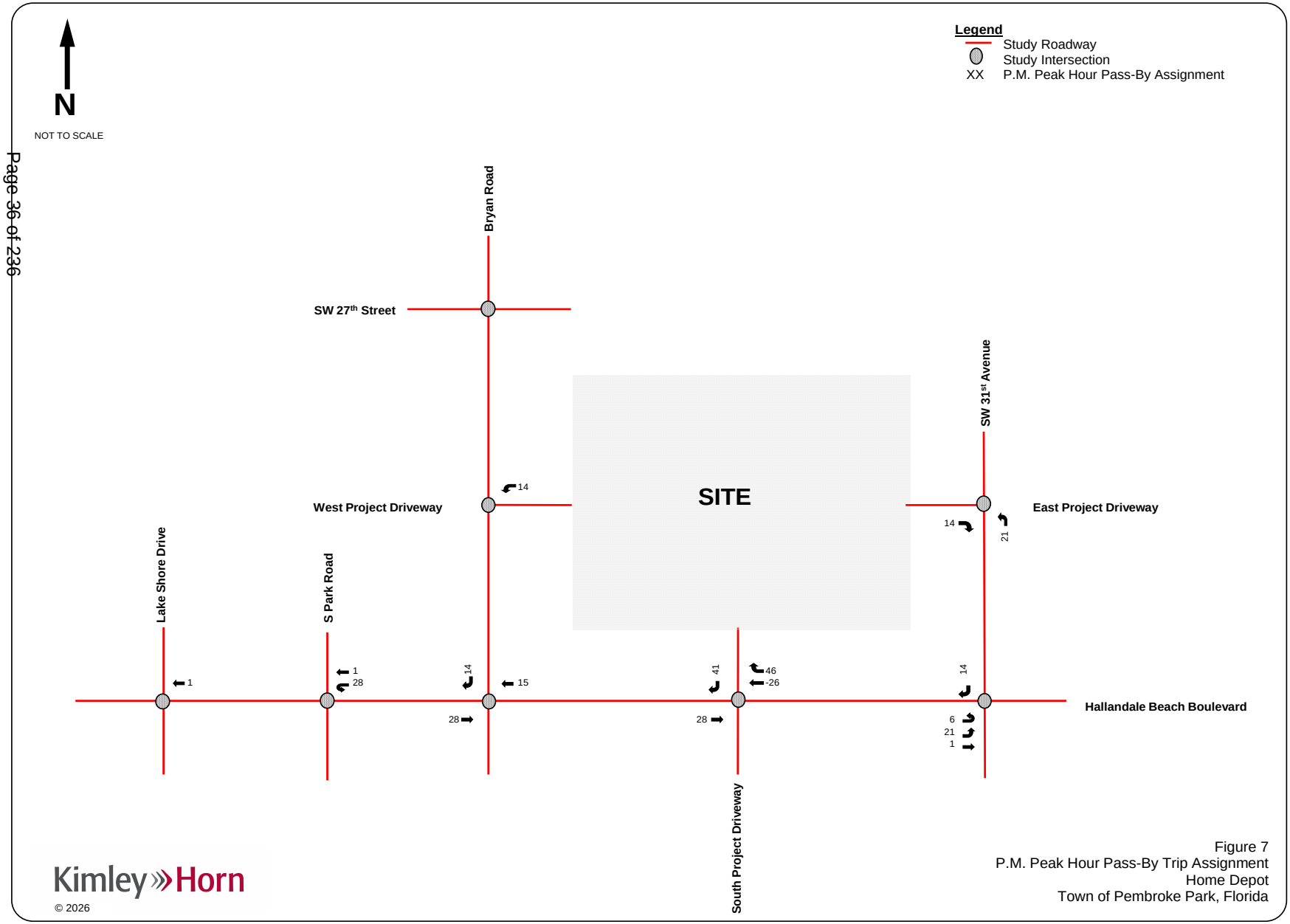

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Figure 7
P.M. Peak Hour Pass-By Trip Assignment
Home Depot
Town of Pembroke Park, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2027 after the opening of the project. Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and expected project traffic volumes. Refer to Figure 8 for the 2027 future total peak hour traffic volumes. Volume development worksheets for the study intersections are included in Appendix G.

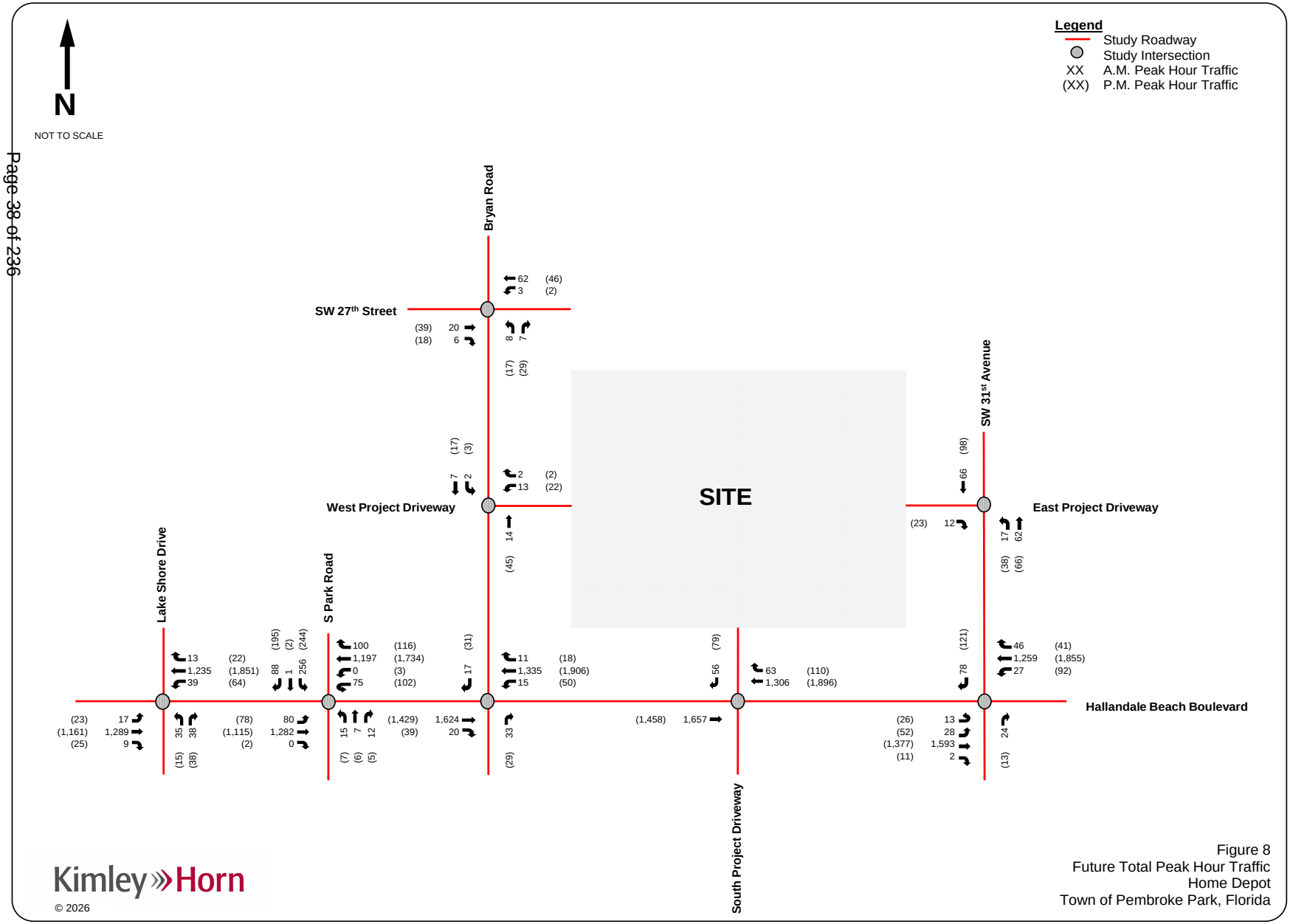


Figure 8
Future Total Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

INTERSECTION CAPACITY ANALYSIS

The study area intersection operating conditions were analyzed for three (3) scenarios (existing conditions, future background conditions, and future total conditions) during the A.M. and P.M. peak hours using Trafficware's SYNCHRO software, which applies methodologies outlined in the Transportation Research Board's (TRB's) *Highway Capacity Manual* (HCM) 2000/7th Editions. Synchro worksheets for the study intersections are included in Appendix H. A summary of the intersection analyses is presented in Table 2 and Table 3 for the A.M. and P.M. peak hours, respectively.

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted LOS D or better during the A.M. and P.M. peak hours under all analysis conditions.

Table 2: A.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
A.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized [3]	B/12.9 sec (B/13.1 sec) [B/13.5 sec]	C (C) [C]	A (A) [A]	E (E) [E]	[4]
Hallandale Beach Boulevard and S Park Road	Signalized [3]	C/22.2 sec (C/22.4 sec) [C/22.4 sec]	A (A) [A]	C (C) [C]	E (E) [E]	E (E) [E]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	[1]/0.2 sec ([1]/0.2 sec) [[1]/0.2 sec]	[2]	[2]	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized [3]	A/1.5 sec (A/1.6 sec) [A/1.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	[1]/2.6 sec ([1]/2.6 sec) [[1]/2.8 sec]	[2]	[2]	A (A) [A]	[4]
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/0.2 sec]	[4] ([4]) [[2]]	[4] ([4]) [[2]]	[4] ([4]) [[4]]	[4] ([4]) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/1.3 sec]	[4] ([4]) [A]	[4] ([4]) [[4]]	[4] ([4]) [[2]]	[4] ([4]) [[2]]
Bryan Road and West Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/3.5 sec]	[4] ([4]) [[4]]	[4] ([4]) [A]	[4] ([4]) [[2]]	[4] ([4]) [[2]]

Notes: [1] Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
[2] Approach operates under free-flow conditions. LOS is not defined
[3] Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
[4] Intersection or approach does not exist under analysis scenario.

Table 3: P.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
P.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized [3]	B/14.9 sec (B/15.7 sec) [B/16.3 sec]	C (C) [C]	A (A) [A]	F (F) [F]	[3]
Hallandale Beach Boulevard and S Park Road	Signalized [3]	D/48.2 sec (D/51.3 sec) [D/52.2 sec]	B (B) [B]	E (E) [E]	F (F) [F]	D (D) [D]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	[1]/0.3 sec ([1]/0.3 sec) [[1]/0.4 sec]	[2]	[2]	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized [3]	A/2.6 sec (A/2.6 sec) [A/2.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	[1]/3.4 sec ([1]/3.4 sec) [[1]/3.4 sec]	[2]	[2]	A (A) [A]	[3]
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/0.2 sec]	[4] ([4]) [[2]]	[4] ([4]) [[2]]	[4] ([4]) [[4]]	[4] ([4]) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.0 sec]	[4] ([4]) [A]	[4] ([4]) [[4]]	[4] ([4]) [[2]]	[4] ([4]) [[2]]
Bryan Road and West Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.4 sec]	[4] ([4]) [[4]]	[4] ([4]) [A]	[4] ([4]) [[2]]	[4] ([4]) [[2]]

Notes: [1] Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
[2] Approach operates under free-flow conditions. LOS is not defined
[3] Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
[4] Intersection or approach does not exist under analysis scenario.

95TH PERCENTILE QUEUE ANALYSIS

A summary of the 95th percentile queues for the exclusive turn lanes at study intersections is presented in Table 4. The analysis was prepared using SYNCHRO 95th percentile queues.

As shown in the tables, the results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hour.

Table 4: 95th Percentile Queue Analysis

Intersection	Lane	Existing Storage Provided (ft)	95th Percentile Queue Length (ft)		
			Existing	Future Background	Future Total
A.M. Peak Hour (P.M. Peak Hour)					
Hallandale Beach Boulevard and S Park Road (1)	WBL	200	18 (39)	18 (40)	51 (91)
Hallandale Beach Boulevard and SW 31st Avenue	EBL	160	<25 (<25)	<25 (<25)	<25 (<25)

Notes: Bolded text indicates queue exceeds storage.
(1) HCM 7th Edition queues were not available. Therefore, Synchro queues were used instead.

TURN LANE ANALYSIS

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South project driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue.

RIGHT-TURN LANE ANALYSIS

A turn lane analysis was conducted for an exclusive right-turn lane at the intersection of Hallandale Beach Boulevard and the right-in/right-out project driveway based on FDOT's *Access Management Guidebook*, 2023. This roadway has a context classification of C4 – Urban General which FDOT includes as a context classification not to consider right turn lanes. However, per the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway. A conceptual site plan is provided in Appendix A.

LEFT-TURN LANE ANALYSIS

The left-turn lane analysis was based on the turn-lane warrant methodology contained in the NCHRP Report 457. The results indicate that a southbound left-turn lane at Bryan Road and the West Project Driveway and a northbound left-turn lane at SW 31st Avenue and the East Project Driveway are not warranted under future total conditions. Detailed left-turn analysis calculations are included in Appendix I. The results are summarized in Table 5.

Table 5: NCHRP Left-Turn Lane Analysis

Intersection	Approach	% Left-Turns A.M. (P.M.)	Advancing Veh/Hour A.M. (P.M.)	Opposing Veh/Hour A.M. (P.M.)	Analysis Results
Bryan Road and West Project Driveway	Southbound	22% (15%)	9 (20)	14 (45)	Not Warranted
SW 31st Avenue and East Project Driveway	Northbound	22% (37%)	79 (104)	66 (98)	Not Warranted

CONCLUSION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

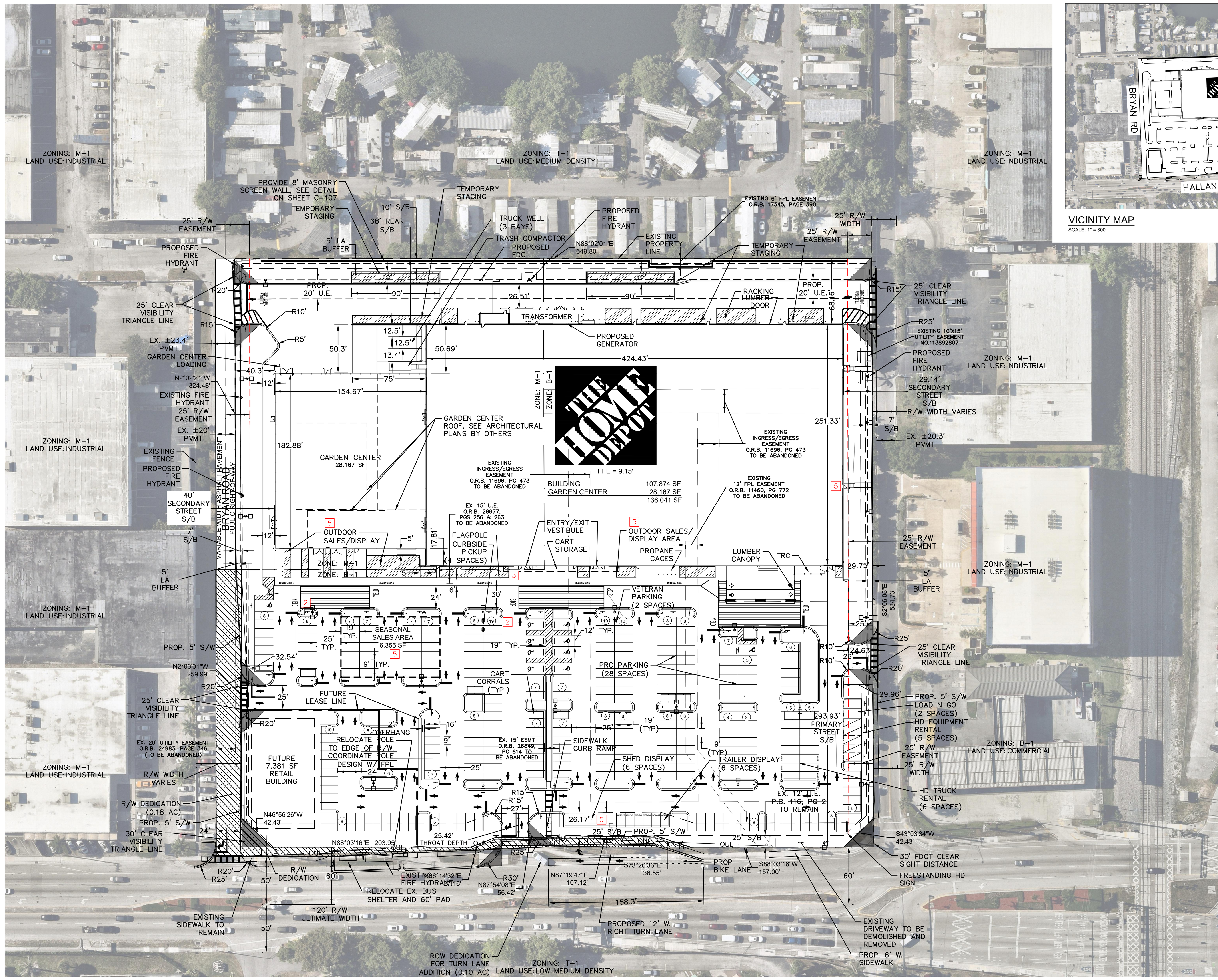
The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

Appendix A

Site Plan





VICINITY MAP
SCALE: 1" = 300'

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2 25-P-01 DRC 2
25-PR-01 DRC 2 25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING. DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

	THE HOME DEPOT (107,874 SF)	1 / 300 SF	360 STALLS
	+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
1	FUTURE RETAIL (7,381 SF)	1 / 300 SF	26 STALLS
	+ 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
	TOTAL PARKING		399 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

ZONING DATA

	PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
	JURISDICTION:	TOWN OF PEMBROKE PARK, FL
	ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
	ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
4	LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
	LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA	3,177 SF	9,348 SF

(SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
1	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	290 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
2	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF, WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
3	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMPRISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
4	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
5	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES - NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PETER J. VAN RENS LICENSE No. 55553 DATE: 1/22/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	047096448
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	KB
DRAWN BY	KB
CHECKED BY	PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By: Cannetti, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 22, 2026 11:20:19am K:\VRB_LDEV\Home Depot_New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Appendix B

Traffic Data

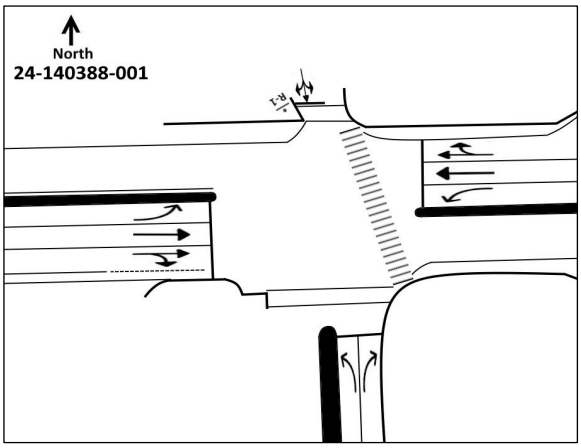
Turning Movement Counts

LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858 **PROJECT ID:** 24-140388-001
CITY/STATE: Hallandale Beach, FL **DATE:** Thu, Dec 05, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM

Peak Hour Factor: **0.89**

National Data & Surveying Services

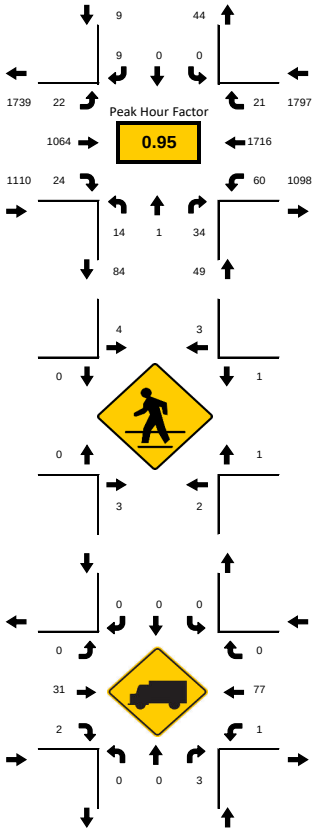


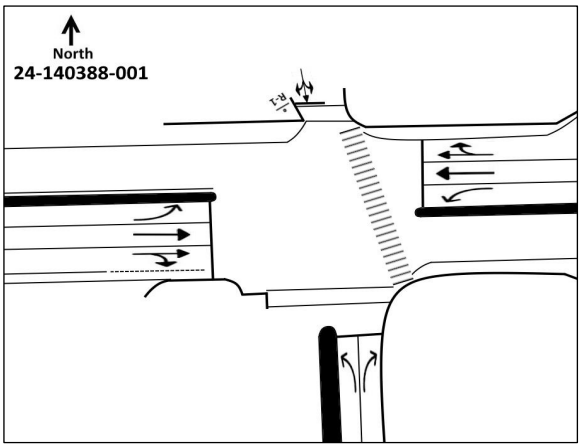
15-Min Count Period Beginning At	ke Shore Dr/23 LIQUOR STORE D Northbound					ke Shore Dr/23 LIQUOR STORE D Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	2	0	4	0		0	0	2	0		6	357	1	1		5	242	0	0		620	2258
7:15 AM	4	0	5	0		0	0	0	0		2	318	1	1		4	251	4	0		590	2285
7:30 AM	4	0	13	0		0	0	0	0		2	230	0	0		7	246	3	0		505	2275
7:45 AM	4	0	5	0		0	0	0	0		3	261	1	0		4	262	3	0		543	2459
8:00 AM	5	0	5	0		0	0	1	0		2	303	2	0		8	319	2	0		647	2465
8:15 AM	9	0	9	0		0	0	1	0		6	276	2	0		9	265	3	0		580	1818
8:30 AM	6	0	10	0		0	0	3	0		2	363	3	0		10	288	4	0		689	1238
8:45 AM	11	0	11	1		1	0	2	0		2	242	2	4		9	261	3	0		549	549
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	44	0	44	4		4	0	12	0		24	1452	12	16		40	1276	16	0		**2944**	
Heavy Trucks	0	0	4	0		4	0	0	0		4	80	4	0		4	84	0	0		**184**	
Pedestrians		8					12					0					0				**20**	
Bicycles	0	0	8	0		0	4	0	0		0	12	0	0		4	16	4	0		**48**	
Buses																						
Stopped Buses																						

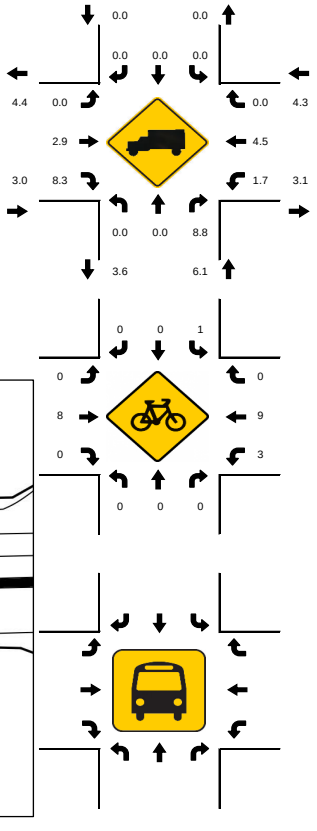
LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-001
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 05:00 PM - 05:15 PM





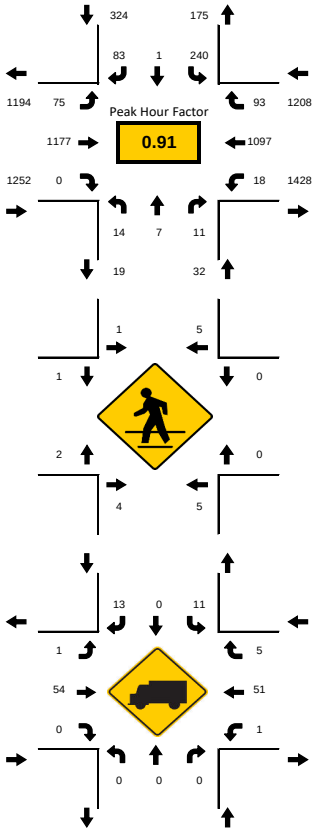


15-Min Count Period	ke Shore Dr/23 LIQUOR STORE D					ke Shore Dr/23 LIQUOR STORE D					Hallandale Beach Blvd/SR 858					Hallandale Beach Blvd/SR 858						
	Northbound					Southbound					Eastbound					Westbound						
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Hourly Total
4:00 PM	4	0	12	0		0	0	2	0		4	240	7	0		19	412	7	0		707	2893
4:15 PM	2	0	9	0		0	0	4	0		3	268	10	3		18	397	5	0		719	2965
4:30 PM	2	0	8	0		0	0	1	0		4	247	8	4		12	433	4	0		723	2927
4:45 PM	8	1	6	0		0	0	2	0		4	249	4	2		11	452	5	0		744	2867
5:00 PM	2	0	11	0		0	0	2	0		2	300	2	0		19	434	7	0		779	2909
5:15 PM	2	0	8	0		2	0	3	0		4	233	4	2		12	401	10	0		681	2130
5:30 PM	1	1	6	0		0	0	0	0		3	246	4	1		12	385	4	0		663	1449
5:45 PM	2	0	15	0		1	0	0	0		2	284	10	3		12	449	8	0		786	786
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	32	4	44	0		0	0	16	0		16	1200	40	16		76	1808	28	0		**3280**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	40	4	0		4	104	0	0		**156**	
Pedestrians		8					8					0					4				**20**	
Bicycles	0	0	0	0		4	0	0	0		0	12	0	0		8	16	0	0		**40**	
Buses																						
Stopped Buses																						

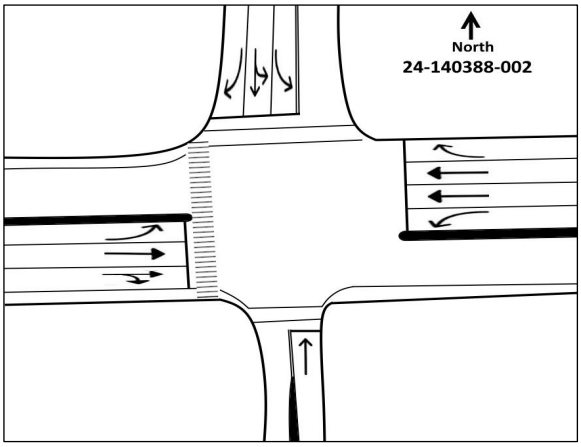
LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

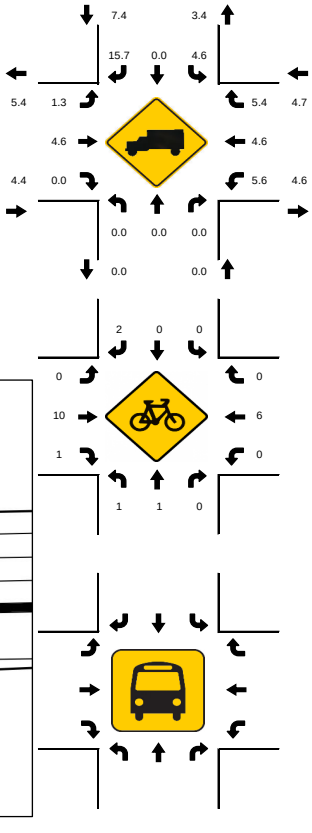
PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:30 AM - 08:45 AM



National Data & Surveying Services



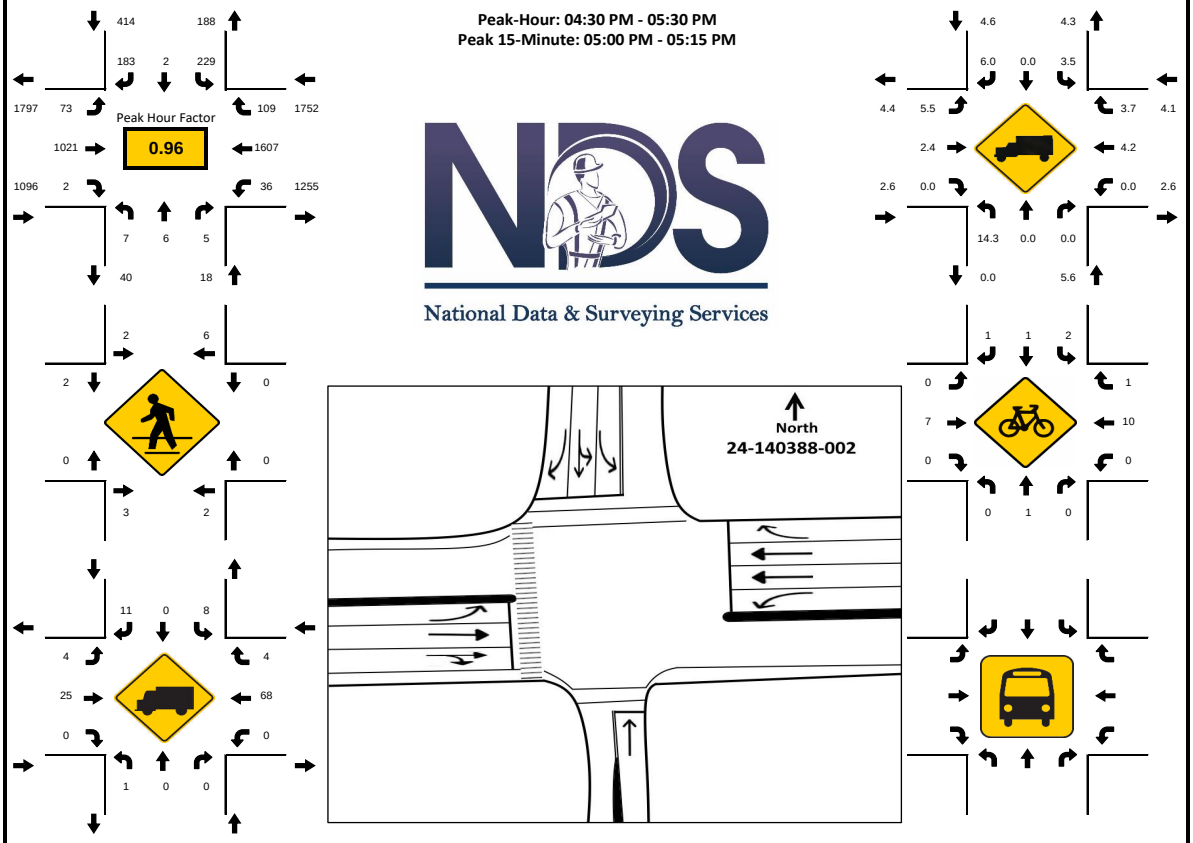


15-Min Count Period Beginning At	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	3	5	3	0		40	0	18	0		21	335	0	0		0	228	7	2		662	2549
7:15 AM	3	5	4	0		52	0	22	0		14	317	0	0		0	240	27	0		684	2619
7:30 AM	4	1	2	0		65	0	20	0		15	213	0	1		0	225	24	2		572	2611
7:45 AM	5	4	4	0		50	1	22	0		18	255	0	0		0	244	25	3		631	2816
8:00 AM	3	0	0	0		45	0	16	0		20	289	0	0		0	328	25	6		732	2803
8:15 AM	3	3	5	0		85	0	23	0		13	276	0	0		0	243	21	4		676	2071
8:30 AM	3	0	2	0		60	0	22	0		24	357	0	0		0	282	22	5		777	1395
8:45 AM	6	2	2	1		71	0	26	0		11	233	0	0		0	246	15	5		618	618
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	16	20	0		340	4	92	0		96	1428	0	0		0	1312	100	24		**3452**	
Heavy Trucks	0	0	0	0		12	0	16	0		4	92	0	0		0	68	8	4		**200**	
Pedestrians		16					8					4					0				**28**	
Bicycles	4	4	0	0		0	0	4	0		0	16	4	0		0	12	0	0		**44**	
Buses																						
Stopped Buses																						

LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

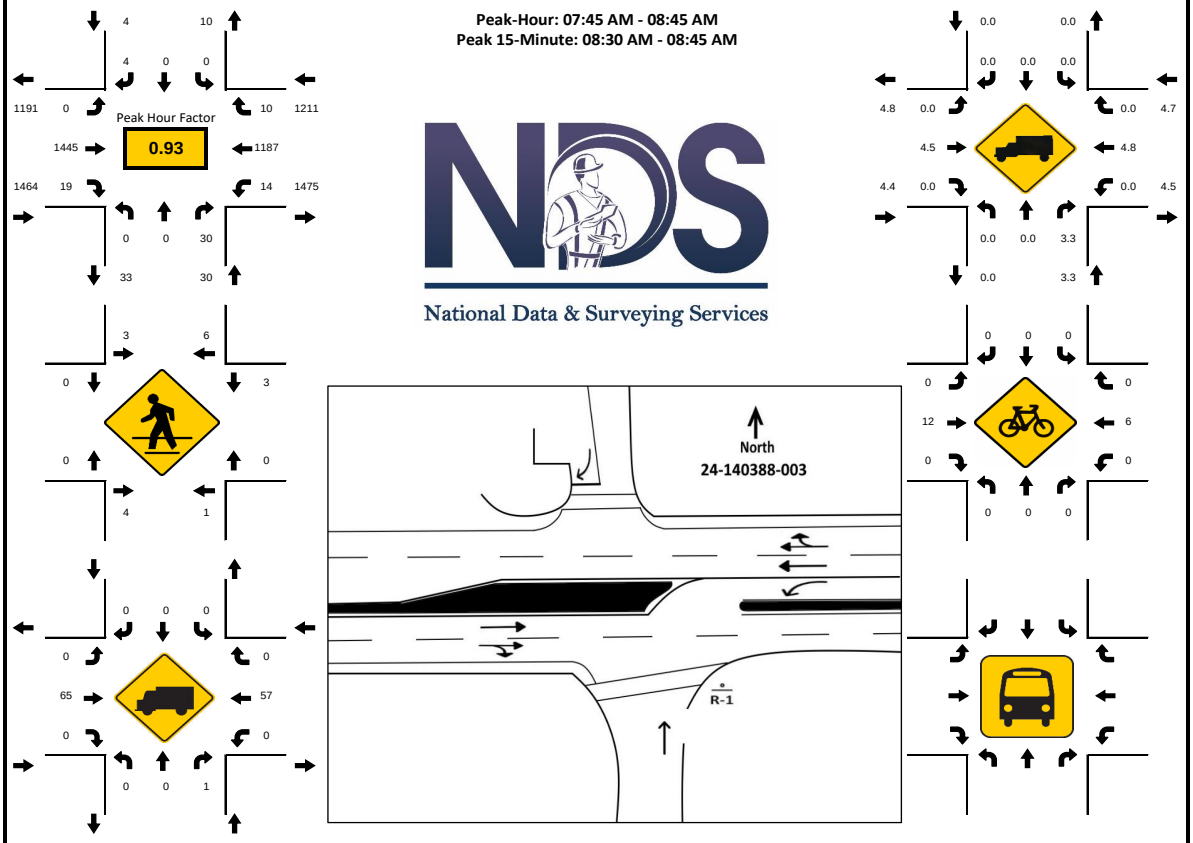


National Data & Surveying Services

15-Min Count Period Beginning At	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	4	2	0	0		57	3	41	0		12	239	1	0		0	391	26	10		786	3175
4:15 PM	3	1	1	0		29	2	39	0		18	247	0	0		1	379	20	6		746	3242
4:30 PM	3	3	3	0		72	1	48	0		15	248	1	0		0	409	32	7		842	3280
4:45 PM	2	1	0	0		41	0	45	0		16	249	0	0		1	413	26	7		801	3178
5:00 PM	0	1	0	0		63	1	55	0		14	286	1	3		1	397	22	9		853	3199
5:15 PM	2	1	2	0		53	0	35	0		24	238	0	1		1	388	29	10		784	2346
5:30 PM	2	1	3	0		56	2	42	0		15	239	1	0		0	349	24	6		740	1562
5:45 PM	3	1	0	0		37	0	33	0		16	264	2	1		1	437	22	5		822	822
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	12	12	0		288	4	220	0		96	1144	4	12		4	1652	128	40		**3628**	
Heavy Trucks	4	0	0	0		12	0	20	0		8	32	0	0		0	92	8	0		**176**	
Pedestrians		12					12					4					0				**28**	
Bicycles	0	4	0	0		8	4	4	0		0	12	0	0		0	16	4	0		**52**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024



15-Min Count Period Beginning At	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	17	0		0	0	1	0		0	371	1	0		3	233	0	1		627	2468
7:15 AM	0	0	14	0		0	0	1	0		0	370	2	0		6	265	1	0		659	2531
7:30 AM	0	0	12	0		0	0	0	0		0	270	2	0		4	270	5	0		563	2547
7:45 AM	0	0	12	0		0	0	2	0		0	324	7	0		5	266	3	0		619	2709
8:00 AM	0	0	9	0		0	0	1	0		0	335	2	0		2	339	1	1		690	2672
8:15 AM	0	0	4	0		0	0	0	0		0	365	8	0		3	291	4	0		675	1982
8:30 AM	0	0	5	0		0	0	1	0		0	421	2	0		2	291	2	1		725	1307
8:45 AM	0	0	8	0		0	0	0	0		0	304	2	0		1	262	5	0		582	582
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	48	0		0	0	8	0		0	1684	32	0		20	1356	16	4		**3168**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	100	0	0		0	68	0	0		**172**	
Pedestrians		12					12					0					4				**28**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

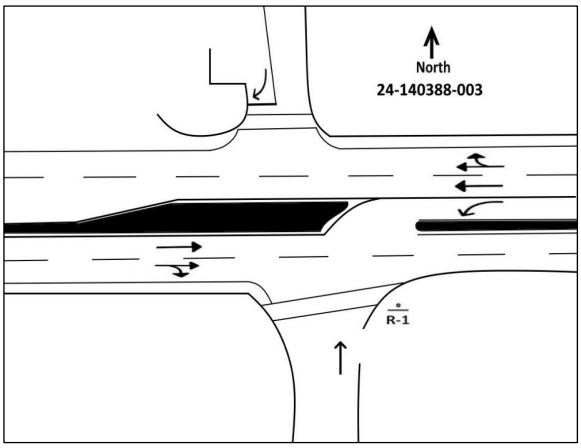
LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.98**

National Data & Surveying Services

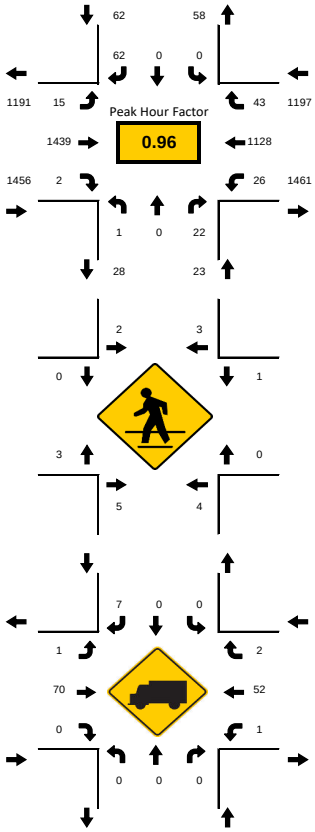


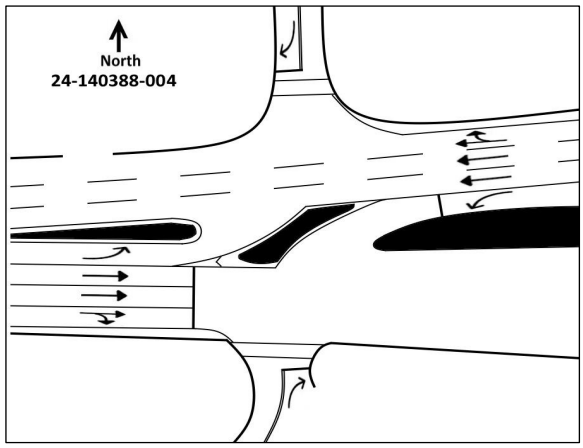
15-Min Count Period	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Total
4:00 PM	0	0	4	0		0	0	1	0		0	301	5	0		15	427	4	7		764	3009
4:15 PM	0	0	5	0		0	0	1	0		0	281	2	0		8	404	4	1		706	3043
4:30 PM	0	0	4	0		0	0	1	0		0	316	11	0		2	435	5	0		774	3116
4:45 PM	0	0	10	0		0	0	2	0		0	290	10	0		15	435	1	2		765	3044
5:00 PM	0	0	6	0		0	0	0	1		0	332	8	0		13	430	5	3		798	3108
5:15 PM	0	0	8	0		0	0	5	0		0	314	7	0		11	427	6	1		779	2310
5:30 PM	0	0	9	0		0	0	7	1		0	281	6	0		12	377	7	2		702	1531
5:45 PM	0	0	9	0		0	0	3	0		0	317	5	0		14	470	8	3		829	829
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	40	0		0	0	20	4		0	1328	44	0		60	1740	24	12		**3272**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	44	0	0		4	100	4	0		**156**	
Pedestrians		8					24					4					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	4	0		4	20	0	0		**44**	
Buses																						
Stopped Buses																						

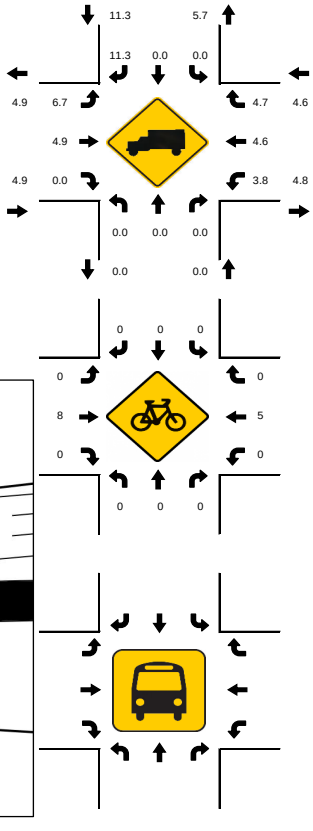
LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM





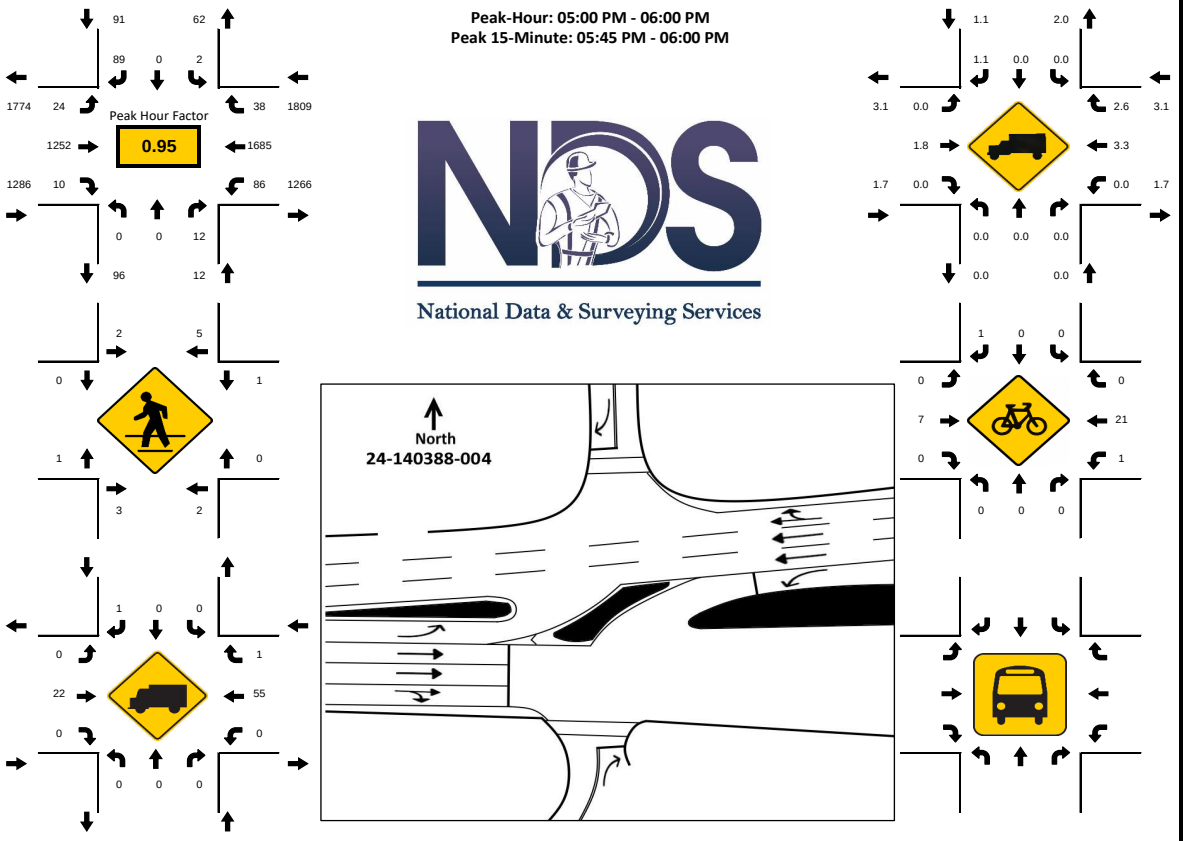


15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	7	0		0	0	4	0		5	364	0	2		0	229	4	1		616	2530
7:15 AM	0	1	10	0		0	0	10	0		2	390	0	1		1	260	1	8		684	2627
7:30 AM	0	0	2	0		0	0	11	0		1	286	0	1		3	284	12	1		601	2616
7:45 AM	0	0	5	0		0	0	9	0		3	332	1	0		1	264	12	2		629	2729
8:00 AM	0	0	6	0		0	0	14	0		2	342	1	3		0	325	13	7		713	2738
8:15 AM	0	0	3	0		0	0	20	0		2	351	0	0		1	285	8	3		673	2025
8:30 AM	1	0	5	0		0	0	14	0		2	407	1	2		1	262	13	6		714	1352
8:45 AM	0	0	8	0		0	0	14	0		4	339	0	0		2	256	9	6		638	638
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	0	32	0		0	0	80	0		16	1628	4	12		8	1300	52	28		**3164**	
Heavy Trucks	0	0	0	0		0	0	12	0		4	100	0	0		0	64	4	4		**184**	
Pedestrians		16					8					12					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM

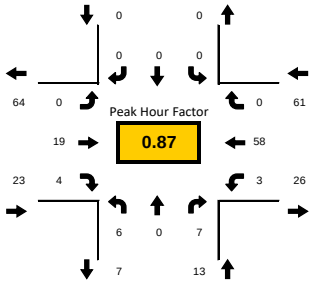


15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	0	0	1	0		0	0	22	0		7	315	0	2		4	433	7	13		804	3098
4:15 PM	0	0	2	0		0	0	14	0		2	258	4	3		3	390	8	15		699	3113
4:30 PM	0	0	4	0		0	0	15	0		4	329	2	5		4	426	10	20		819	3181
4:45 PM	1	0	3	0		1	0	21	0		2	293	2	4		1	426	8	14		776	3128
5:00 PM	0	0	1	0		1	0	21	0		7	327	3	4		6	415	10	24		819	3198
5:15 PM	0	0	3	0		1	0	31	0		1	294	1	0		5	410	11	10		767	2379
5:30 PM	0	0	6	0		0	0	18	0		3	313	2	2		6	394	7	15		766	1612
5:45 PM	0	0	2	0		0	0	19	0		2	318	4	5		7	466	10	13		846	846
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	24	0		4	0	124	0		28	1308	16	20		28	1864	44	96		**3556**	
Heavy Trucks	0	0	0	0		0	0	4	0		0	36	0	0		0	96	4	0		**140**	
Pedestrians		12					12					4					4				**32**	
Bicycles	0	0	0	0		0	0	4	0		0	16	0	0		4	28	0	0		**52**	
Buses																						
Stopped Buses																						

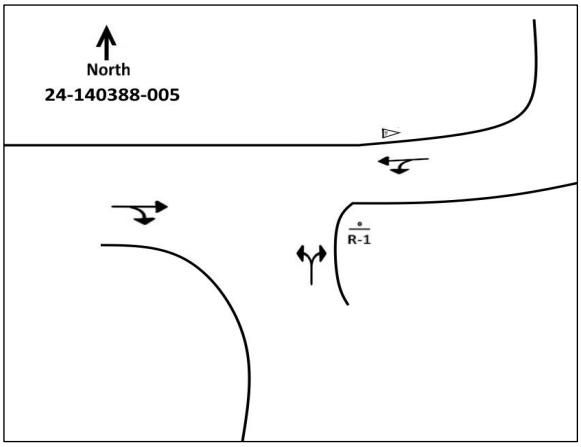
LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

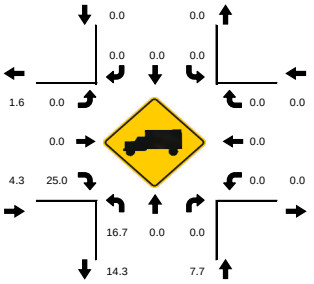
PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

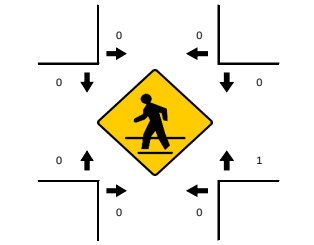
Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

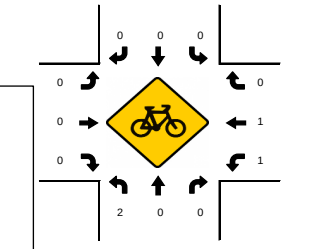


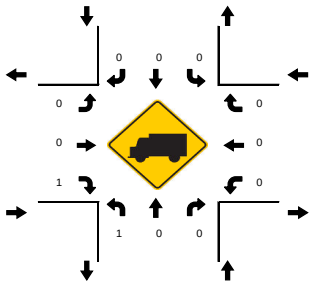
National Data & Surveying Services

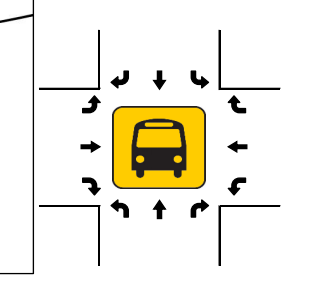












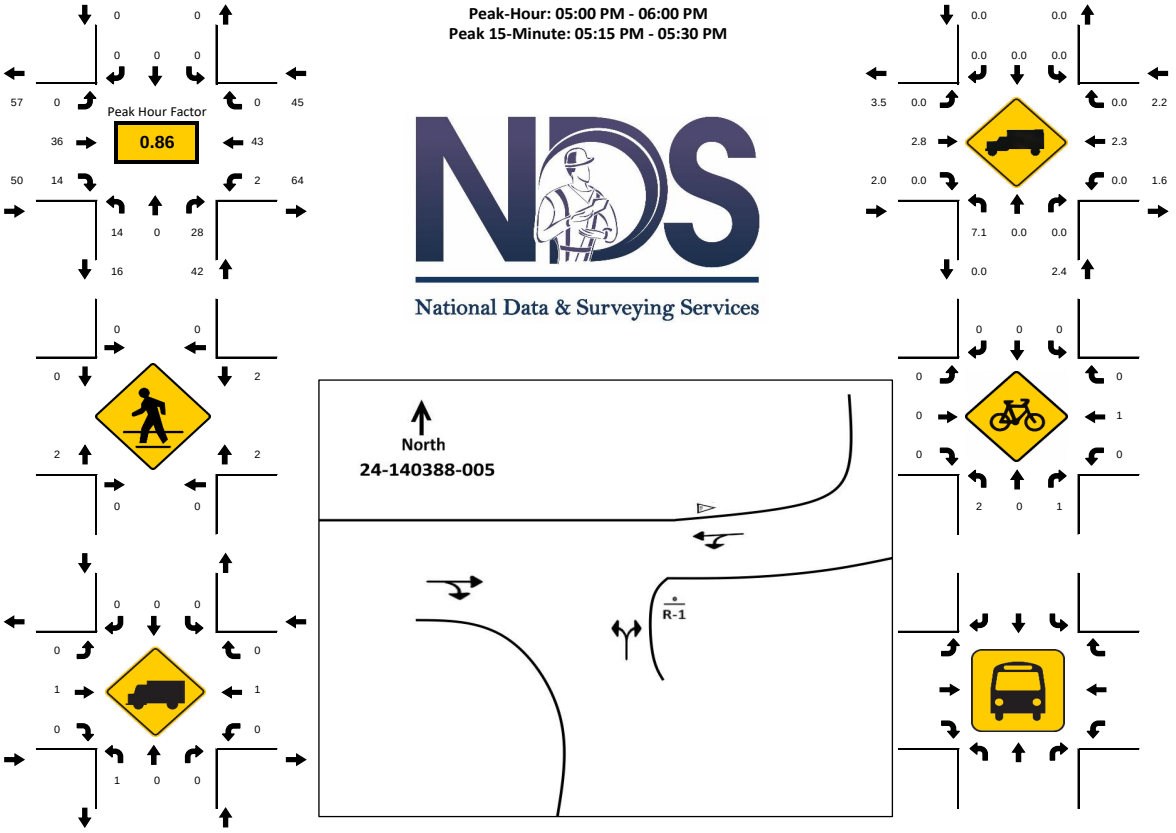
15-Min Count Period	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound						
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Hourly Total
7:00 AM	0	0	0	0		0	0	0	0		0	4	0	0		1	14	0	0		19	97
7:15 AM	2	0	1	0		0	0	0	0		0	5	3	0		0	13	0	0		24	93
7:30 AM	2	0	3	0		0	0	0	0		0	4	0	0		0	17	0	0		26	86
7:45 AM	2	0	3	0		0	0	0	0		0	6	1	0		2	14	0	0		28	78
8:00 AM	0	0	0	0		0	0	0	0		0	6	0	0		1	8	0	0		15	76
8:15 AM	2	0	5	0		0	0	0	0		0	1	2	0		0	7	0	0		17	61
8:30 AM	2	0	2	0		0	0	0	0		0	3	0	0		0	11	0	0		18	44
8:45 AM	5	0	6	0		0	0	0	0		0	2	1	0		0	12	0	0		26	26
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	0	12	0		0	0	0	0		0	24	12	0		8	68	0	0		**132**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	0	4	0		0	0	0	0		**8**	
Pedestrians		0					0					0					4				**4**	
Bicycles	8	0	0	0		0	0	0	0		0	0	0	0		4	4	0	0		**16**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

Peak Hour Factor: **0.86**



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	9	0	4	0		0	0	0	0		0	7	2	0		0	6	0	0		28	105
4:15 PM	3	0	3	0		0	0	0	0		0	11	3	0		0	9	0	0		29	107
4:30 PM	6	0	5	0		0	0	0	0		0	2	3	0		0	8	0	0		24	118
4:45 PM	3	0	4	0		0	0	0	0		0	6	1	0		0	10	0	0		24	129
5:00 PM	2	0	5	0		0	0	0	0		0	7	1	0		0	15	0	0		30	137
5:15 PM	6	0	5	0		0	0	0	0		0	12	5	0		1	11	0	0		40	107
5:30 PM	6	0	10	0		0	0	0	0		0	7	5	0		1	6	0	0		35	67
5:45 PM	0	0	8	0		0	0	0	0		0	10	3	0		0	11	0	0		32	32
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	0	40	0		0	0	0	0		0	48	20	0		4	60	0	0		**196**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		**12**	
Pedestrians		0					0					8					8				**16**	
Bicycles	4	0	4	0		0	0	0	0		0	0	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

Peak Season Category Report

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.04
2	01/08/2023 - 01/14/2023	1.00	1.03
3	01/15/2023 - 01/21/2023	0.99	1.02
* 4	01/22/2023 - 01/28/2023	0.98	1.01
* 5	01/29/2023 - 02/04/2023	0.98	1.01
* 6	02/05/2023 - 02/11/2023	0.97	1.00
* 7	02/12/2023 - 02/18/2023	0.96	0.99
* 8	02/19/2023 - 02/25/2023	0.96	0.99
* 9	02/26/2023 - 03/04/2023	0.96	0.99
*10	03/05/2023 - 03/11/2023	0.96	0.99
*11	03/12/2023 - 03/18/2023	0.96	0.99
*12	03/19/2023 - 03/25/2023	0.97	1.00
*13	03/26/2023 - 04/01/2023	0.98	1.01
*14	04/02/2023 - 04/08/2023	0.99	1.02
*15	04/09/2023 - 04/15/2023	1.00	1.03
*16	04/16/2023 - 04/22/2023	0.99	1.02
17	04/23/2023 - 04/29/2023	0.99	1.02
18	04/30/2023 - 05/06/2023	0.99	1.02
19	05/07/2023 - 05/13/2023	0.99	1.02
20	05/14/2023 - 05/20/2023	0.99	1.02
21	05/21/2023 - 05/27/2023	1.00	1.03
22	05/28/2023 - 06/03/2023	1.00	1.03
23	06/04/2023 - 06/10/2023	1.01	1.04
24	06/11/2023 - 06/17/2023	1.01	1.04
25	06/18/2023 - 06/24/2023	1.02	1.05
26	06/25/2023 - 07/01/2023	1.02	1.05
27	07/02/2023 - 07/08/2023	1.02	1.05
28	07/09/2023 - 07/15/2023	1.02	1.05
29	07/16/2023 - 07/22/2023	1.02	1.05
30	07/23/2023 - 07/29/2023	1.02	1.05
31	07/30/2023 - 08/05/2023	1.02	1.05
32	08/06/2023 - 08/12/2023	1.02	1.05
33	08/13/2023 - 08/19/2023	1.02	1.05
34	08/20/2023 - 08/26/2023	1.03	1.06
35	08/27/2023 - 09/02/2023	1.03	1.06
36	09/03/2023 - 09/09/2023	1.03	1.06
37	09/10/2023 - 09/16/2023	1.03	1.06
38	09/17/2023 - 09/23/2023	1.03	1.06
39	09/24/2023 - 09/30/2023	1.02	1.05
40	10/01/2023 - 10/07/2023	1.02	1.05
41	10/08/2023 - 10/14/2023	1.01	1.04
42	10/15/2023 - 10/21/2023	1.01	1.04
43	10/22/2023 - 10/28/2023	1.01	1.04
44	10/29/2023 - 11/04/2023	1.02	1.05
45	11/05/2023 - 11/11/2023	1.03	1.06
46	11/12/2023 - 11/18/2023	1.04	1.07
47	11/19/2023 - 11/25/2023	1.03	1.06
48	11/26/2023 - 12/02/2023	1.02	1.05
49	12/03/2023 - 12/09/2023	1.02	1.05
50	12/10/2023 - 12/16/2023	1.01	1.04
51	12/17/2023 - 12/23/2023	1.01	1.04
52	12/24/2023 - 12/30/2023	1.00	1.03
53	12/31/2023 - 12/31/2023	0.99	1.02

* PEAK SEASON

09-MAR-2024 18:41:40 830UPD 4_8601_PKSEASON.TXT

Signal Timings

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Phase	1 (EL)	2 (ET)	3 (WL)	4 (NT)	5 (ST)	6	7	8	9	10	11	12	13	14	15	16
Walk		7		7	7											
Ped Clearance		10		19	19											
Min Green	4	12	4	6	6											
Gap Ext	1.5	3	1.5	2	2											
Max1	12	50	12	20	25											
Max2																
Yellow Clr	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2				1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON											
Auto Flash Entry					ON											
Auto Flash Exit		ON														
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON														
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON														
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON					ON
Override Higher Preempt	ON					ON
Flash in Dwell	ON					ON
Link to Preempt						
Delay						
Min Duration						
Min Green		6	6	6	6	
Min Walk						
Ped Clear						
Track Green						
Min Dwell		8	8	8	8	
Max Presence		180	180	180	180	
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2	5	3	4	
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Veh 10							
Dwell Cyc Veh 11							
Dwell Cyc Veh 12							
Dwell Cyc Ped1							
Dwell Cyc Ped2							
Dwell Cyc Ped3							
Dwell Cyc Ped4							
Dwell Cyc Ped5							
Dwell Cyc Ped6							
Dwell vPed7							
Dwell Cyc Ped8							
Exit 1		3	1	4	5		
Exit 2							
Exit 3							
Exit 4							

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	48	2	1	10	50		15	82	15	23	25											
9		3	3	160	130	3	1	10	50		15	73	15	27	30											
15		4	4	180	160	4	1	10	50		15	80	15	33	37											
20		3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 2											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											
1		100	254																							
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 3											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											

1		100	254																								
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30												
23		100	254																								

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1												1	1	1	1	1		1																																2
5	1												1								1																														2
6					1								1																																1	1	1	1	1	1	1	2
7							1											1				1																														2
8							1						1	1	1	1	1						1																													2
9							1						1											1																												2
10									1				1							1	1	1	1	1	1	1																										2
11											1						1																																		2
12											1							1																																		2
13												1		1				1																																		2
14												1		1	1	1	1	1																																		2
15												1		1																																						2
16												1		1				1																																		1	2
17																																																				1
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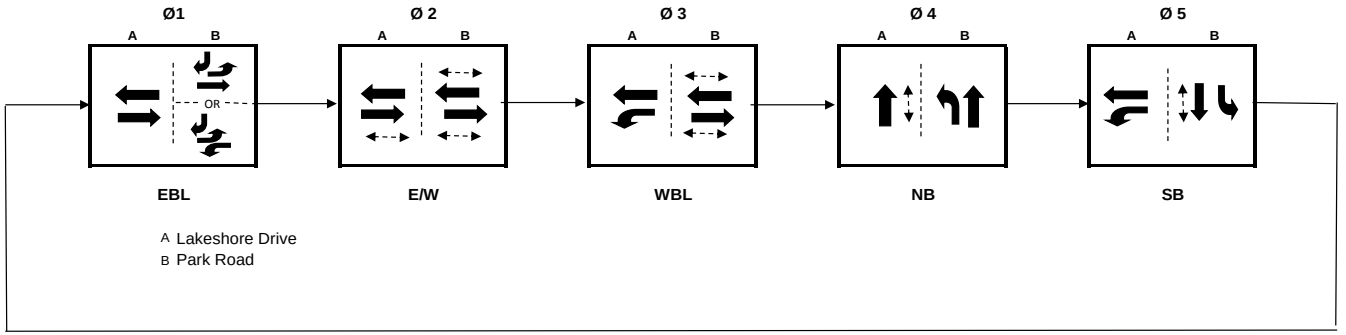
| | | |

Sequence of Operation for (3070) Hallandale Beach Blvd and Park Road / Lakeshore Drive Hallandale Beach



BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3070	**Initial Operation Date**	1969
Controller Type	2070 LN	**System Number**	
Modification Number	9	**Modification Date**	09/24/2013
Drawing/Project No	413791-1-52-01	**FPL Grid Number**	87470190709
Intersection	HALLANDALE BEACH BLVD. and PARK ROAD/LAKESHORE DRIVE		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2,6	5	4	8,3			
Direction	EBL	E/W	WBL	NB	SB			
Initial Green(MIN)	4	12	4	6	6			
Vehicle Ext.(GAP)	1.5	3.0	1.5	2.0	2.0			
Maximum Green I	12	50	12	20	25			
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0	4.0	4.0			
All Red Clearance	2.0	2.0	2.0	2.0	2.0			
Phase Recall	OFF	MIN	OFF	OFF	OFF			
Detector Delay				20-RT*				
Walk		7		7	7			
Pedestrian Clearance		10		19	19			
Permissive	YES		YES					
Flash Operation	RED	YELLOW	RED	RED	RED			

Attachment **3070.pdf**

NOTES:

1. * DELAY ON NORTHBOUND LAKESHORE DRIVE ONLY.
2. RIGHT ARROWS IN HEAD 8R (SBR) TIED TO PH1(NO OVERLAP).
3. MOD. 9 DEPLOYS SIGNAL ONTO ATMS.NOW.

Submitted By _____ **Approved By** _____

Sequence of Operation
Hallandale Beach Boulevard and I-95 (SR 9)
3069-24 and Higher

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
	1,5,2,7,3				AM Peak (M-F 07:00-10:00)															
Seq 2					Use phase 5 to increase SB								Use phase 7 to increase EB/ EBL							
	Ø1 N/S (17 Sec)				Ø5 S (40 Sec)				Ø2 E/W (28 Sec)				Ø7 EL (8 Sec)				Ø3 EWL (23 Sec)			
	1,5,2,3				DEFAULT and Midday Peak (M-F 10:00-14:30)															
Seq 3	Ø1 N/S (21 Sec)				Ø5 S (14 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,5,2,8,3				PM Peak (M-F 14:30-19:00)															
Seq 4					Use phase 5 to increase SB								Use phase 8 to increase WB/ WBL							
	Ø1 N/S (17 Sec)				Ø5 S (16 Sec)				Ø2 E/W (28 Sec)				Ø8 WL (16 Sec)				Ø3 EWL (20 Sec)			
	1,5,2,3				Special Plan for SB Congestion															
Seq 5					Use phase 5 to increase NB															
	Ø1 N/S (21 Sec)				Ø5 S (36 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,6,5,2,3				Special Plan fo NB Off-Ramp Congestion															
Seq 6					Use phase 6 to increase NB															
	Ø1 N/S (21 Sec)				Ø6 N (21 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							

NORTH

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
Preemption																
	Ø9 10G, 4Y, 2 AR Clear				Ø10 Dwell 1 (Max Green = 12)				Ø11 Dwell 2 (Max Green = 12)				Ø2 Return			

Active Movement

Pedestrian (Ch 13)

Detection, Phase 2 Max

Continuous

Double Clear: 3G/4Y, CH 6 (EB)

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3069	**Initial Operation Date**	07/03/1957
Controller Type	TS2 (BIU)	**System Number**	
Modification Number	25	**Modification Date**	10/06/2023
Drawing/Project No	436111-1-52-01	**FPL Grid Number**	87470740903
Intersection	HALLANDALE BEACH BLVD. and I-95 INTERCHANGE (SR 9)		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number								
Direction	N/S	E/W	EWL		SB	NB	EBL	WBL
Initial Green(MIN)	6	10	4		4	4	4	4
Vehicle Ext.(GAP)	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Maximum Green I	15	20	20		10	10	6	6
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0		4.0	4.0	4.0	4.0
All Red Clearance	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Phase Recall	OFF	MAX	OFF		OFF	OFF	OFF	OFF
Detector Delay								
Walk		7						
Pedestrian Clearance		12						
Permissive			DUAL				DUAL	DUAL
Flash Operation	RED	RED	RED		RED	RED	RED	RED

Attachment **3069 DWG.pdf**

NOTES:

1. DOUBLE CLEARANCE CH. 6 (EB AT SB OFF RAMP): 3 GREEN, 4 YELLOW.
2. RAILROAD PREEMPTION (PHASES 9, 10,11 AND 12):
   (A) TRACK CLEAR (PHASE 9): 10G,4Y,2AR CH. 1,3,6,9,11,14.
   (B) DWELL 1 (PHASE 10): 12G,4Y,2AR CH. 1,3,5,9,11,14 "WBL".
   (C) DWELL 2 (PHASE 11): 12G,4Y,2AR CH.1,3,9,11,12,14 "SB OFF RAMP".
   (D) RETURN: PHASE 2 (E/W).
3. 3-SECTION WBL SIGNALS (CH. 9,11) UTILIZE FLASHING RED ARROWS. CH. 14, NBR, ALSO FLASHES RED.
4. SEQUENCE ACTIVATION TIMES:
   SEQUENCE 2 (AM PEAK): 0700-1000 M-F.
   SEQUENCE 3 (MIDDAY AND DEFAULT): 1000-1430 M-F, OVERNIGHT AND WEEKENDS.
   SEQUENCE 4 (PM PEAK): 1430-1900 M-F.
   SEQUENCES 5 & 6: AS NEEDED FOR INCIDENT MANAGEMENT.
5. MOD. 25 UPDATES SEQUENCE ACTIVATION TIMES.

Submitted By _____ **Approved By** _____

Appendix C

Growth Rate Calculations

FDOT Growth Rate Summary

Station Number	Location	Historical Growth- Linear				Historical Growth- Exponential				Historical Growth- Decaying Exponential			
		5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared
0297	SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95	-0.68%	50.00%	-0.53%	15.72%	-0.68%	50.00%	-0.55%	16.11%	-0.57%	32.89%	-0.30%	4.56%
9502	SW 40th Avenue -- north of County Line Road	-4.17%	10.00%	0.54%	0.57%	-5.16%	10.68%	0.68%	0.65%	-6.62%	21.35%	2.35%	7.02%
9633	SW 8th Avenue -- south of Hallandale Beach Boulevard	2.58%	3.18%	1.52%	6.89%	1.25%	1.07%	1.12%	5.00%	0.00%	0.02%	1.94%	11.58%
9755	S Park Road -- south of Pembroke Road	-6.76%	73.53%	-0.81%	3.09%	-7.57%	71.33%	-0.84%	2.77%	7.24%	34.41%	-8.07%	84.29%
Total		**-2.26%**	**34.18%**	**0.18%**	**6.57%**	**-3.04%**	**33.27%**	**0.10%**	**6.13%**	**0.01%**	**22.17%**	**-1.02%**	**26.86%**

SERPM Growth Rate Summary					
Street Name	**2015**	**2045**	**Difference**	**Growth Rate**	**Annual Growth Rate**
Hallandale Beach Boulevard	33,935	39,823	5,888	17.35%	0.58%
	36,845	42,684	5,839	15.85%	0.53%
	40,394	46,485	6,091	15.08%	0.50%
	41,980	48,567	6,587	15.69%	0.52%
	78,362	93,795	15,433	19.69%	0.66%
Total	**231,516**	**271,354**	**39,838**	**17.21%**	**0.57%**

FDOT Historic Growth Trends

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0297 - SR 858/HALLANDALE BCH BLVD - W OF SR 9/I-95

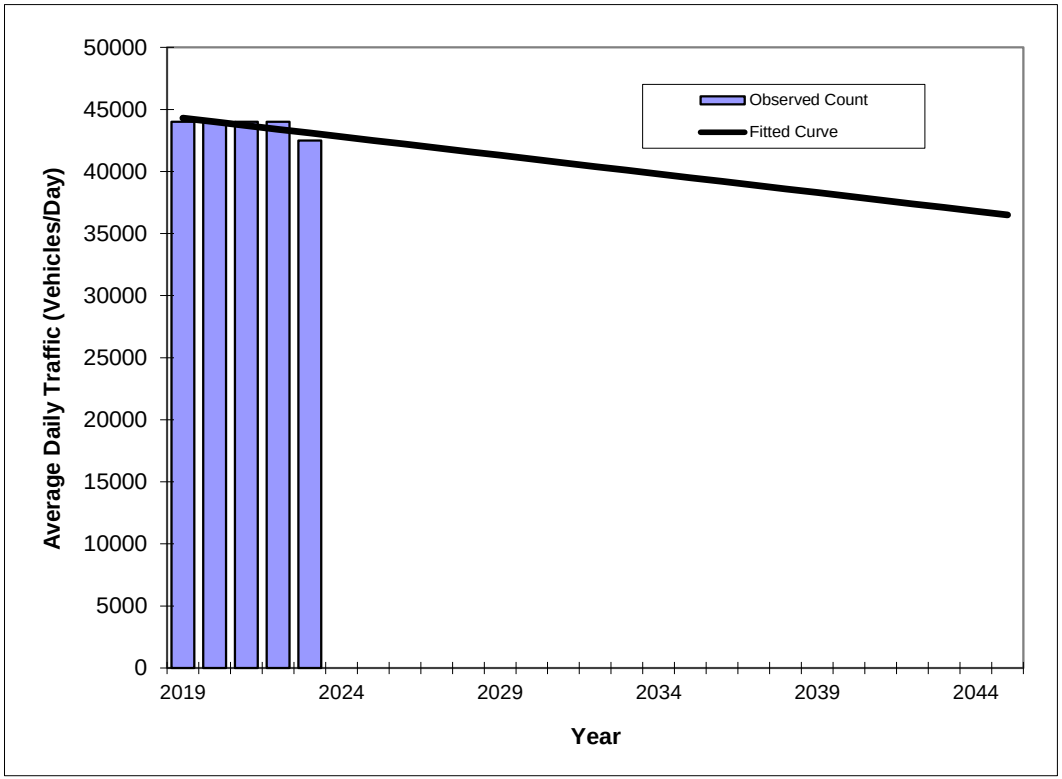
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	42500 C	E 20500	W 22000	9.00	57.90	8.30
2022	44000 C	E 21000	W 23000	9.00	57.00	8.30
2021	45500 C	E 22000	W 23500	9.00	53.80	6.60
2020	42000 F	E 21000	W 21000	9.00	53.90	6.60
2019	44000 C	E 22000	W 22000	9.00	54.60	6.60
2018	45500 C	E 23000	W 22500	9.00	54.50	8.40
2017	45000 C	E 22500	W 22500	9.00	51.90	5.20
2016	49500 C	E 24000	W 25500	9.00	54.10	5.20
2015	44000 C	E 21500	W 22500	9.00	54.00	3.20
2014	43500 C	E 21500	W 22000	9.00	54.20	3.60
2013	51000 F	E 25000	W 26000	9.00	53.60	2.60
2012	51000 C	E 25000	W 26000	9.00	52.20	5.90
2011	44500 C	E 21500	W 23000	9.00	52.50	5.90
2010	43500 C	E 20500	W 23000	8.35	52.69	5.90
2009	42500 C	E 21000	W 21500	8.53	53.89	6.80
2008	42000 C	E 20000	W 22000	8.81	54.16	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Trend Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

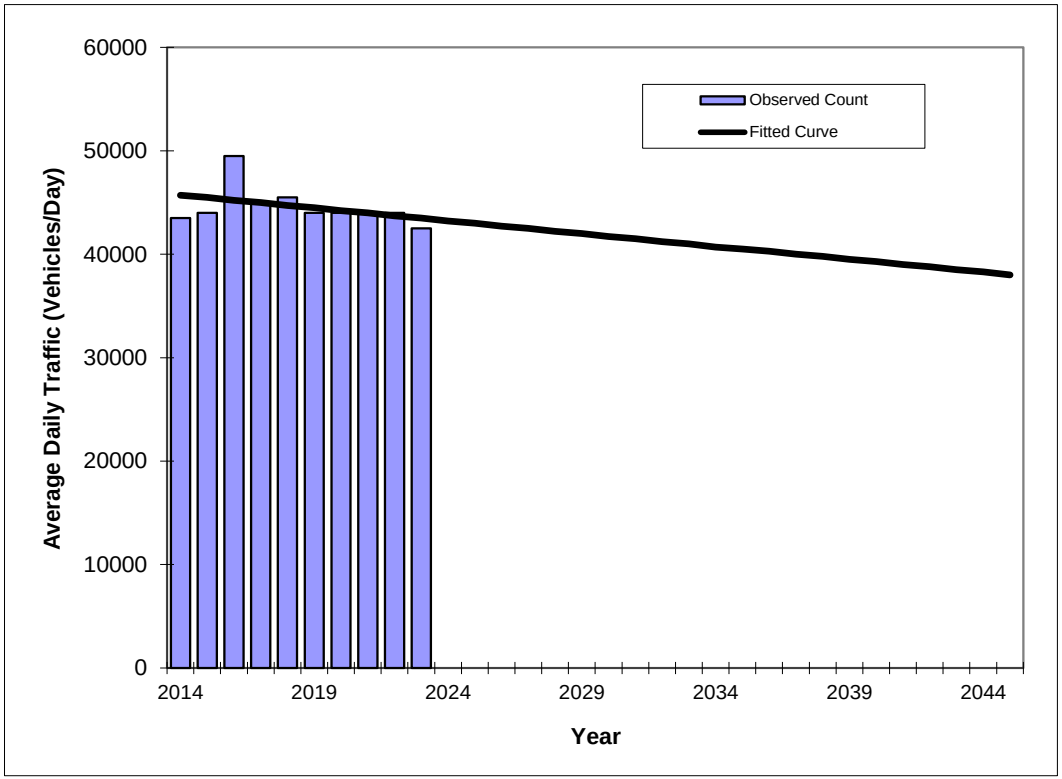
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45700
2015	44000	45500
2016	49500	45200
2017	45000	45000
2018	45500	44700
2019	44000	44500
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	15.72%
Trend Annual Historic Growth Rate:	-0.53%
Printed:	9-Dec-24

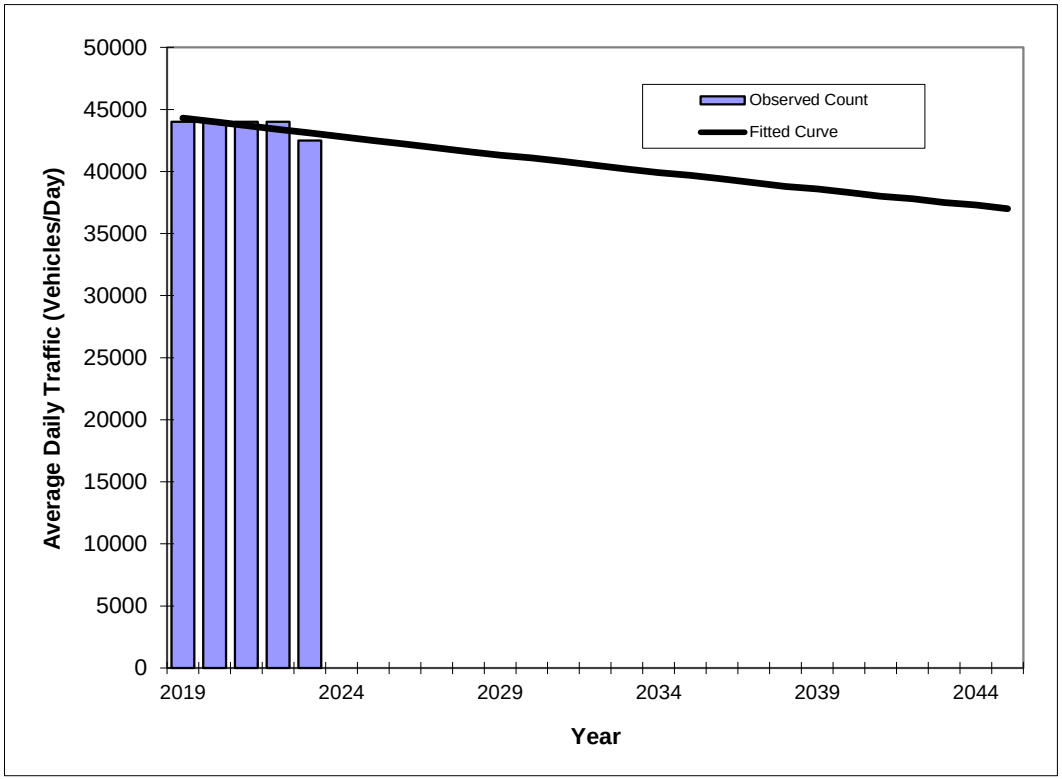
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Compounded Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

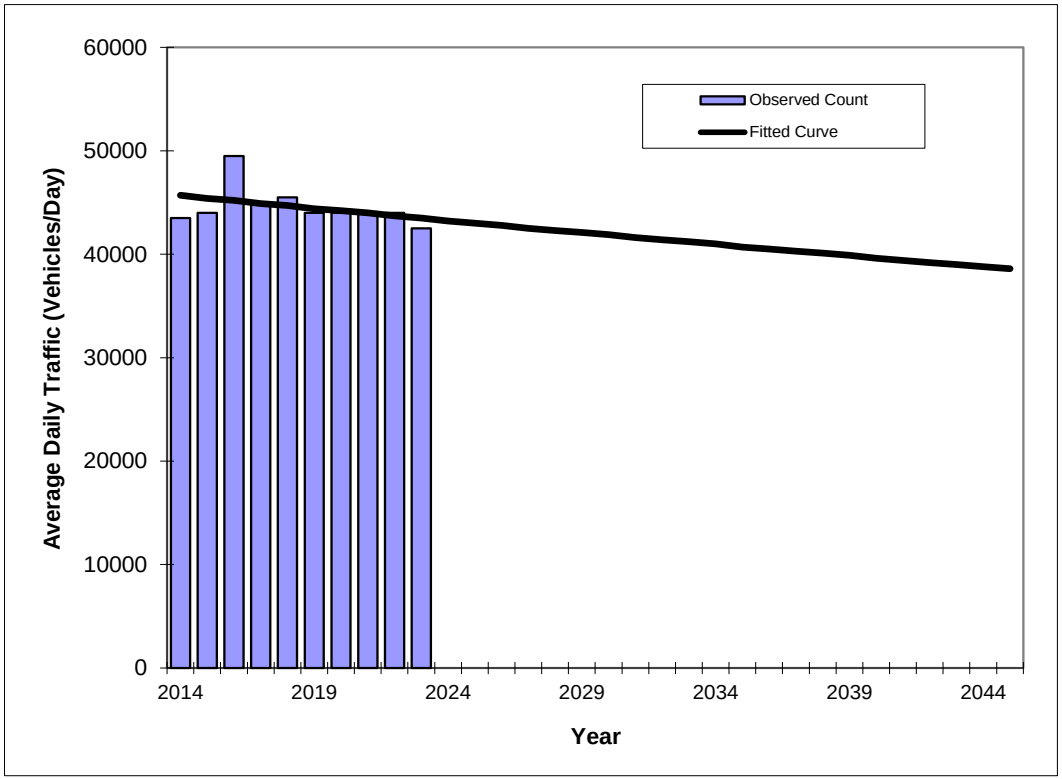
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45700
2015	44000	45400
2016	49500	45200
2017	45000	44900
2018	45500	44700
2019	44000	44400
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	16.11%
Compounded Annual Historic Growth Rate:	-0.55%
Printed:	9-Dec-24

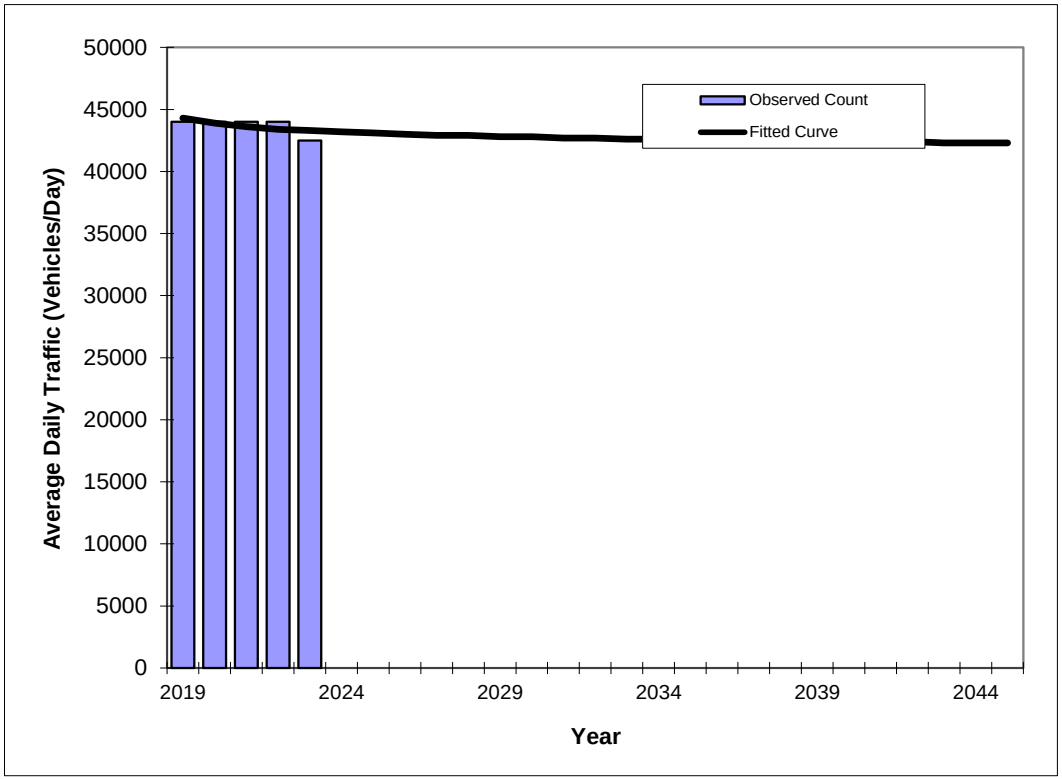
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	43900
2021	44000	43600
2022	44000	43400
2023	42500	43300

Trend R-squared:	32.89%
Compounded Annual Historic Growth Rate:	-0.57%
Printed:	9-Dec-24

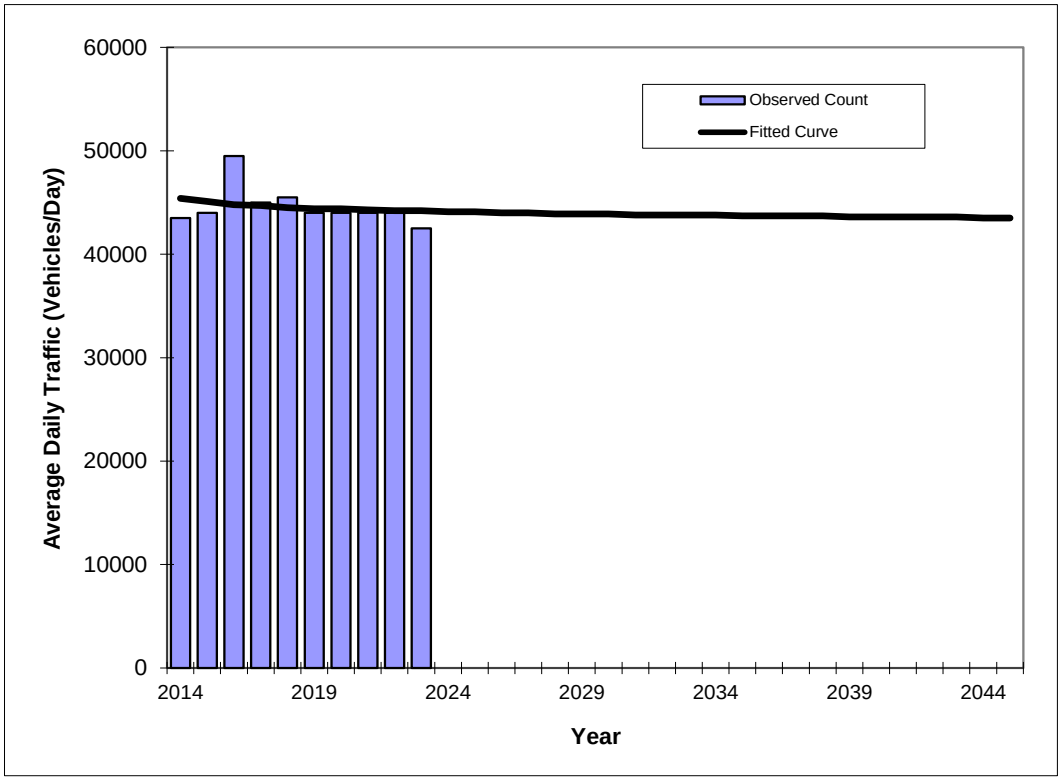
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45400
2015	44000	45100
2016	49500	44800
2017	45000	44700
2018	45500	44500
2019	44000	44400
2020	44000	44400
2021	44000	44300
2022	44000	44200
2023	42500	44200

Trend R-squared:	4.56%
Compounded Annual Historic Growth Rate:	-0.30%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9502 - SW 40 AVENUE, N OF COUNTY LINE ROAD

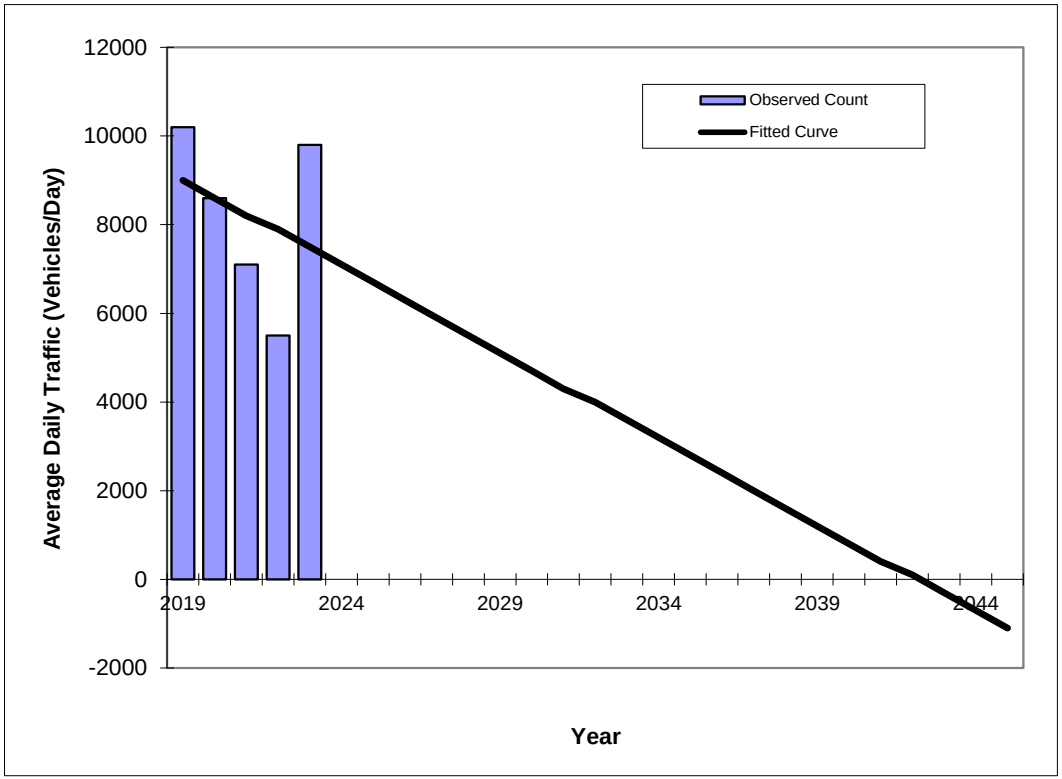
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	9800 C	N	5300	S	4500	9.00	57.90	3.00
2022	5500 S	N	2700	S	2800	9.00	57.00	5.40
2021	5500 F	N	2700	S	2800	9.00	53.80	14.30
2020	5500 C	N	2700	S	2800	9.00	53.90	8.80
2019	10200 T	N	4300	S	5900	9.00	54.60	5.50
2018	10200 S	N	4300	S	5900	9.00	54.50	6.00
2017	10200 F	N	4300	S	5900	9.00	51.90	6.20
2016	10200 C	N	4300	S	5900	9.00	54.10	2.90
2015	6200 V		0		0	9.00	54.00	3.40
2014	6100 R					9.00	54.20	7.40
2013	6000 T		0		0	9.00	53.60	7.60
2012	6000 S		0		0	9.00	52.20	5.90
2011	6000 F		0		0	9.00	52.50	6.30
2010	6000 C	N	0	S	0	8.35	52.69	9.30
2009	5600 F		0		0	8.53	53.89	5.30
2008	5800 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9000
2020	8600	8600
2021	7100	8200
2022	5500	7900
2023	9800	7500

Trend R-squared:	10.00%
Trend Annual Historic Growth Rate:	-4.17%
Printed:	9-Dec-24

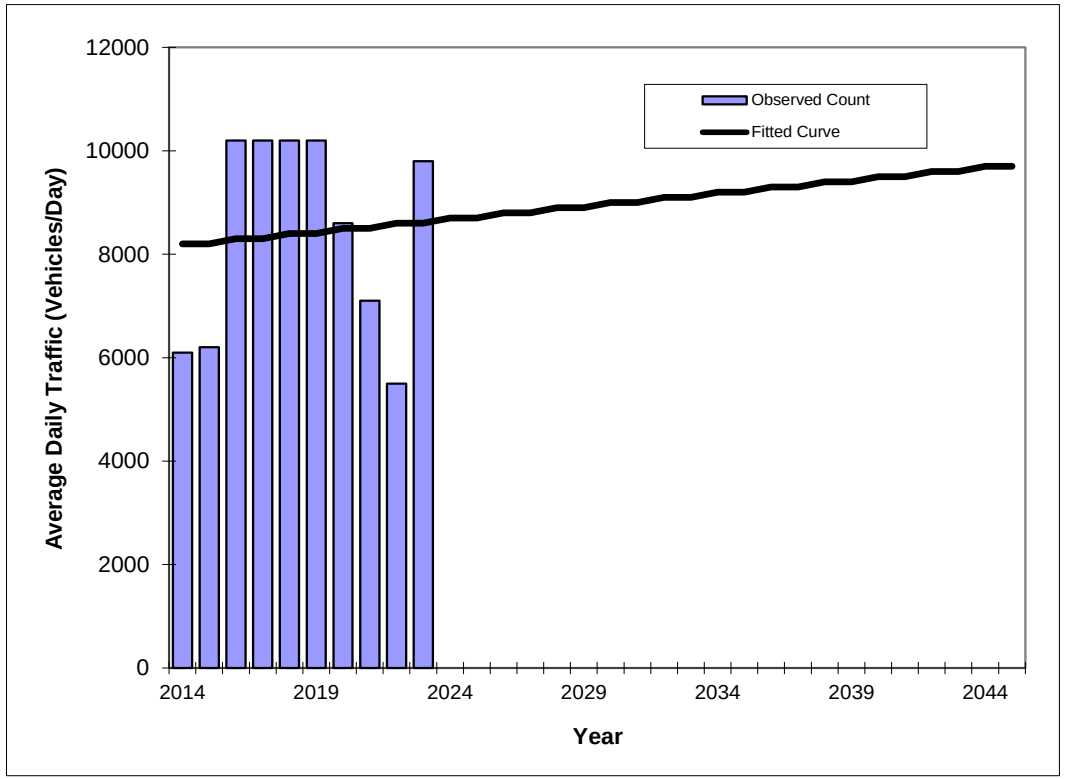
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	8200
2015	6200	8200
2016	10200	8300
2017	10200	8300
2018	10200	8400
2019	10200	8400
2020	8600	8500
2021	7100	8500
2022	5500	8600
2023	9800	8600

Trend R-squared:	0.57%
Trend Annual Historic Growth Rate:	0.54%
Printed:	9-Dec-24

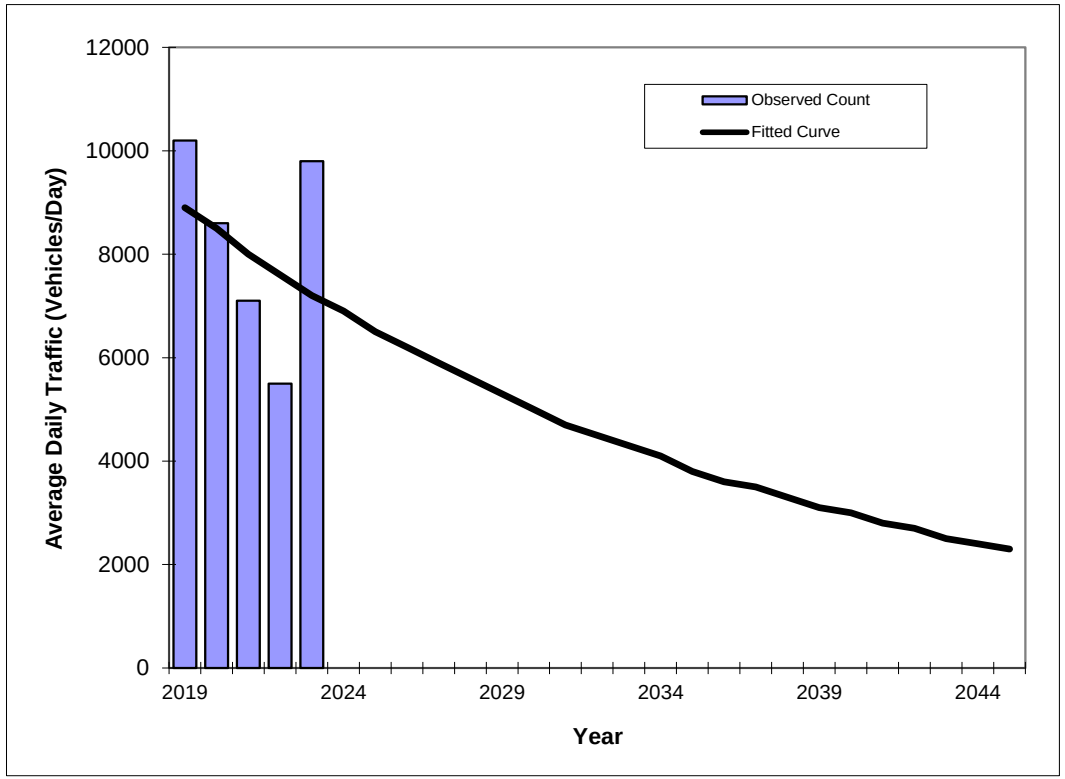
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	8900
2020	8600	8500
2021	7100	8000
2022	5500	7600
2023	9800	7200

Trend R-squared:	10.68%
Compounded Annual Historic Growth Rate:	-5.16%
Printed:	9-Dec-24

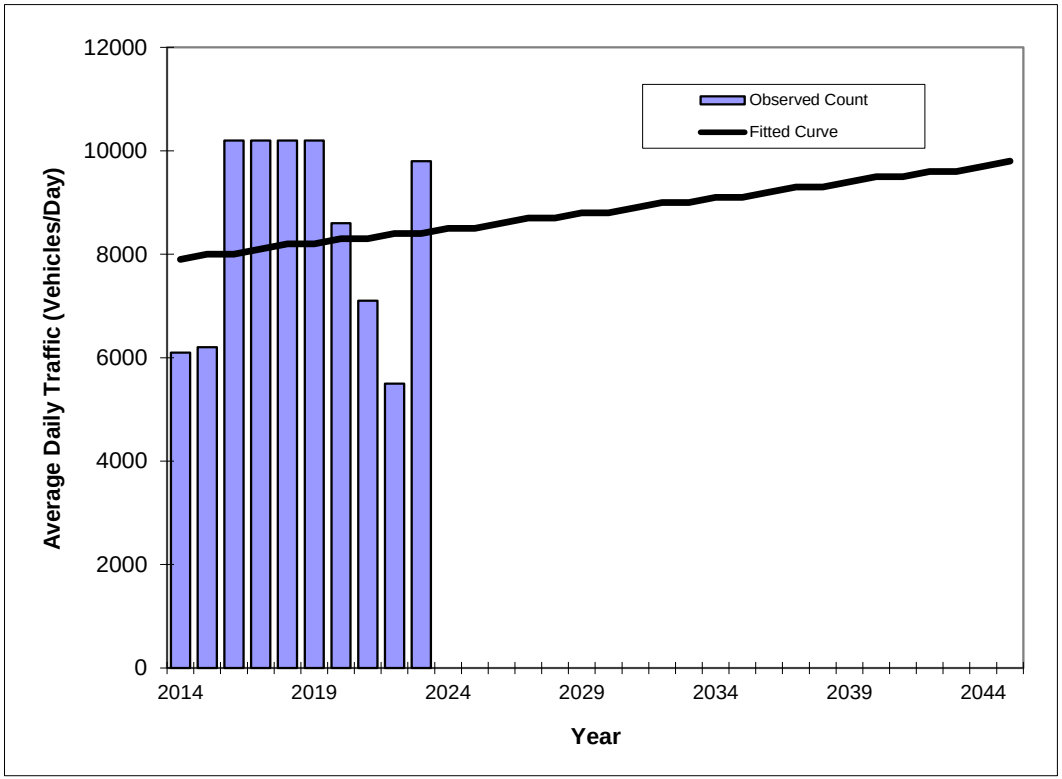
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7900
2015	6200	8000
2016	10200	8000
2017	10200	8100
2018	10200	8200
2019	10200	8200
2020	8600	8300
2021	7100	8300
2022	5500	8400
2023	9800	8400

*Axle-Adjusted

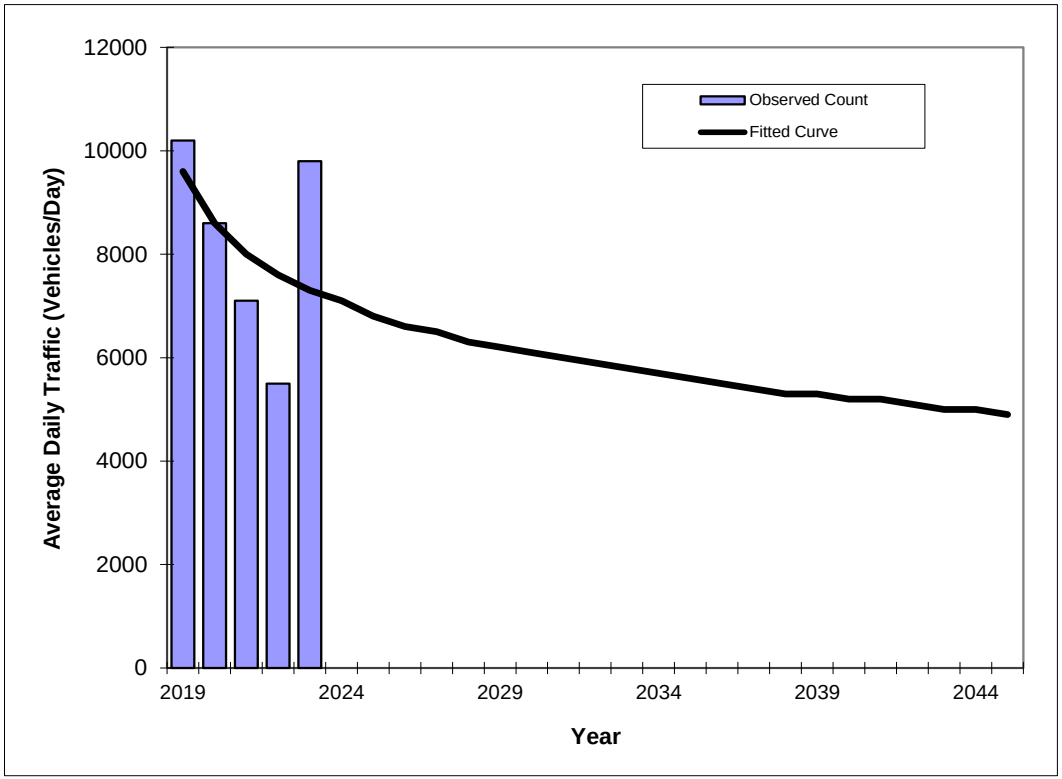
Trend R-squared:	0.65%
Compounded Annual Historic Growth Rate:	0.68%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9600
2020	8600	8600
2021	7100	8000
2022	5500	7600
2023	9800	7300

Trend R-squared:	21.35%
Compounded Annual Historic Growth Rate:	-6.62%
Printed:	9-Dec-24

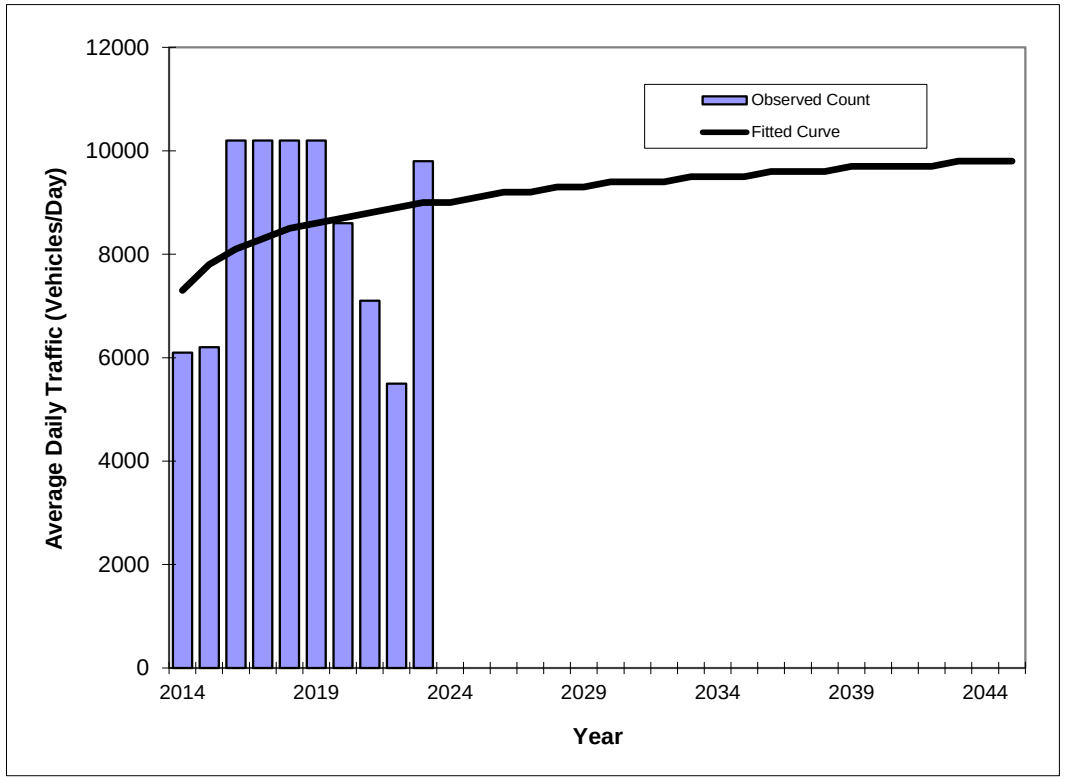
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7300
2015	6200	7800
2016	10200	8100
2017	10200	8300
2018	10200	8500
2019	10200	8600
2020	8600	8700
2021	7100	8800
2022	5500	8900
2023	9800	9000

Trend R-squared:	7.02%
Compounded Annual Historic Growth Rate:	2.35%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9633 - SW 8 AVE, S OF HALLANDALE BEACH BLVD

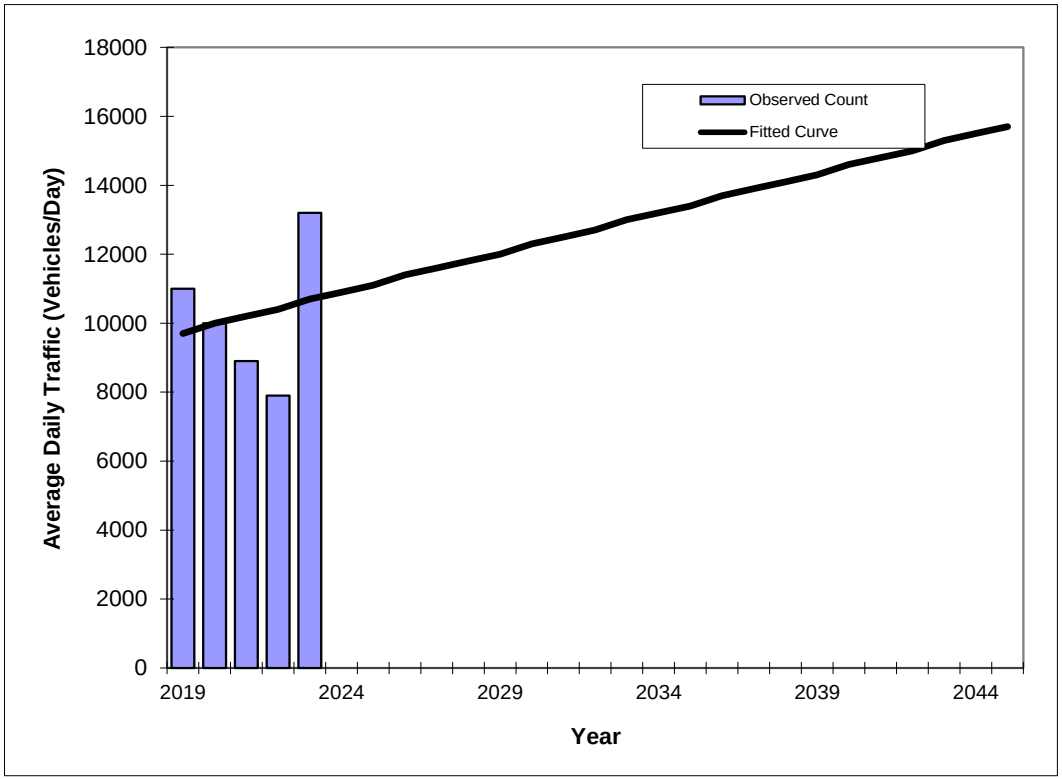
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	13200 C	N	6700	S	6500	9.00	57.90	3.00
2022	7900 S	N	4100	S	3800	9.00	57.00	5.40
2021	7900 F	N	4100	S	3800	9.00	53.80	14.30
2020	7900 C	N	4100	S	3800	9.00	53.90	8.80
2019	11000 T	N	5900	S	5100	9.00	54.60	5.50
2018	11000 S	N	5900	S	5100	9.00	54.50	6.00
2017	11000 F	N	5900	S	5100	9.00	51.90	6.20
2016	11000 C	N	5900	S	5100	9.00	54.10	2.90
2015	8700 V		0		0	9.00	54.00	3.40
2014	8500 R					9.00	54.20	7.40
2013	8400 T		0		0	9.00	53.60	7.60
2012	8400 S		0		0	9.00	52.20	5.90
2011	8400 F		0		0	9.00	52.50	6.30
2010	8400 C	N	0	S	0	8.35	52.69	9.30
2009	8400 F		0		0	8.53	53.89	5.30
2008	8600 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9700
2020	10000	10000
2021	8900	10200
2022	7900	10400
2023	13200	10700

Trend R-squared:	3.18%
Trend Annual Historic Growth Rate:	2.58%
Printed:	9-Dec-24

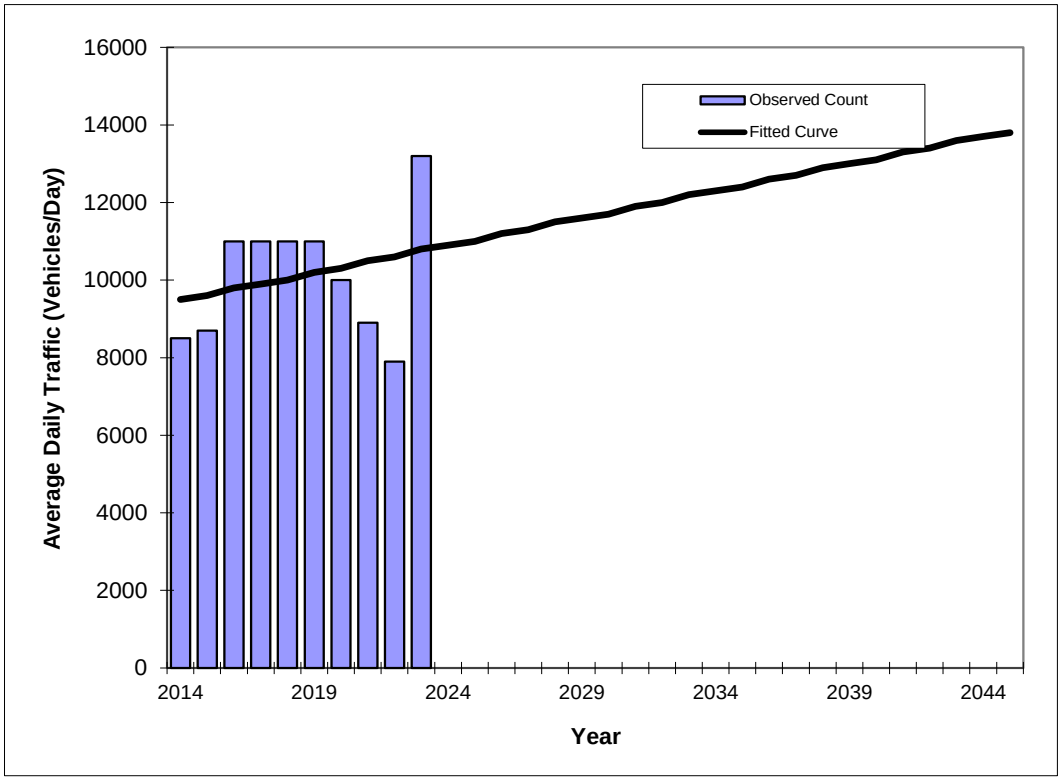
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9800
2017	11000	9900
2018	11000	10000
2019	11000	10200
2020	10000	10300
2021	8900	10500
2022	7900	10600
2023	13200	10800

Trend R-squared:	6.89%
Trend Annual Historic Growth Rate:	1.52%
Printed:	9-Dec-24

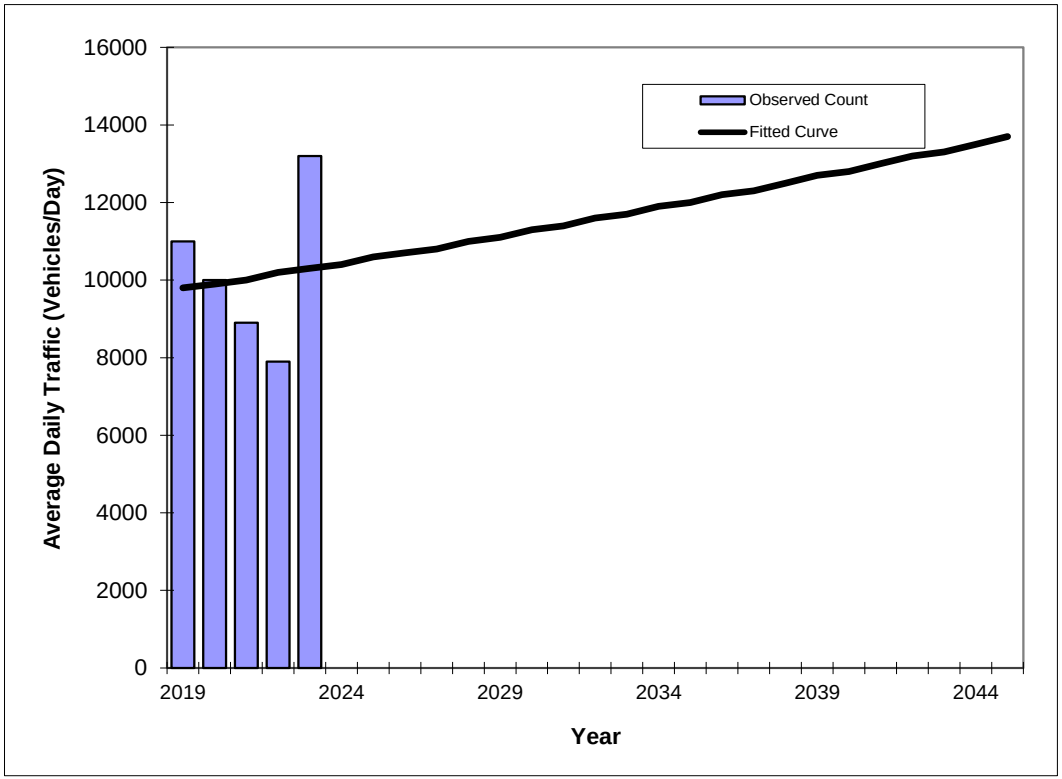
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9800
2020	10000	9900
2021	8900	10000
2022	7900	10200
2023	13200	10300

Trend R-squared:	1.07%
Compounded Annual Historic Growth Rate:	1.25%
Printed:	9-Dec-24

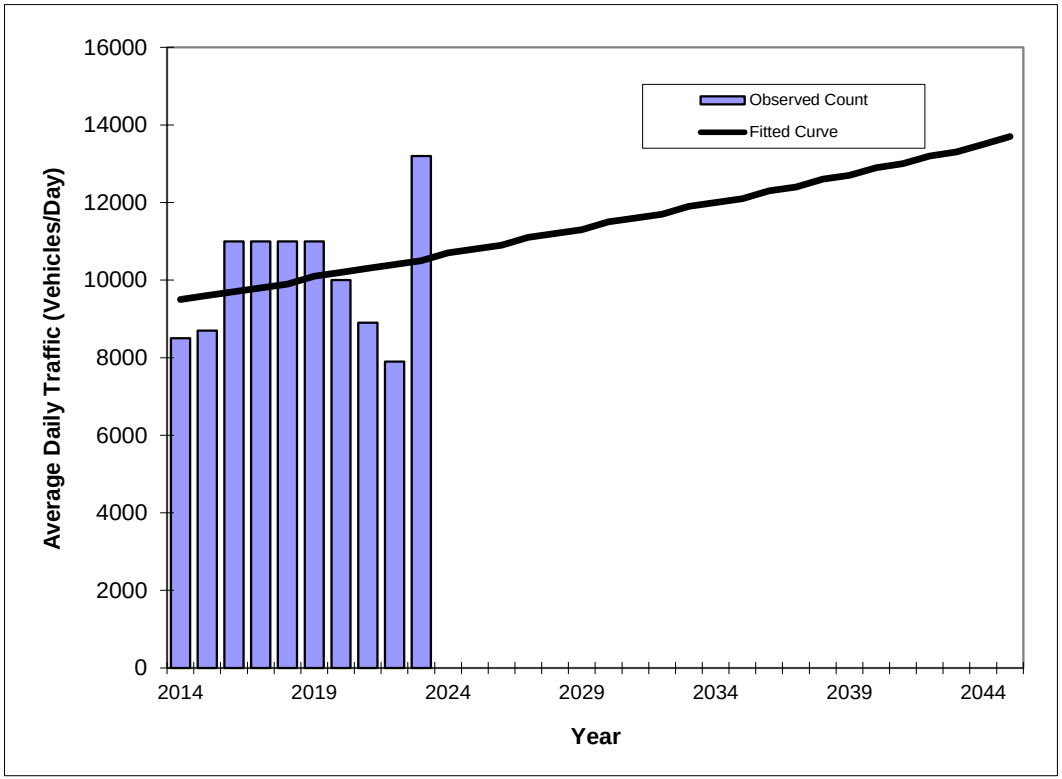
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9700
2017	11000	9800
2018	11000	9900
2019	11000	10100
2020	10000	10200
2021	8900	10300
2022	7900	10400
2023	13200	10500

*Axle-Adjusted

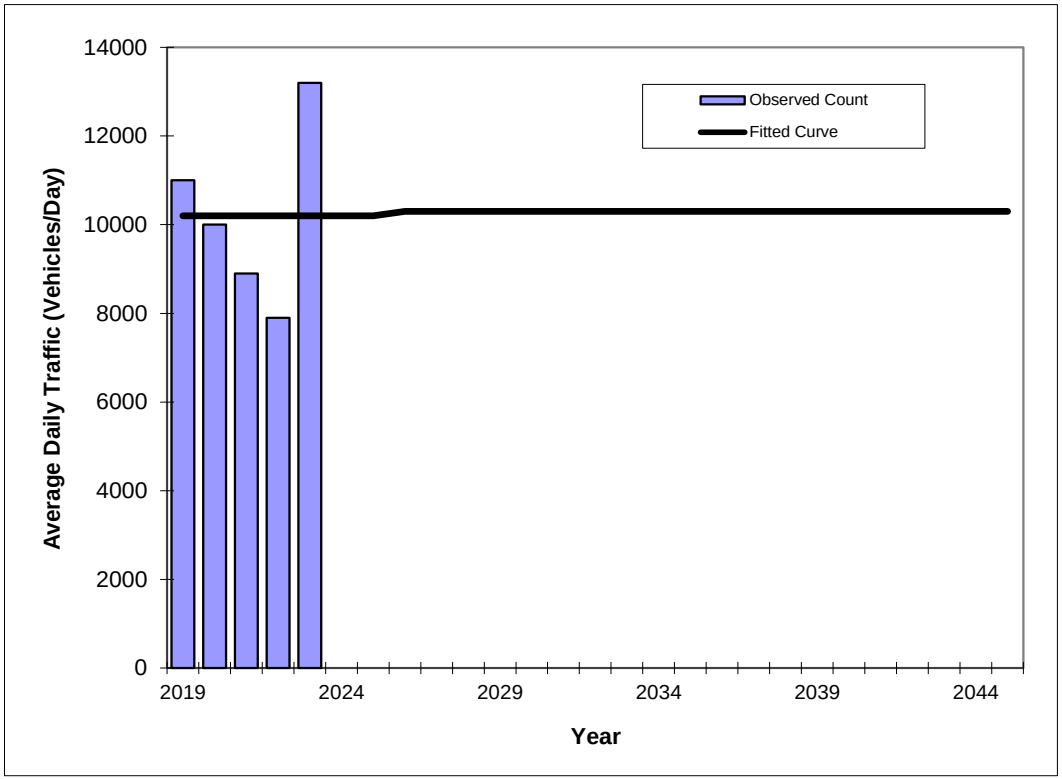
Trend R-squared:	5.00%
Compounded Annual Historic Growth Rate:	1.12%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	10200
2020	10000	10200
2021	8900	10200
2022	7900	10200
2023	13200	10200

Trend R-squared:	0.02%
Compounded Annual Historic Growth Rate:	0.00%
Printed:	9-Dec-24

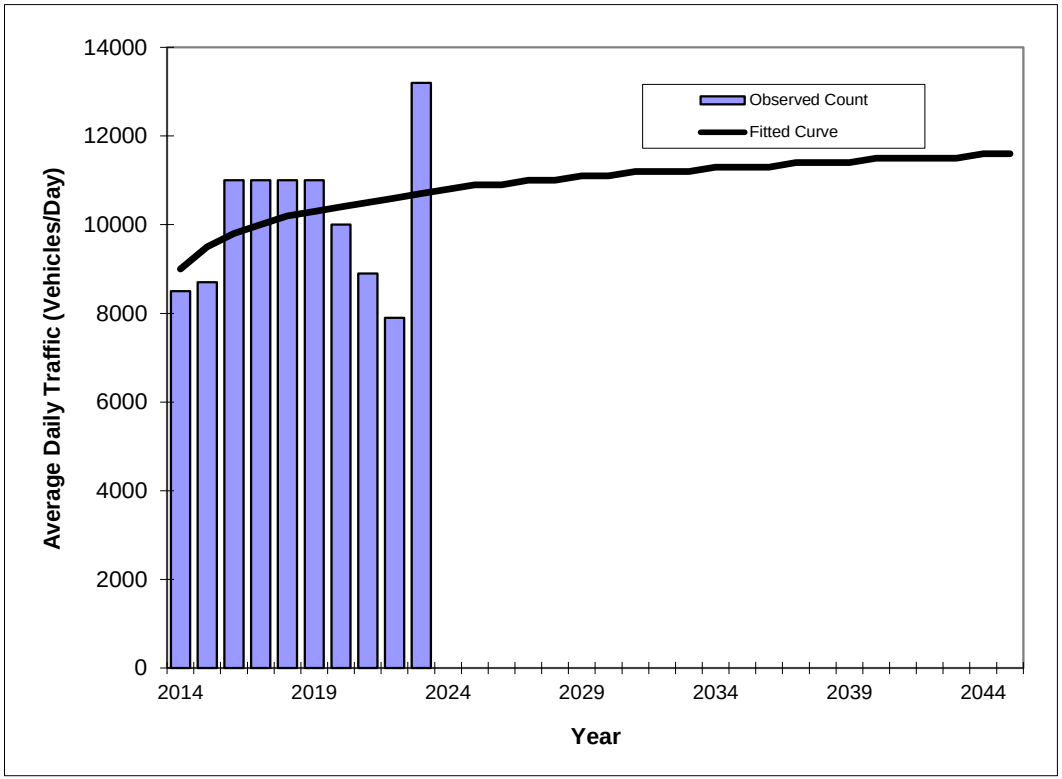
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9000
2015	8700	9500
2016	11000	9800
2017	11000	10000
2018	11000	10200
2019	11000	10300
2020	10000	10400
2021	8900	10500
2022	7900	10600
2023	13200	10700

Trend R-squared:	11.58%
Compounded Annual Historic Growth Rate:	1.94%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9755 - S PARK ROAD, S OF PEMBROKE ROAD

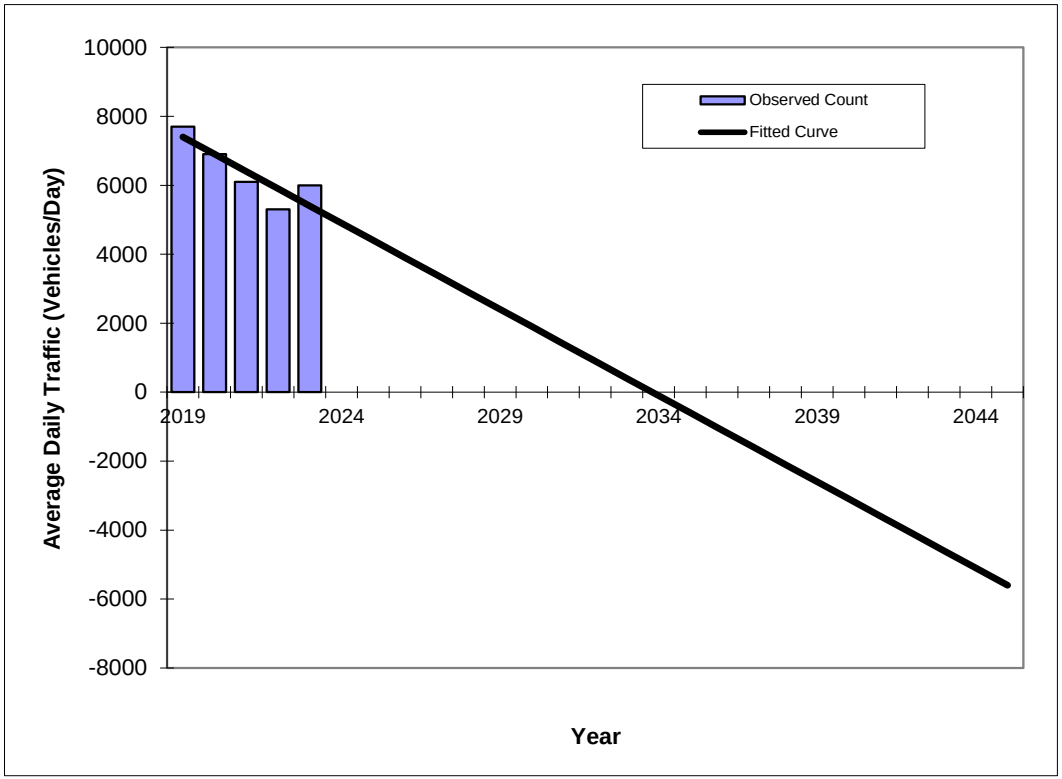
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	6000 C	N	2600	S	3400	9.00	57.90	3.00
2022	5300 S	N	2500	S	2800	9.00	57.00	5.40
2021	5300 F	N	2500	S	2800	9.00	53.80	14.30
2020	5300 C	N	2500	S	2800	9.00	53.90	8.80
2019	7700 T	N	3900	S	3800	9.00	54.60	5.50
2018	7700 S	N	3900	S	3800	9.00	54.50	6.00
2017	7700 F	N	3900	S	3800	9.00	51.90	6.20
2016	7700 C	N	3900	S	3800	9.00	54.10	2.90
2015	5700 R		0		0	9.00	54.00	3.40
2014	5600 T					9.00	54.20	7.40
2013	5600 S		0		0	9.00	53.60	7.60
2012	5600 F		0		0	9.00	52.20	5.90
2011	5600 C	N	0	S	0	9.00	52.50	6.30
2010	7300 F		0		0	8.35	52.69	9.30
2009	7300 C	N	0	S	0	8.53	53.89	5.30
2008	6500 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6400
2022	5300	5900
2023	6000	5400

Trend R-squared:	73.53%
Trend Annual Historic Growth Rate:	-6.76%
Printed:	9-Dec-24

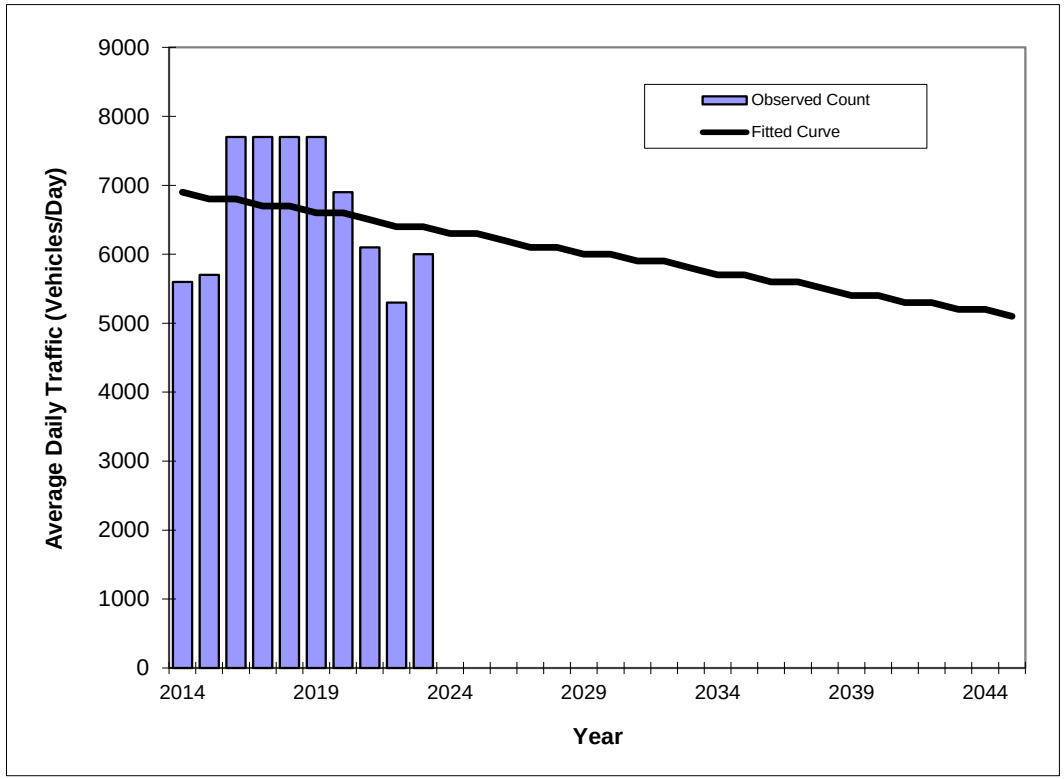
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6900
2015	5700	6800
2016	7700	6800
2017	7700	6700
2018	7700	6700
2019	7700	6600
2020	6900	6600
2021	6100	6500
2022	5300	6400
2023	6000	6400

Trend R-squared:	3.09%
Trend Annual Historic Growth Rate:	-0.81%
Printed:	9-Dec-24

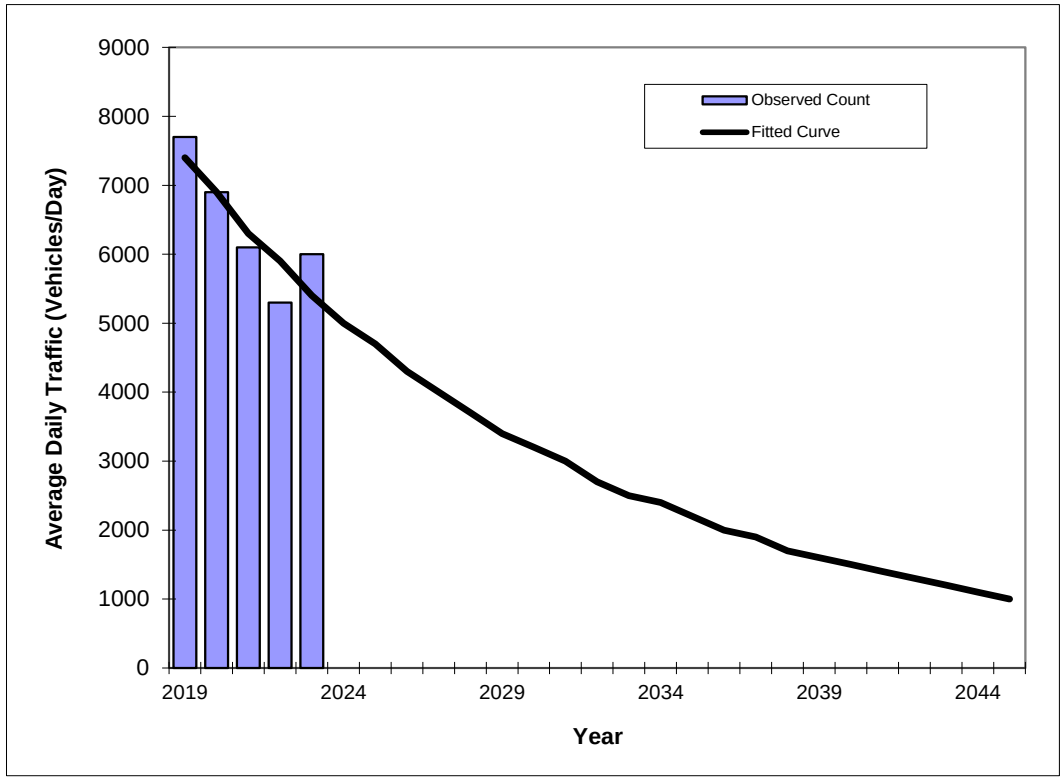
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6300
2022	5300	5900
2023	6000	5400

Trend R-squared:	71.33%
Compounded Annual Historic Growth Rate:	-7.57%
Printed:	9-Dec-24

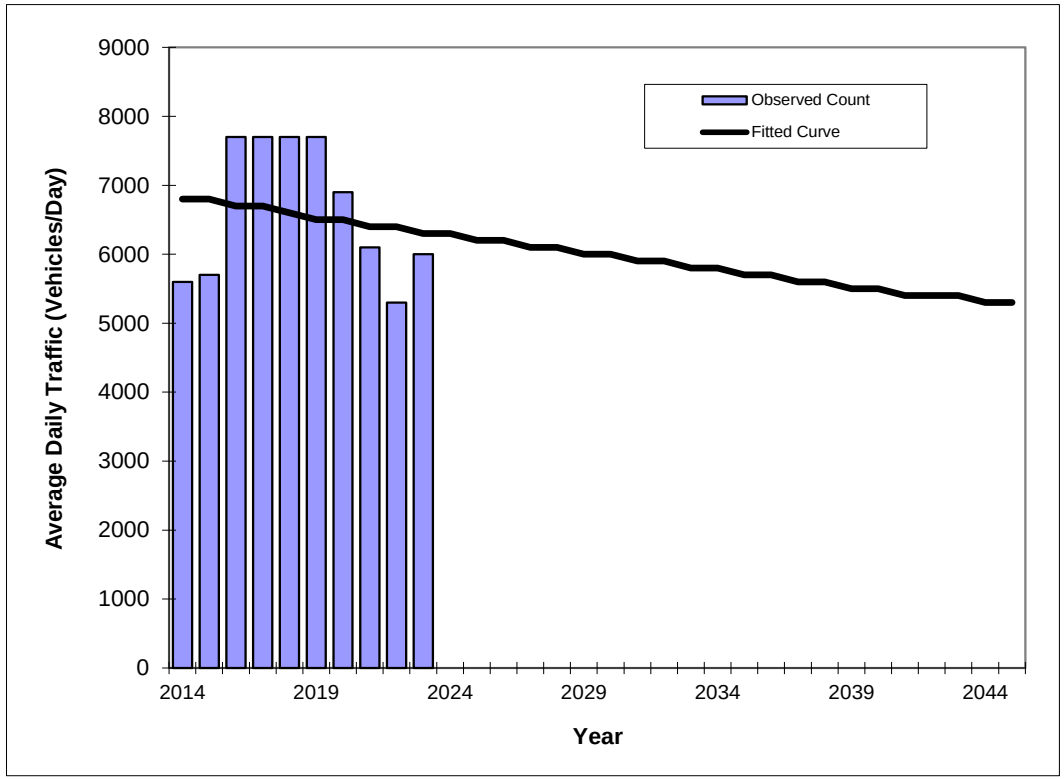
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6800
2015	5700	6800
2016	7700	6700
2017	7700	6700
2018	7700	6600
2019	7700	6500
2020	6900	6500
2021	6100	6400
2022	5300	6400
2023	6000	6300

*Axle-Adjusted

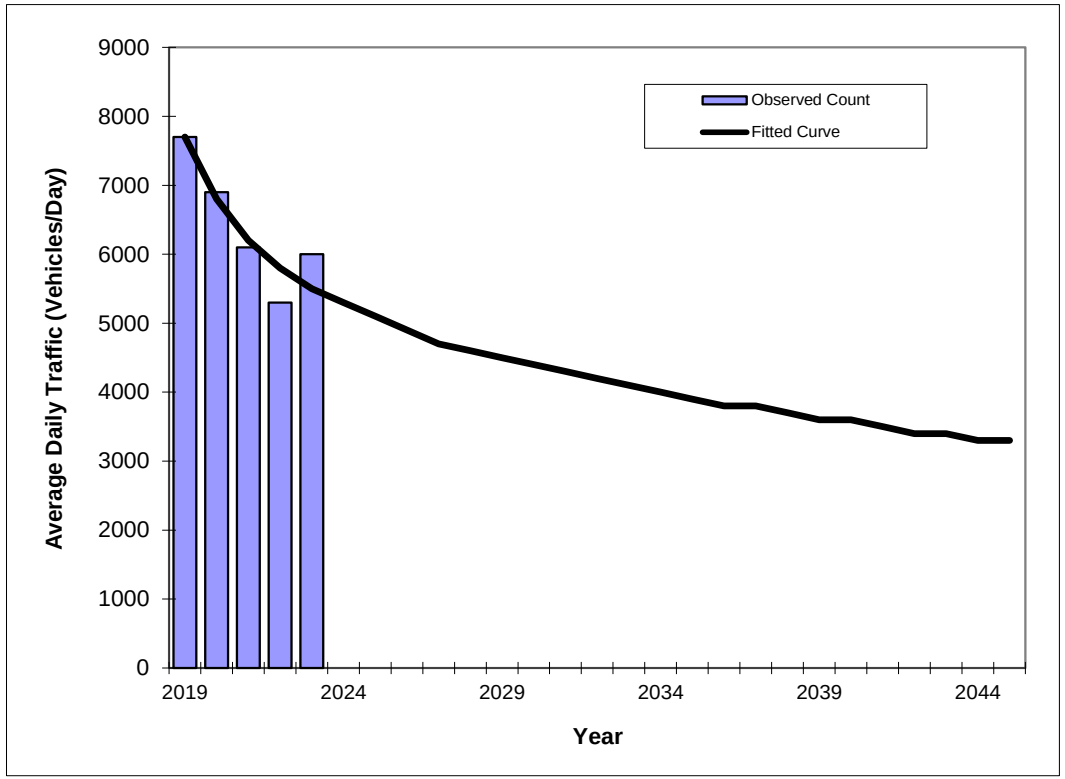
Trend R-squared:	2.77%
Compounded Annual Historic Growth Rate:	-0.84%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7700
2020	6900	6800
2021	6100	6200
2022	5300	5800
2023	6000	5500

Trend R-squared:	84.29%
Compounded Annual Historic Growth Rate:	-8.07%
Printed:	9-Dec-24

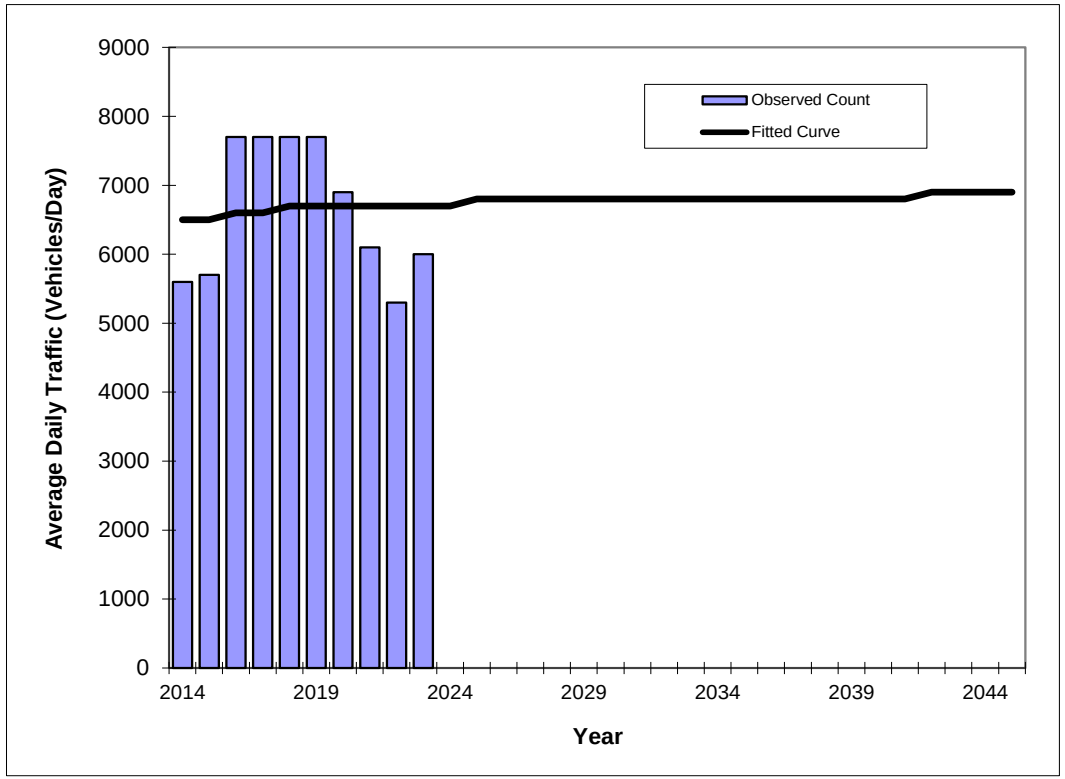
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



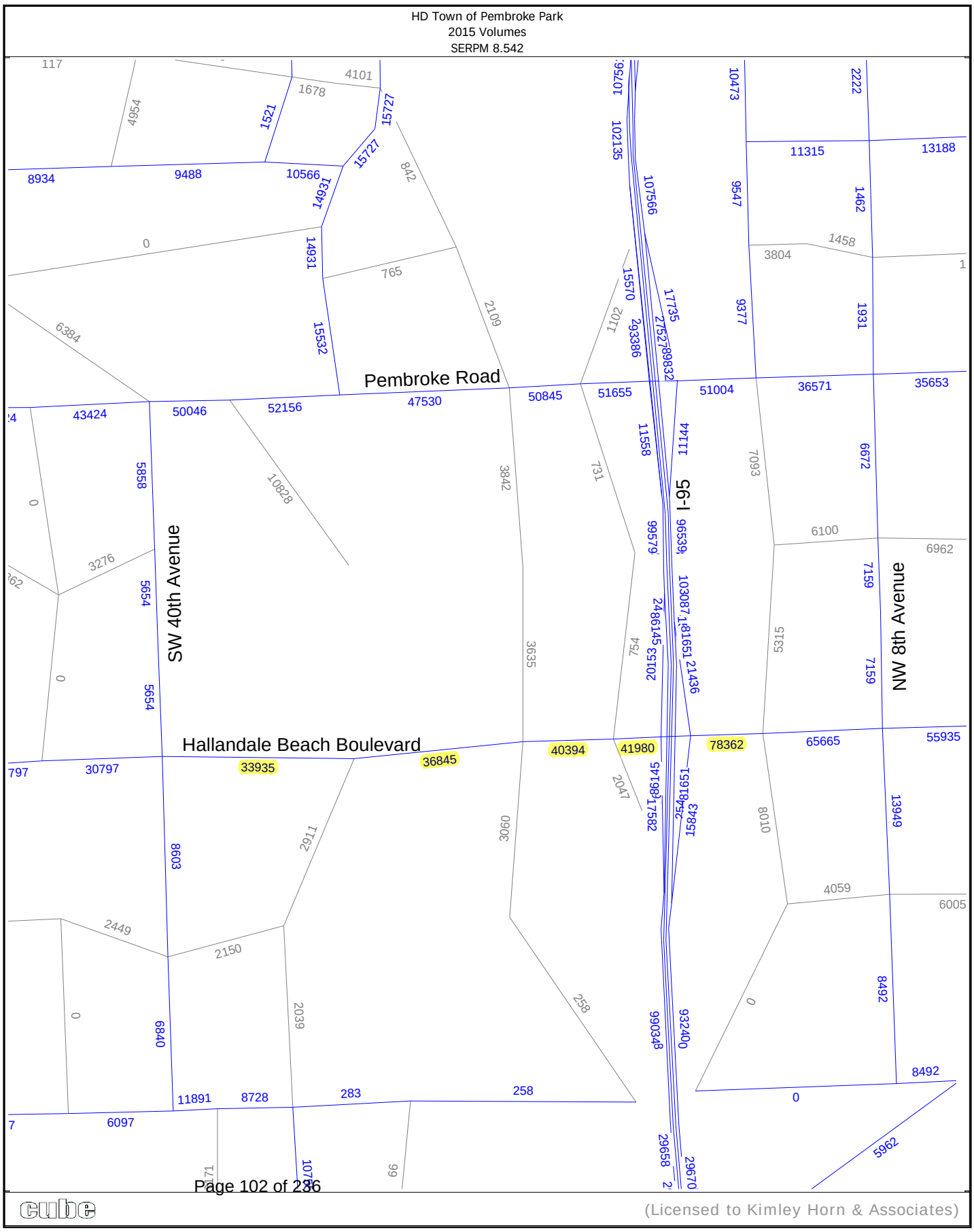
Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6500
2015	5700	6500
2016	7700	6600
2017	7700	6600
2018	7700	6700
2019	7700	6700
2020	6900	6700
2021	6100	6700
2022	5300	6700
2023	6000	6700

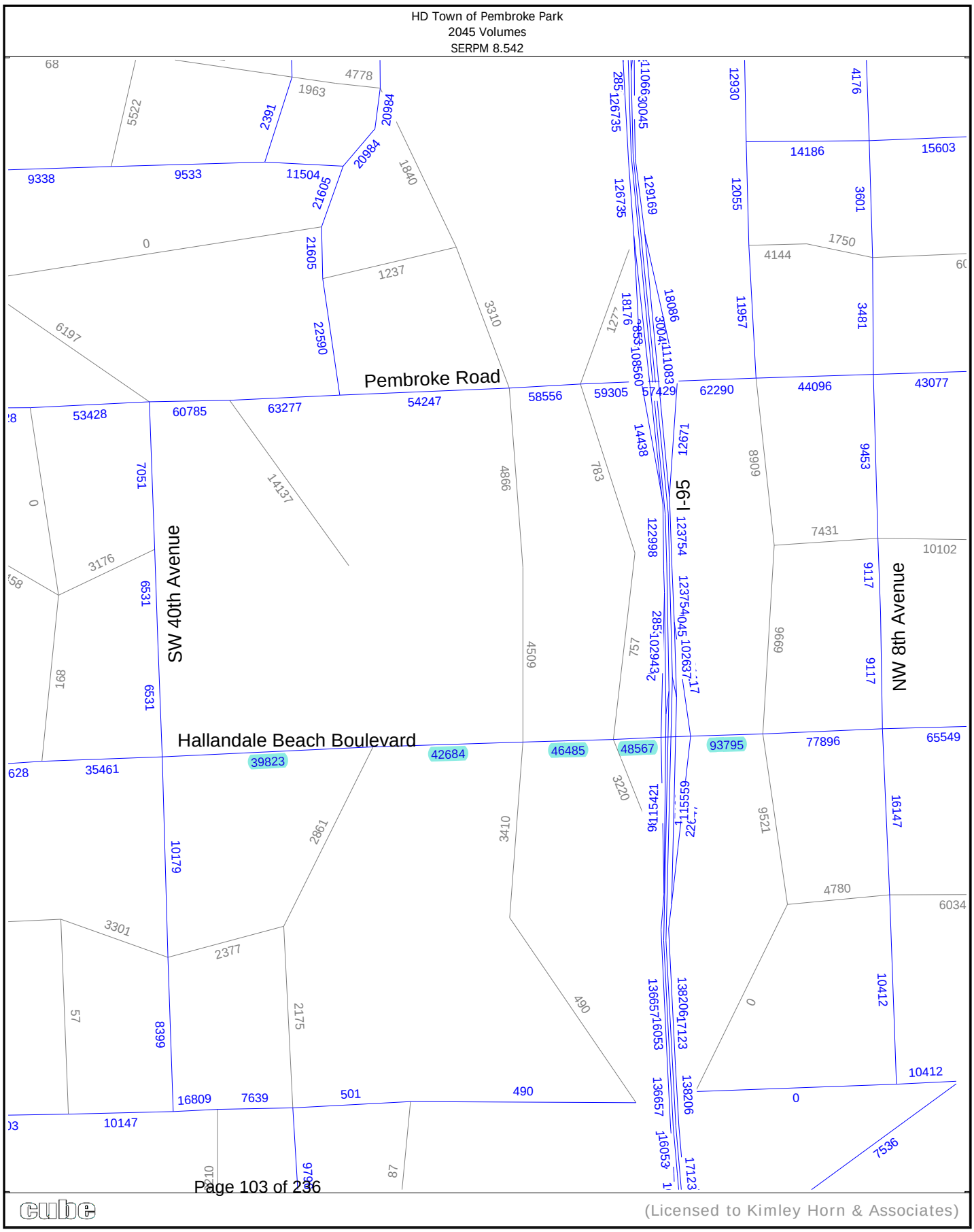
Trend R-squared:	0.70%
Compounded Annual Historic Growth Rate:	0.34%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

SERPM Analysis


HD Town of Pembroke Park
2015 Volumes
SERPM 8.542
Pembroke Road
Hallandale Beach Boulevard
SW 40th Avenue
NW 8th Avenue
I-95
Page 102 of 236
(Licensed to Kimley Horn & Associates)


HD Town of Pembroke Park
2045 Volumes
SERPM 8.542
Pembroke Road
Hallandale Beach Boulevard
SW 40th Avenue
NW 8th Avenue
I-95
Page 103 of 236
cube
(Licensed to Kimley Horn & Associates)

Appendix D

Transit Route Information

For more details on our fares please visit our web site at Broward.org/BCT or call customer service: 954-357-8400.

Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.

Information: 954-357-8400

Hearing-speech impaired:
Florida Relay Service- 711 or 1-800-955-8771
TTY- 954-357-8302

This publication can be made available in alternative formats upon request.

This symbol is used on bus stop signs to indicate accessible bus stops.

BROWARD COUNTY
FLORIDA
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
An equal opportunity employer and provider of services.

Broward County Transit

ROUTE 28 ALL WEEK SCHEDULE

Memorial Hospital Miramar to Aventura Mall via Miramar Pkwy/Hallandale Beach Blvd

Effective 3/31/24



Safety Is Our Number One Priority

Mobile Ticketing App
Now Your **Phone** Is Your **Ticket** to ride BCT! Download the App today.

MyRide BROWARD.org
Real Time Bus Information
MyRide.Broward.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

MONDAY -FRIDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
	5:00a	5:07a	5:18a	5:34a	5:44a	5:57a
	5:25a	5:32a	5:43a	5:59a	6:09a	6:22a
5:30a	5:56a	6:05a	6:23a	6:51a	7:08a	7:26a
5:55a	6:21a	6:30a	6:48a	7:16a	7:33a	7:51a
6:20a	6:46a	6:55a	7:13a	7:41a	7:58a	8:16a
6:45a	7:12a	7:21a	7:38a	8:03a	8:21a	8:40a
7:10a	7:37a	7:46a	8:03a	8:28a	8:46a	9:05a
7:35a	8:02a	8:11a	8:28a	8:53a	9:11a	9:30a
8:04a	8:31a	8:40a	8:57a	9:22a	9:40a	9:59a
8:29a	8:56a	9:05a	9:22a	9:47a	10:05a	10:24a
8:56a	9:21a	9:30a	9:47a	10:09a	10:25a	10:44a
9:21a	9:46a	9:55a	10:12a	10:34a	10:50a	11:09a
9:48a	10:13a	10:22a	10:39a	11:01a	11:17a	11:36a
10:13a	10:38a	10:47a	11:04a	11:26a	11:42a	12:01p
10:39a	11:04a	11:13a	11:30a	11:52a	12:08p	12:27p
11:03a	11:28a	11:37a	11:54a	12:16p	12:32p	12:51p
11:28a	11:53a	12:02p	12:19p	12:41p	12:57p	1:16p
11:54a	12:19p	12:28p	12:45p	1:07p	1:23p	1:42p
12:21p	12:46p	12:55p	1:11p	1:34p	1:50p	2:12p
12:46p	1:11p	1:20p	1:36p	1:59p	2:15p	2:37p
1:09p	1:34p	1:43p	1:59p	2:22p	2:38p	3:00p
1:31p	1:56p	2:05p	2:21p	2:44p	3:00p	3:22p
1:56p	2:21p	2:30p	2:46p	3:09p	3:25p	3:47p
2:21p	2:48p	2:57p	3:16p	3:41p	3:57p	4:20p
2:47p	3:14p	3:23p	3:42p	4:07p	4:23p	4:46p
3:13p	3:40p	3:49p	4:08p	4:33p	4:49p	5:12p
3:42p	4:09p	4:18p	4:37p	5:02p	5:18p	5:41p
4:09p	4:36p	4:45p	5:04p	5:29p	5:45p	6:08p
4:38p	5:07p	5:16p	5:33p	5:55p	6:09p	6:27p
5:07p	5:36p	5:45p	6:02p	6:24p	6:38p	6:56p
5:36p	6:05p	6:14p	6:31p	6:53p	7:07p	7:25p
6:02p	6:31p	6:40p	6:57p	7:19p	7:33p	7:51p
6:28p	6:57p	7:06p	7:23p	7:45p	7:59p	8:17p
6:55p	7:20p	7:29p	7:45p	8:01p	8:12p	8:27p G
7:20p	7:45p	7:54p	8:10p	8:26p	8:37p	8:52p
7:47p	8:12p	8:21p	8:37p	8:53p	9:04p	9:19p
8:17p	8:42p	8:51p	9:07p	9:23p	9:34p	9:49p
8:47p	9:09p	9:17p	9:29p	9:43p	9:51p	10:06p
9:17p	9:39p	9:47p	9:59p	10:13p	10:21p	10:36p
9:47p	10:09p	10:17p	10:29p	10:43p	10:51p	11:06p
10:17p	10:39p	10:47p	10:59p	11:13p	11:21p	11:36p
10:47p	11:09p	11:17p	11:29p	11:43p	11:51p	12:06a G
11:17p	11:39p	11:47p	11:59p	12:13a	12:21a	12:36a G
11:45p	12:07a	12:15a	12:27a	12:41a	12:49a	1:04a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
5:15a	5:29a	5:45a	5:58a	6:11a	6:23a	6:41a
5:43a	5:57a	6:13a	6:26a	6:39a	6:51a	7:09a
6:08a	6:24a	6:45a	7:01a	7:15a	7:26a	7:50a
6:33a	6:49a	7:10a	7:26a	7:40a	7:51a	8:15a
6:56a	7:12a	7:33a	7:49a	8:03a	8:14a	8:38a
7:15a	7:31a	7:52a	8:08a	8:22a	8:33a	8:57a
7:40a	7:58a	8:29a	8:45a	8:58a	9:09a	9:29a
8:05a	8:23a	8:54a	9:10a	9:23a	9:34a	9:54a
8:30a	8:48a	9:19a	9:35a	9:48a	9:59a	10:19a
8:55a	9:13a	9:44a	10:00a	10:13a	10:24a	10:44a
9:20a	9:38a	10:09a	10:25a	10:38a	10:49a	11:09a
9:46a	10:04a	10:35a	10:51a	11:04a	11:15a	11:35a
10:14a	10:32a	11:03a	11:19a	11:32a	11:43a	12:03p
10:39a	10:58a	11:20a	11:35a	11:47a	11:58a	12:20p
11:04a	11:23a	11:45a	12:00p	12:12p	12:23p	12:45p
11:27a	11:46a	12:08p	12:23p	12:35p	12:46p	1:08p
11:52a	12:11p	12:33p	12:48p	1:00p	1:11p	1:33p
12:16p	12:35p	12:57p	1:12p	1:24p	1:35p	1:57p
12:40p	12:59p	1:21p	1:36p	1:48p	1:59p	2:21p
1:04p	1:26p	1:54p	2:13p	2:27p	2:38p	2:58p
1:29p	1:51p	2:19p	2:38p	2:52p	3:03p	3:23p
1:57p	2:19p	2:47p	3:06p	3:20p	3:31p	3:51p
2:25p	2:47p	3:15p	3:34p	3:48p	3:59p	4:19p
2:53p	3:15p	3:43p	4:02p	4:16p	4:27p	4:47p
3:19p	3:45p	4:16p	4:34p	4:48p	4:59p	5:23p
3:41p	4:07p	4:38p	4:56p	5:10p	5:21p	5:45p
4:05p	4:31p	5:02p	5:20p	5:34p	5:45p	6:09p
4:30p	4:56p	5:27p	5:45p	5:59p	6:10p	6:34p
4:59p	5:25p	5:56p	6:14p	6:28p	6:39p	7:03p
5:29p	5:54p	6:21p	6:38p	6:51p	7:00p	7:19p
5:59p	6:24p	6:51p	7:08p	7:21p	7:30p	7:49p G
6:25p	6:45p	7:05p	7:18p	7:29p	7:40p	7:58p
6:54p	7:14p	7:34p	7:47p	7:58p	8:09p	8:27p
7:22p	7:42p	8:02p	8:15p	8:26p	8:37p	8:55p
7:49p	8:09p	8:29p	8:42p	8:53p	9:04p	9:22p
8:09p	8:27p	8:45p	8:58p	9:09p	9:20p	9:38p G
8:34p	8:52p	9:10p	9:23p	9:34p	9:45p	10:03p
9:04p	9:22p	9:40p	9:53p	10:04p	10:15p	10:33p
9:34p	9:50p	10:05p	10:17p	10:27p	10:38p	10:53p
10:03p	10:19p	10:34p	10:46p	10:56p	11:07p	11:22p
10:27p	10:43p	10:58p	11:10p	11:20p	11:31p	11:46p G
10:57p	11:13p	11:28p	11:40p	11:50p	12:01a	12:16a G
11:27p	11:43p	11:58p	12:10a	12:20a	12:31a	12:46a G
11:57p	12:13a	12:28a	12:40a	12:50a	1:01a	1:16a G

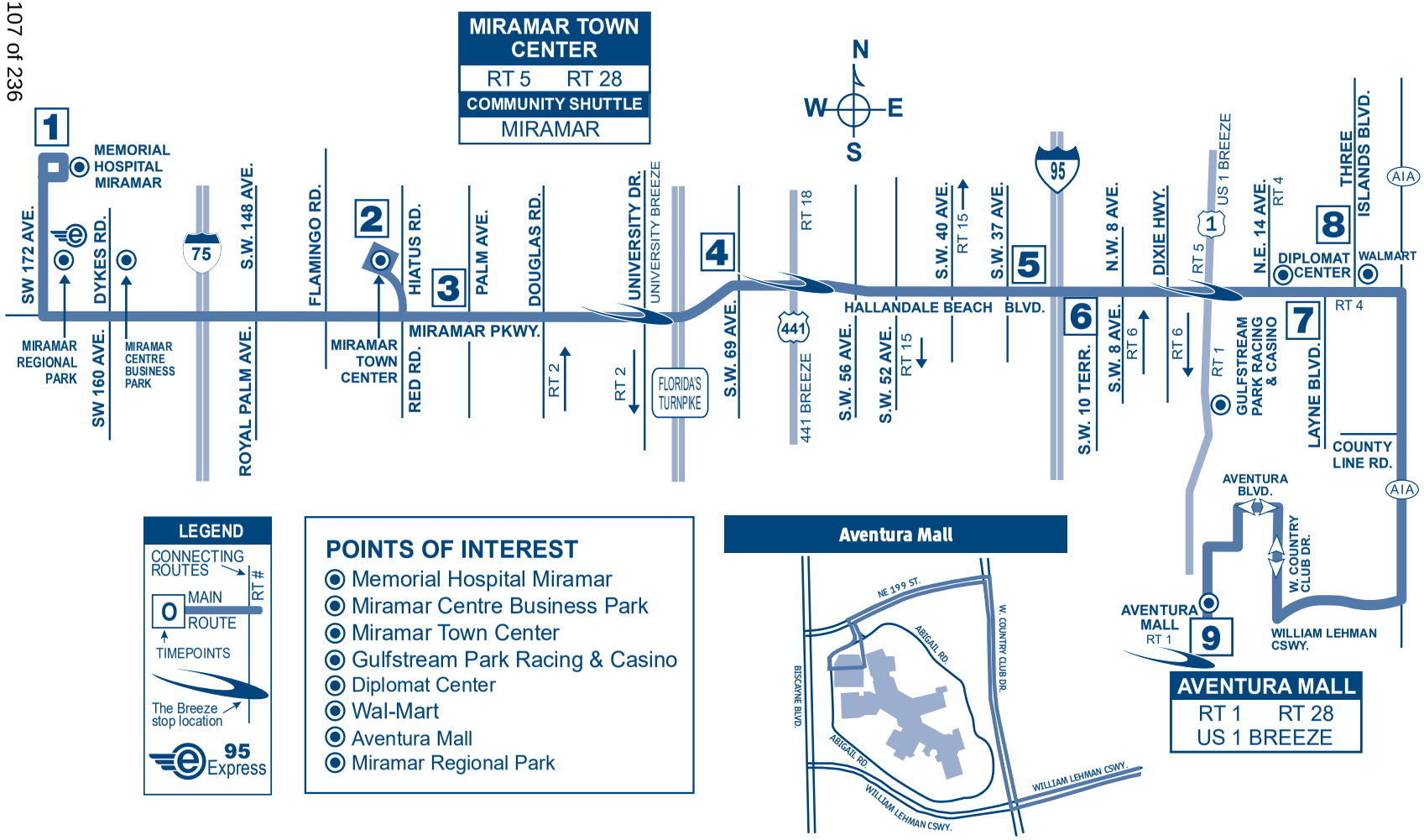
NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

ROUTE 28

Memorial Hospital Miramar to Aventura Mall

via Miramar Parkway/Hallandale Beach Boulevard



SATURDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	2	3	4	6	7	9
5:25a	5:45a	5:51a	6:04a	6:20a	6:31a	6:46a
5:48a	6:08a	6:14a	6:27a	6:43a	6:54a	7:09a
6:15a	6:35a	6:41a	6:54a	7:10a	7:21a	7:36a
6:45a	7:07a	7:15a	7:28a	7:45a	7:57a	8:14a
7:12a	7:34a	7:42a	7:55a	8:12a	8:24a	8:41a
7:42a	8:04a	8:12a	8:25a	8:42a	8:54a	9:11a
8:12a	8:34a	8:42a	8:55a	9:12a	9:24a	9:41a
8:42a	9:04a	9:12a	9:25a	9:42a	9:54a	10:11a
9:13a	9:35a	9:43a	9:56a	10:13a	10:25a	10:42a
9:45a	10:09a	10:18a	10:34a	10:53a	11:08a	11:27a
10:15a	10:39a	10:48a	11:04a	11:23a	11:38a	11:57a
10:45a	11:09a	11:18a	11:34a	11:53a	12:08p	12:27p
11:15a	11:39a	11:48a	12:04p	12:23p	12:38p	12:57p
11:45a	12:09p	12:18p	12:34p	12:53p	1:08p	1:27p
12:15p	12:39p	12:48p	1:04p	1:23p	1:38p	1:57p
12:45p	1:09p	1:18p	1:34p	1:53p	2:08p	2:27p
1:15p	1:39p	1:48p	2:04p	2:23p	2:38p	2:57p
1:40p	2:04p	2:13p	2:29p	2:48p	3:03p	3:23p
2:10p	2:34p	2:43p	2:59p	3:18p	3:33p	3:53p
2:41p	3:05p	3:14p	3:30p	3:49p	4:04p	4:24p
3:12p	3:36p	3:45p	4:01p	4:20p	4:35p	4:55p
3:43p	4:07p	4:16p	4:32p	4:51p	5:06p	5:26p
4:13p	4:37p	4:46p	5:02p	5:21p	5:36p	5:56p
4:43p	5:07p	5:16p	5:32p	5:51p	6:06p	6:26p
5:13p	5:37p	5:46p	6:02p	6:21p	6:36p	6:56p
5:38p	6:02p	6:11p	6:27p	6:46p	7:01p	7:21p
6:07p	6:31p	6:40p	6:56p	7:15p	7:30p	7:50p
6:38p	7:01p	7:10p	7:21p	7:36p	7:46p	8:00p G
7:06p	7:29p	7:38p	7:49p	8:04p	8:14p	8:28p
7:37p	8:00p	8:09p	8:20p	8:35p	8:45p	8:59p
8:08p	8:31p	8:40p	8:51p	9:06p	9:16p	9:30p
8:38p	9:01p	9:10p	9:21p	9:36p	9:46p	10:00p
9:10p	9:33p	9:42p	9:53p	10:08p	10:18p	10:32p
9:43p	10:06p	10:14p	10:24p	10:37p	10:47p	11:00p
10:14p	10:37p	10:45p	10:55p	11:08p	11:18p	11:31p
10:47p	11:10p	11:18p	11:28p	11:41p	11:51p	12:04a G
11:19p	11:42p	11:50p	12:00a	12:13a	12:23a	12:36a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	8	5	4	3	2	1
5:35a	5:50a	6:04a	6:16a	6:26a	6:40a	6:58a
6:02a	6:17a	6:31a	6:43a	6:53a	7:07a	7:25a
6:30a	6:45a	6:59a	7:11a	7:21a	7:35a	7:53a
6:59a	7:14a	7:28a	7:40a	7:50a	8:04a	8:22a
7:26a	7:42a	7:58a	8:12a	8:23a	8:36a	8:55a
7:57a	8:13a	8:29a	8:43a	8:54a	9:07a	9:26a
8:28a	8:44a	9:00a	9:14a	9:25a	9:38a	9:57a
8:55a	9:11a	9:27a	9:41a	9:52a	10:05a	10:24a
9:25a	9:43a	10:03a	10:18a	10:29a	10:41a	11:00a
9:55a	10:13a	10:33a	10:48a	10:59a	11:11a	11:30a
10:25a	10:43a	11:03a	11:18a	11:29a	11:41a	12:00p
10:55a	11:13a	11:33a	11:48a	11:59a	12:11p	12:30p
11:20a	11:38a	11:58a	12:13p	12:24p	12:36p	12:55p
11:45a	12:03p	12:23p	12:38p	12:49p	1:01p	1:20p
12:15p	12:33p	12:53p	1:08p	1:19p	1:31p	1:50p
12:45p	1:04p	1:25p	1:40p	1:52p	2:05p	2:24p
1:15p	1:34p	1:55p	2:10p	2:22p	2:35p	2:54p
1:45p	2:04p	2:25p	2:40p	2:52p	3:05p	3:24p
2:15p	2:34p	2:55p	3:10p	3:22p	3:35p	3:54p
2:45p	3:04p	3:25p	3:40p	3:52p	4:05p	4:24p
3:15p	3:34p	3:55p	4:10p	4:22p	4:35p	4:54p
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4:43p	5:04p	5:26p	5:40p	5:52p	6:03p	6:21p
5:13p	5:34p	5:56p	6:10p	6:22p	6:33p	6:51p
5:43p	6:04p	6:26p	6:40p	6:52p	7:03p	7:21p
6:13p	6:34p	6:56p	7:10p	7:22p	7:33p	7:51p
6:43p	7:04p	7:26p	7:40p	7:52p	8:03p	8:21p
7:13p	7:34p	7:56p	8:10p	8:22p	8:33p	8:51p
7:38p	7:55p	8:11p	8:22p	8:32p	8:44p	9:00p G
8:05p	8:22p	8:38p	8:49p	8:59p	9:11p	9:27p
8:39p	8:56p	9:12p	9:23p	9:33p	9:45p	10:01p
9:11p	9:28p	9:44p	9:55p	10:05p	10:17p	10:33p
9:43p	10:00p	10:16p	10:27p	10:37p	10:49p	11:05p
10:13p	10:30p	10:46p	10:57p	11:07p	11:19p	11:35p G
10:46p	11:03p	11:19p	11:30p	11:40p	11:52p	12:08a G
11:14p	11:31p	11:47p	11:58p	12:08a	12:20a	12:36a G
11:44p	12:01a	12:17a	12:28a	12:38a	12:50a	1:06a G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

SUNDAY

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
8:00a	8:21a	8:29a	8:41a	8:59a	9:12a	9:29a
8:45a	9:06a	9:14a	9:26a	9:44a	9:57a	10:14a
9:25a	9:46a	9:54a	10:06a	10:24a	10:37a	10:54a
10:05a	10:27a	10:36a	10:51a	11:09a	11:23a	11:42a
10:45a	11:07a	11:16a	11:31a	11:49a	12:03p	12:22p
11:30a	11:52a	12:01p	12:16p	12:34p	12:48p	1:07p
12:15p	12:37p	12:46p	1:01p	1:19p	1:33p	1:52p
1:00p	1:22p	1:31p	1:46p	2:04p	2:18p	2:37p
1:45p	2:07p	2:16p	2:31p	2:49p	3:03p	3:22p
2:30p	2:53p	3:02p	3:15p	3:33p	3:46p	4:05p
3:15p	3:38p	3:47p	4:00p	4:18p	4:31p	4:50p
4:00p	4:23p	4:32p	4:45p	5:03p	5:16p	5:35p
4:45p	5:08p	5:17p	5:30p	5:48p	6:01p	6:20p
5:30p	5:53p	6:02p	6:15p	6:33p	6:46p	7:05p
6:15p	6:38p	6:46p	6:59p	7:14p	7:24p	7:40p
6:57p	7:20p	7:28p	7:41p	7:56p	8:06p	8:22p
7:42p	8:05p	8:13p	8:26p	8:41p	8:51p	9:07p G
8:22p	8:45p	8:53p	9:06p	9:21p	9:31p	9:47p G

WESTBOUND

To Memorial Hospital Miramar

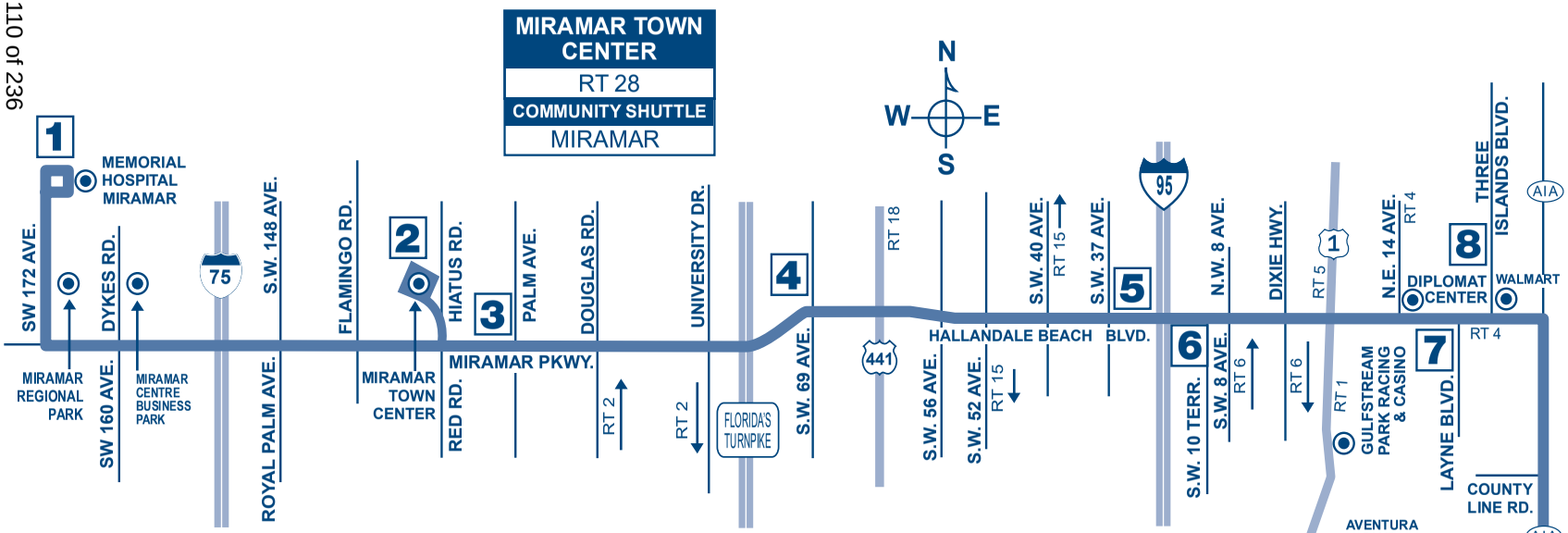
AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
7:45a	8:02a	8:18a	8:31a	8:42a	8:52a	9:10a
8:25a	8:42a	8:58a	9:11a	9:22a	9:32a	9:50a
9:05a	9:22a	9:38a	9:51a	10:02a	10:12a	10:30a
9:50a	10:07a	10:23a	10:36a	10:47a	10:57a	11:15a
10:30a	10:49a	11:08a	11:22a	11:33a	11:43a	12:03p
11:12a	11:31a	11:50a	12:04p	12:15p	12:25p	12:45p
11:57a	12:16p	12:35p	12:49p	1:00p	1:10p	1:30p
12:41p	1:00p	1:19p	1:33p	1:44p	1:54p	2:14p
1:26p	1:45p	2:04p	2:18p	2:29p	2:39p	2:59p
2:08p	2:29p	2:50p	3:05p	3:16p	3:26p	3:45p
2:53p	3:14p	3:35p	3:50p	4:01p	4:11p	4:30p
3:38p	3:59p	4:20p	4:35p	4:46p	4:56p	5:15p
4:21p	4:42p	5:03p	5:18p	5:29p	5:39p	5:58p
5:05p	5:26p	5:47p	6:02p	6:13p	6:23p	6:42p
5:50p	6:11p	6:32p	6:47p	6:58p	7:08p	7:27p
6:35p	6:55p	7:14p	7:27p	7:38p	7:47p	8:04p
7:20p	7:40p	7:59p	8:12p	8:23p	8:32p	8:49p G
7:55p	8:15p	8:34p	8:47p	8:58p	9:07p	9:24p G
8:35p	8:55p	9:14p	9:27p	9:38p	9:47p	10:04p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP
Times with the letter "G" after them indicate bus returns to garage.

ROUTE 28

Memorial Hospital Miramar to Aventura Mall

via Miramar Parkway/Hallandale Beach Boulevard



LEGEND

CONNECTING ROUTES → RT #

0 MAIN ROUTE

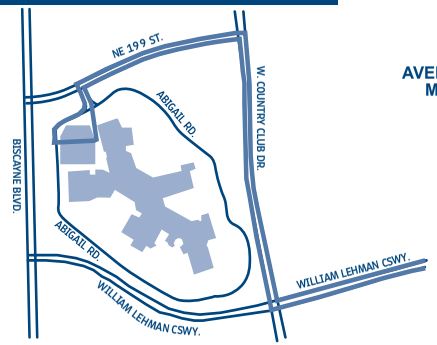
TIMEPOINTS

The Breeze stop location

POINTS OF INTEREST

- Memorial Hospital Miramar
- Miramar Centre Business Park
- Miramar Town Center
- Gulfstream Park Racing & Casino
- Diplomat Center
- Wal-Mart
- Aventura Mall
- Miramar Regional Park

Aventura Mall



AVENTURA MALL

RT 1 RT 28

Customer Service

Monday - Friday.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.* Children (under 40 inches ride FREE)

Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

10 Ride Pass: 10 Rides any time, any day. Expires after the tenth ride is taken.

7 Day Pass: Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

31 Day Adult Pass: Unlimited rides for 31 consecutive days. Starts on the first day card is used.

31 Day Reduced Pass: Youth*, Seniors*, Disabled*, Medicare*, College Student*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

****Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

****Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

** Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

TRANSIT WATCH

WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.

TRANSFER POLICY - EFFECTIVE 7/10/11

TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a $1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the $1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the $1.00 upgrade fee when boarding Express buses.

PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays $.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a $.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

Appendix E

Trip Generation

Existing Development Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 1.29(X)	50%	50%	34	33	67	12.6%	9	30	28	58	0.0%	0	30	28	58	0.0%	0	30	28	58
2	Office Park	12	750	39.28	KSF	T = 9.97(X)	50%	50%	196	196	392	12.6%	49	172	171	343	0.0%	0	172	171	343	0.0%	0	172	171	343
								Total:	230	229	459	12.6%	58	202	199	401	0.0%	0	202	199	401	0.0%	0	202	199	401

Note: As the weekday rate for Office Park (LUC 750) is not available, the weekday rate for similar land use Business Park (LUC 770) was utilized.

Proposed Redevelopment Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 30.65(X)	50%	50%	2,085	2,085	4,170	12.6%	525	1,823	1,822	3,645	0.0%	0	1,823	1,822	3,645	42.0%	1,531	1,057	1,057	2,114
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 54.45(X)	50%	50%	201	201	402	12.6%	51	176	175	351	0.0%	0	176	175	351	40.0%	140	106	105	211
								Total:	2,286	2,286	4,572	12.6%	576	1,999	1,997	3,996	0.0%	0	1,999	1,997	3,996	41.8%	1,671	1,163	1,162	2,325

NET NEW TRIPS	**961**	**963**	**1,924**

Existing Development A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.08(X)	59%	41%	2	2	4	12.6%	1	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3
2	Office Park	12	750	39.28	KSF	T = 1.03(X)	89%	11%	36	4	40	12.6%	5	32	3	35	0.0%	0	32	3	35	0.0%	0	32	3	35
								Total:	38	6	44	12.6%	6	33	5	38	0.0%	0	33	5	38	0.0%	0	33	5	38

Proposed Redevelopment A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 1.5(X)	57%	43%	116	88	204	12.6%	26	101	77	178	0.0%	0	101	77	178	0.0%	0	101	77	178
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 3.93(X)	55%	45%	16	13	29	12.6%	4	14	11	25	0.0%	0	14	11	25	0.0%	0	14	11	25
								Total:	132	101	233	12.6%	29	115	88	203	0.0%	0	115	88	203	0.0%	0	115	88	203

NET NEW TRIPS	82	83	165

Existing Development P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.14(X)	48%	52%	3	4	7	12.6%	1	3	3	6	0.0%	0	3	3	6	0.0%	0	3	3	6
2	Office Park	12	750	39.28	KSF	T = 1.21(X)	15%	85%	7	41	48	12.6%	6	6	36	42	0.0%	0	6	36	42	0.0%	0	6	36	42
								Total:	10	45	55	12.6%	7	9	39	48	0.0%	0	9	39	48	0.0%	0	9	39	48

Proposed Redevelopment P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 2.28(X)	49%	51%	152	158	310	12.6%	39	133	138	271	0.0%	0	133	138	271	42.0%	114	77	80	157
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	Ln(T) = 0.68 Ln(X) + 2.77	50%	50%	31	31	62	12.6%	8	27	27	54	0.0%	0	27	27	54	40.0%	22	16	16	32
								Total:	183	189	372	12.6%	47	160	165	325	0.0%	0	160	165	325	41.9%	136	93	96	189

NET NEW TRIPS	84	57	141

Means of Transportation to Work

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

(24+43+0)/509 = 12.6%

Label	Census Tract 1005.01; Broward County; Florida	
	Estimate	Margin of Error
Total:	509	±173
Car, truck, or van:	403	±166
Drove alone	363	±160
Carpooled:	40	±34
In 2-person carpool	40	±34
In 3-person carpool	0	±15
In 4-person carpool	0	±15
In 5- or 6-person carpool	0	±15
In 7-or-more-person carpool	0	±15
Public transportation (excluding taxicab):	24	±39
Bus	24	±39
Subway or elevated rail	0	±15
Long-distance train or commuter rail	0	±15
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±15
Ferryboat	0	±15
Taxicab	0	±15
Motorcycle	0	±15
Bicycle	43	±62
Walked	0	±15
Other means	18	±27
Worked from home	21	±23

Table Notes

Means of Transportation to Work

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2022

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official sourc of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and dissemina the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the
Methodology
section.

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represent through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may diff from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-
The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of th median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associate with a median was larger than the median itself.

N
The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)
The estimate or margin of error is not applicable or not available.

median-
The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+
The median falls in the highest interval of an open-ended distribution (for example "250,000+").

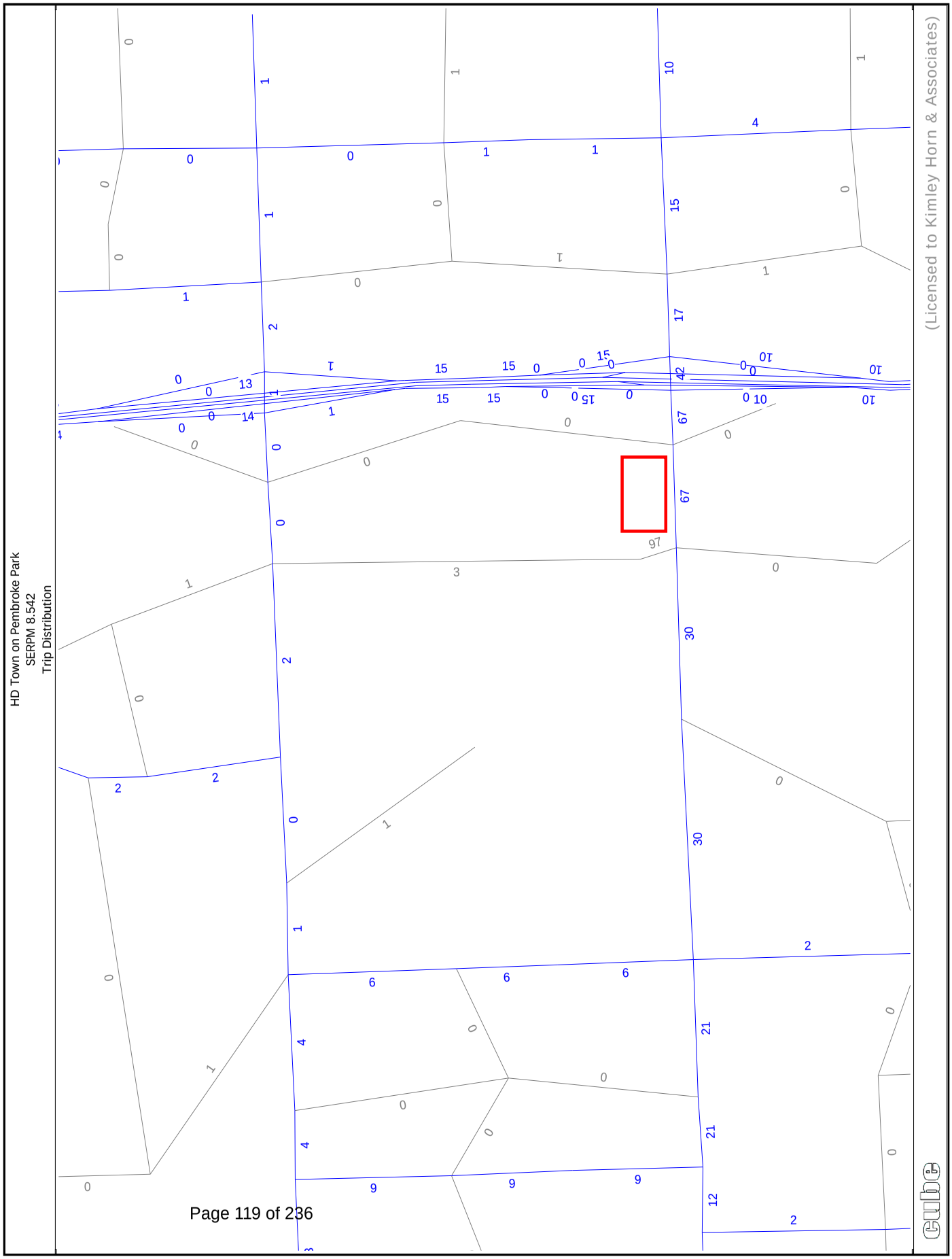
**
The margin of error could not be computed because there were an insufficient number of sample observations.

***
The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

*****

Appendix F

Trip Distribution


HD Town on Pembroke Park
SERPM 8.542
Trip Distribution
(Licensed to Kimley Horn & Associates)
cube

Appendix G

Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Lake Shore Drive
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.89
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		16	1,184	9		36	1,133	12		32	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**17**	**1,243**	**9**		**38**	**1,190**	**13**		**34**	**0**	**37**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		22	1,064	24		60	1,716	21		14	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**23**	**1,117**	**25**		**63**	**1,802**	**22**		**15**	**0**	**37**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	21	0		1	20	0		1	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**17**	**1,264**	**9**		**39**	**1,210**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	19	0		1	31	0		0	0	1		0	0	0
PM NON-PROJECT TRAFFIC		**23**	**1,136**	**25**		**64**	**1,833**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting							59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25				25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**17**	**1,289**	**9**		**39**	**1,235**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By							1									
	Valet																
	Net New			25				17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**23**	**1,161**	**25**		**64**	**1,851**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and S Park Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.91
PM PEAK HOUR FACTOR: 0.96

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		75	1,177	0	18	0	1,097	93		14	7	11		240	1	83
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**79**	**1,236**	**0**	**19**	**0**	**1,152**	**98**		**15**	**7**	**12**		**252**	**1**	**87**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		73	1,021	2	33	3	1,607	109		7	6	5		229	2	183
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**77**	**1,072**	**2**	**35**	**3**	**1,687**	**114**		**7**	**6**	**5**		**240**	**2**	**192**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		1	21	0	0	0	20	2		0	0	0		4	0	1
AM NON-PROJECT TRAFFIC		**80**	**1,257**	**0**	**19**	**0**	**1,172**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		1	18	0	1	0	29	2		0	0	0		4	0	3
PM NON-PROJECT TRAFFIC		**78**	**1,090**	**2**	**36**	**3**	**1,716**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting					41.0%		59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25		56		25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**56**	**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**80**	**1,282**	**0**	**75**	**0**	**1,197**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By					28		1									
	Valet																
	Net New			25		38		17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**66**	**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**78**	**1,115**	**2**	**102**	**3**	**1,734**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.93
PM PEAK HOUR FACTOR: 0.98

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,445	19		14	1,187	10		0	0	30		0	0	4
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,517**	**20**		**15**	**1,246**	**11**		**0**	**0**	**32**		**0**	**0**	**4**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,252	36		47	1,727	17		0	0	28		0	0	9
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,315**	**38**		**49**	**1,813**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	26	0		0	21	0		0	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,543**	**20**		**15**	**1,267**	**11**		**0**	**0**	**33**		**0**	**0**	**4**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	1		1	31	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,338**	**39**		**50**	**1,844**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting			41.0%				80.0%									20.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				68									13
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**68**	**0**		**0**	**0**	**0**		**0**	**0**	**13**
AM TOTAL TRAFFIC			**0**	**1,624**	**20**		**15**	**1,335**	**11**		**0**	**0**	**33**		**0**	**0**	**17**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				15									14
	Valet																
	Net New			63				47									8
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**62**	**0**		**0**	**0**	**0**		**0**	**0**	**22**
PM TOTAL TRAFFIC			**0**	**1,429**	**39**		**50**	**1,906**	**18**		**0**	**0**	**29**		**0**	**0**	**31**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and SW 31st Avenue
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.96
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	5	10	1,439	2		26	1,128	43		0	0	23		0	0	62
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS	**5**	**11**	**1,511**	**2**		**27**	**1,184**	**45**		**0**	**0**	**24**		**0**	**0**	**65**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	11	13	1,252	10		86	1,685	38		0	0	12		0	0	91
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS	**12**	**14**	**1,315**	**11**		**90**	**1,769**	**40**		**0**	**0**	**13**		**0**	**0**	**96**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH	0	0	26	0		0	20	1		0	0	0		0	0	1
AM NON-PROJECT TRAFFIC	**5**	**11**	**1,537**	**2**		**27**	**1,204**	**46**		**0**	**0**	**24**		**0**	**0**	**66**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH	0	0	23	0		2	30	1		0	0	0		0	0	2
PM NON-PROJECT TRAFFIC	**12**	**14**	**1,338**	**11**		**92**	**1,799**	**41**		**0**	**0**	**13**		**0**	**0**	**98**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering	10.0%	31.0%	-41.0%													
	Exiting			41.0%													21.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New	8	17	56				55									12
AM TOTAL PROJECT TRAFFIC		**8**	**17**	**56**	**0**		**0**	**55**	**0**		**0**	**0**	**0**		**0**	**0**	**12**
AM TOTAL TRAFFIC		**13**	**28**	**1,593**	**2**		**27**	**1,259**	**46**		**0**	**0**	**24**		**0**	**0**	**78**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By	6	21	1													14
	Valet																
	Net New	8	17	38				56									9
PM TOTAL PROJECT TRAFFIC		**14**	**38**	**39**	**0**		**0**	**56**	**0**		**0**	**0**	**0**		**0**	**0**	**23**
PM TOTAL TRAFFIC		**26**	**52**	**1,377**	**11**		**92**	**1,855**	**41**		**0**	**0**	**13**		**0**	**0**	**121**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: SW 27th Street and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.87
PM PEAK HOUR FACTOR: 0.86

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	19	4		3	58	0		6	0	7		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**20**	**4**		**3**	**61**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	36	14		2	43	0		14	0	28		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**38**	**15**		**2**	**45**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	1	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**20**	**4**		**3**	**62**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	1	0		0	1	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**39**	**15**		**2**	**46**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				2						2						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**20**	**6**		**3**	**62**	**0**		**8**	**0**	**7**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				3						2						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**3**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**39**	**18**		**2**	**46**	**0**		**17**	**0**	**29**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and South Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,475	0		0	1,211	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,549**	**0**		**0**	**1,272**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,280	0		0	1,791	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,344**	**0**		**0**	**1,881**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	27	0		0	22	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,576**	**0**		**0**	**1,294**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	0		0	32	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,367**	**0**		**0**	**1,913**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%	69.0%								
	Exiting			41.0%				21.0%									59.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				12	63								56
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**12**	**63**		**0**	**0**	**0**		**0**	**0**	**56**
AM TOTAL TRAFFIC			**0**	**1,657**	**0**		**0**	**1,306**	**63**		**0**	**0**	**0**		**0**	**0**	**56**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				-26	46								41
	Valet																
	Net New			63				9	64								38
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**-17**	**110**		**0**	**0**	**0**		**0**	**0**	**79**
PM TOTAL TRAFFIC			**0**	**1,458**	**0**		**0**	**1,896**	**110**		**0**	**0**	**0**		**0**	**0**	**79**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and East Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	58	0		0	62	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**61**	**0**		**0**	**65**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	62	0		0	91	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**65**	**0**		**0**	**96**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	1	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**62**	**0**		**0**	**66**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	2	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**66**	**0**		**0**	**98**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering										31.0%						
	Exiting				21.0%												
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				12						17						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**62**	**0**		**0**	**66**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By				14						21						
	Valet																
	Net New				9						17						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**66**	**0**		**0**	**98**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Bryan Road and West Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	13	0		0	7	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	42	0		0	16	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**44**	**0**		**0**	**17**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**45**	**0**		**0**	**17**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting						20.0%										
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New						13		2						2		
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**14**	**0**		**2**	**7**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By						14										
	Valet																
	Net New						8		2						3		
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**0**	**0**		**3**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**45**	**0**		**3**	**17**	**0**

Appendix H

Intersection Capacity Analysis Worksheets

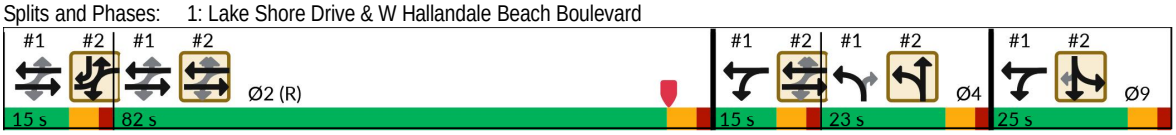
Existing A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1243	38	1190	34	37				
Future Volume (vph)	17	1243	38	1190	34	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1407	43	1352	38	42
v/c Ratio	0.41	0.65	0.09	0.43	0.43	0.19
Control Delay (s/veh)	52.5	23.0	1.3	1.2	87.3	2.0
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.5	23.2	1.3	1.4	87.3	2.0
Queue Length 50th (ft)	11	519	3	49	40	0
Queue Length 95th (ft)	#55	608	m5	53	80	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2170	507	3153	188	296
Starvation Cap Reductn	0	0	0	678	0	0
Spillback Cap Reductn	0	177	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.71	0.08	0.55	0.20	0.14

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Future Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.12	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		216	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1397	10	43	1337	15	38	0	42	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	40	0	0	0
Lane Group Flow (vph)	19	1407	0	43	1352	0	38	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Effective Green, g (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2145		485	3114		76		68			
v/s Ratio Prot		c0.40		0.02	c0.38		c0.02					
v/s Ratio Perm	0.25			0.05					0.00			
v/c Ratio	0.41	0.66		0.09	0.43		0.50		0.03			
Uniform Delay, d1	16.5	20.5		8.2	1.8		74.9		73.3			
Progression Factor	1.00	1.00		0.62	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.7	21.1		5.1	0.9		76.7		73.4			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.1			1.0			75.0			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	12.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		

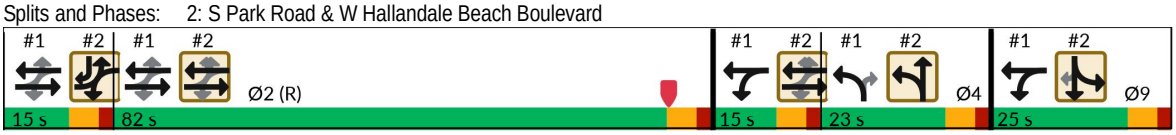
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Future Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	87	1358	21	1266	108	37	138	140	96
v/c Ratio	0.27	0.67	0.07	0.63	0.12	0.37	0.57	0.58	0.21
Control Delay (s/veh)	7.7	10.1	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.7	10.5	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Length 50th (ft)	1	562	7	454	3	25	141	143	0
Queue Length 95th (ft)	m24	202	18	527	31	65	223	225	43
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	321	2012	297	2012	898	195	248	249	461
Starvation Cap Reductn	0	222	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.76	0.07	0.63	0.12	0.19	0.56	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Future Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	249	3539			206	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	87	1358	0	21	0	1266	108	16	8	13	277	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	87	1358	0	0	21	1266	63	0	25	0	138	140
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Effective Green, g (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	319	1988			294	1988	843		74		241	242
v/s Ratio Prot	c0.03	c0.38			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.15				0.04		0.04					
v/c Ratio	0.27	0.68			0.07	0.64	0.08		0.33		0.57	0.58
Uniform Delay, d1	14.5	24.9			14.5	23.9	16.0		74.3		63.9	64.0
Progression Factor	0.69	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.6			0.0	0.5	0.0		1.0		2.0	2.1
Delay (s)	10.1	9.4			14.6	24.4	16.0		75.3		66.0	66.1
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.5				23.6			75.3			60.9
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.63		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	66.9%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	87
Future Volume (vph)	87
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	96
RTOR Reduction (vph)	72
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.2
Effective Green, g (s)	39.2
Actuated g/C Ratio	0.25
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	442
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.2
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.2
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Future Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1631	22	16	1340	12	0	0	34	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1658	0	0	-	-	834	-	-	685
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	380	-	-	0	0	954	0	0	1071
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	379	-	-	-	-	947	-	-	1061
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.95	8.41
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	947	-	-	379	-	-	1061
HCM Lane V/C Ratio	0.036	-	-	0.043	-	-	0.004
HCM Control Delay (s/veh)	8.9	-	-	14.9	-	-	8.4
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

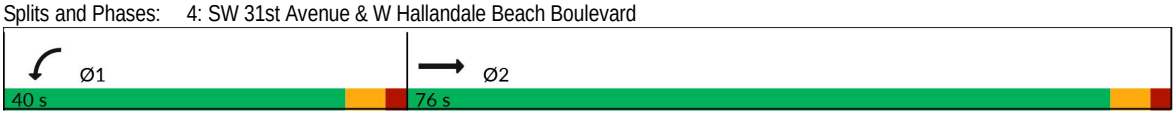
4: SW 31st Avenue & W Hallandale Beach Boulevard

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1511	27	1184	24	65
Future Volume (vph)	11	1511	27	1184	24	65
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	24.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.4
Natural Cycle: 50
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	17	1576	28	1282	25	71
v/c Ratio	0.01	0.34	0.23	0.25	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	100	48	0	0	0
Internal Link Dist (ft)		245		358		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4704	627	5055	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.04	0.25	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Future Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5084		1770	5056				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5084		1770	5056				1591		
Peak-hour factor, PHF	0.96	0.92	0.96	0.96	0.96	0.96	0.92	0.96	0.92	0.96	0.92	0.92
Adj. Flow (vph)	5	12	1574	2	28	1233	49	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	17	1576	0	28	1282	0	0	0	25	0	0
Confl. Peds. (#/hr)				9	9			3		1		
Confl. Bikes (#/hr)				8								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	4333		49	5056				1591		
v/s Ratio Prot			c0.31		0.02	0.25						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.36		0.57	0.25				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		9.6	0.1				0.0		
Delay (s)		0.0	1.8		57.7	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.5	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	65
Future Volume (vph)	65
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	71
RTOR Reduction (vph)	0
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	61	6	7
Future Vol, veh/h	20	4	3	61	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	70	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

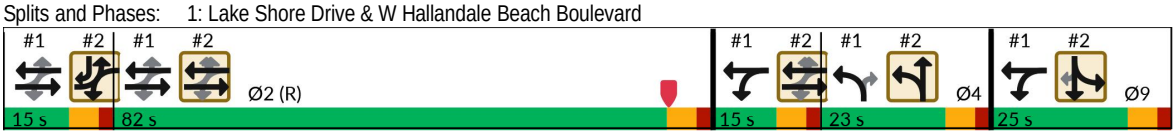
Future Background A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1264	39	1210	35	38				
Future Volume (vph)	17	1264	39	1210	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1430	44	1375	39	43
v/c Ratio	0.41	0.66	0.09	0.43	0.43	0.20
Control Delay (s/veh)	52.6	23.4	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.6	23.6	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	537	3	50	41	0
Queue Length 95th (ft)	#55	625	m5	54	81	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2166	502	3151	188	296
Starvation Cap Reductn	0	0	0	674	0	0
Spillback Cap Reductn	0	172	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.72	0.09	0.56	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Future Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.11	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		206	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1420	10	44	1360	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1430	0	44	1375	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2140		479	3112		77		69			
v/s Ratio Prot		c0.40		0.02	c0.39		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.67		0.09	0.44		0.51		0.03			
Uniform Delay, d1	16.6	20.9		8.6	1.8		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.8	21.5		5.3	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.5			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	13.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.2%	ICU Level of Service	A
Analysis Period (min)	15		

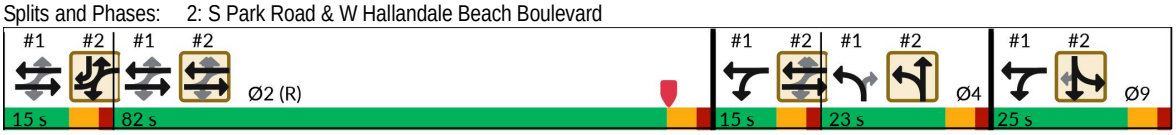
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Future Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1381	21	1288	110	37	140	142	97
v/c Ratio	0.28	0.69	0.07	0.64	0.12	0.37	0.58	0.58	0.21
Control Delay (s/veh)	9.7	10.1	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.7	10.5	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Length 50th (ft)	1	577	7	466	4	25	143	145	0
Queue Length 95th (ft)	m27	206	18	540	33	65	225	229	45
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	312	2012	289	2012	898	195	249	250	460
Starvation Cap Reductn	0	221	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.77	0.07	0.64	0.12	0.19	0.56	0.57	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Future Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	238	3539			196	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1381	0	21	0	1288	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1381	0	0	21	1288	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Effective Green, g (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	310	1988			287	1988	843		75		242	243
v/s Ratio Prot	c0.03	c0.39			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.04		0.04					
v/c Ratio	0.28	0.69			0.07	0.65	0.08		0.33		0.58	0.58
Uniform Delay, d1	14.9	25.2			15.0	24.1	16.1		74.2		63.9	64.0
Progression Factor	0.89	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.7			0.0	0.6	0.0		0.9		2.1	2.3
Delay (s)	13.4	9.5			15.0	24.7	16.1		75.1		66.0	66.3
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.7				23.9			75.1			61.1
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	67.6%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Future Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1659	22	16	1362	12	0	0	35	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1686	0	0	-	-	848	-	-	696
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	371	-	-	0	0	944	0	0	1061
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	369	-	-	-	-	937	-	-	1052
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.99	8.44
HCM LOS			A	A

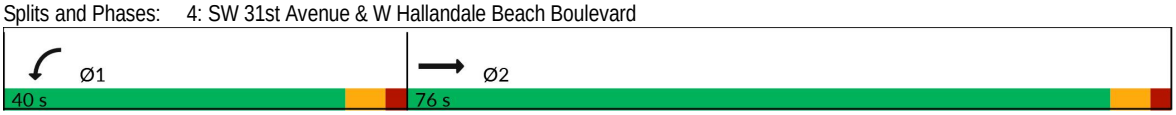
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	937	-	-	369	-	-	1052
HCM Lane V/C Ratio	0.038	-	-	0.044	-	-	0.004
HCM Control Delay (s/veh)	9	-	-	15.2	-	-	8.4
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1537	27	1204	24	66
Future Volume (vph)	11	1537	27	1204	24	66
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	16	1603	28	1302	25	69
v/c Ratio	0.01	0.34	0.23	0.26	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	103	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5001	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.05	0.26	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Future Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5004				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5004				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	5	11	1601	2	28	1254	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	16	1603	0	28	1302	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5004				1576		
v/s Ratio Prot			c0.32		0.02	0.26						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.37		0.58	0.26				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.39		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	66
Future Volume (vph)	66
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	69
RTOR Reduction (vph)	0
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	62	6	7
Future Vol, veh/h	20	4	3	62	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	71	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

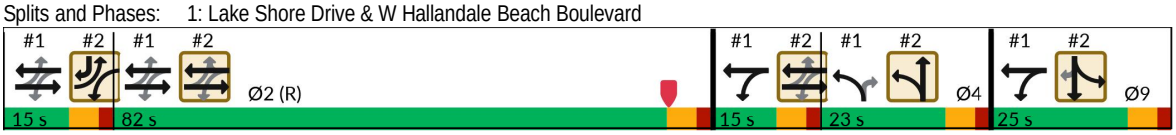
Future Total A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1289	39	1235	35	38				
Future Volume (vph)	17	1289	39	1235	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1458	44	1403	39	43
v/c Ratio	0.41	0.68	0.09	0.44	0.43	0.20
Control Delay (s/veh)	53.0	24.2	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	53.0	24.4	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	574	3	52	41	0
Queue Length 95th (ft)	#56	655	m5	56	82	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2155	497	3151	188	296
Starvation Cap Reductn	0	0	0	676	0	0
Spillback Cap Reductn	0	154	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.73	0.09	0.57	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Future Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3533		1770		1583			
Flt Permitted	0.04	1.00		0.10	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		193	3533		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1448	10	44	1388	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1458	0	44	1403	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.60	0.60		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2129		476	3113		77		69			
v/s Ratio Prot		c0.41		0.02	c0.40		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.68		0.09	0.45		0.51		0.03			
Uniform Delay, d1	16.8	21.5		9.2	1.9		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.7		0.0	0.0		1.9		0.1			
Delay (s)	19.0	22.3		5.6	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		22.2			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	13.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.9%	ICU Level of Service	A
Analysis Period (min)	15		

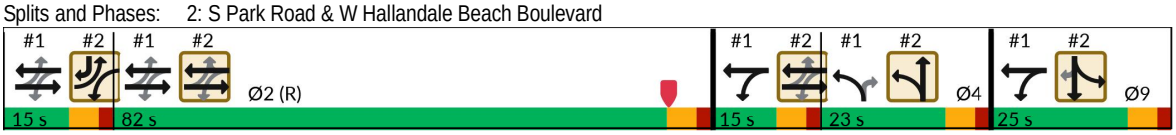
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Future Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1409	82	1315	110	37	140	142	97
v/c Ratio	0.29	0.70	0.30	0.65	0.12	0.37	0.56	0.57	0.21
Control Delay (s/veh)	11.9	10.0	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.9	10.4	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Length 50th (ft)	1	573	29	489	4	25	143	145	0
Queue Length 95th (ft)	m28	210	51	566	33	66	229	232	46
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	300	2012	276	2012	898	195	254	255	460
Starvation Cap Reductn	0	219	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.79	0.30	0.65	0.12	0.19	0.55	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Future Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.12	1.00			0.10	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	226	3539			184	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1409	0	82	0	1315	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1409	0	0	82	1315	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Effective Green, g (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.15	0.15
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	298	1988			274	1988	843		75		247	248
v/s Ratio Prot	0.03	c0.40			c0.03	0.37			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.04					
v/c Ratio	0.30	0.71			0.30	0.66	0.08		0.33		0.57	0.57
Uniform Delay, d1	15.6	25.5			17.3	24.4	16.1		74.2		63.4	63.5
Progression Factor	1.10	0.34			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	0.6	0.0		0.9		1.8	2.0
Delay (s)	17.3	9.3			17.6	25.1	16.1		75.1		65.2	65.5
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.8				24.0			75.1			60.5
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	69.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Future Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1746	22	16	1435	12	0	0	35	0	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1773	0	0	-	-	892	-	-	733
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	343	-	-	0	0	913	0	0	1032
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	341	-	-	-	-	906	-	-	1023
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.18	9.14	8.58
HCM LOS			A	A

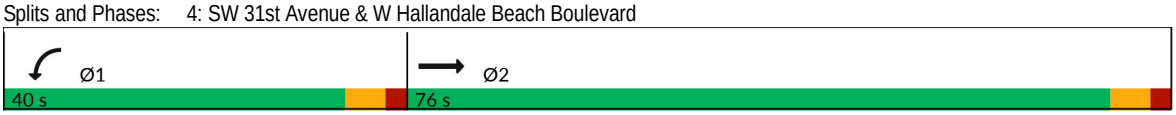
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	906	-	-	341	-	-	1023
HCM Lane V/C Ratio	0.039	-	-	0.047	-	-	0.018
HCM Ctrl Dly (s/v)	9.1	-	-	16.1	-	-	8.6
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	28	1593	27	1259	24	78
Future Volume (vph)	28	1593	27	1259	24	78
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	43	1661	28	1359	25	81
v/c Ratio	0.02	0.36	0.23	0.27	0.02	0.05
Control Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	109	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5006	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.05	0.27	0.02	0.05

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Future Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5005				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5005				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	14	29	1659	2	28	1311	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	43	1661	0	28	1359	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5005				1576		
v/s Ratio Prot			c0.33		0.02	0.27						
v/s Ratio Perm		0.02								0.02		
v/c Ratio		0.02	0.39		0.58	0.27				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.3			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.40		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	39.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	81
RTOR Reduction (vph)	0
Lane Group Flow (vph)	81
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.05
v/c Ratio	0.05
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.8					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	6	3	62	8	7
Future Vol, veh/h	20	6	3	62	8	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	7	3	71	9	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		26	27
Stage 1	-	-		26	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1221	1763
Stage 1	-	-		1206	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1221	1763
Mov Cap-2 Maneuver	-	-		1221	-
Stage 1	-	-		1206	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.56
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1426	-	-
HCM Lane V/C Ratio	0.012	-	-
HCM Ctrl Dly (s/v)	7.6	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1657	1306	63	0	56
Future Vol, veh/h	0	1657	1306	63	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1801	1420	68	0	61

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	710
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	1050
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	1050
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	8.64
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1050
HCM Lane V/C Ratio	-	-	-	0.058
HCM Ctrl Dly (s/v)	-	-	-	8.6
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.2

Intersection						
Int Delay, s/veh	1.3					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	12	17	62	66	0
Future Vol, veh/h	0	12	17	62	66	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	13	18	67	72	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	176	72	72	0	-	0
Stage 1	72	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1111	1706	1522	-	-	-
Stage 1	1187	-	-	-	-	-
Stage 2	1163	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1097	1706	1522	-	-	-
Mov Cap-2 Maneuver	1097	-	-	-	-	-
Stage 1	1172	-	-	-	-	-
Stage 2	1163	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.13	1.59	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	387	-	1706	-	-
HCM Lane V/C Ratio	0.012	-	0.008	-	-
HCM Ctrl Dly (s/v)	7.4	0	7.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	3.5					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	2	14	0	2	7
Future Vol, veh/h	13	2	14	0	2	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	14	2	15	0	2	8

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	27	15	0	0	15	0
Stage 1	15	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1220	1780	-	-	1596	-
Stage 1	1230	-	-	-	-	-
Stage 2	1232	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1219	1780	-	-	1596	-
Mov Cap-2 Maneuver	1219	-	-	-	-	-
Stage 1	1230	-	-	-	-	-
Stage 2	1230	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	7.87	0	1.61
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1272	400	-
HCM Lane V/C Ratio	-	-	0.013	0.001	-
HCM Ctrl Dly (s/v)	-	-	7.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

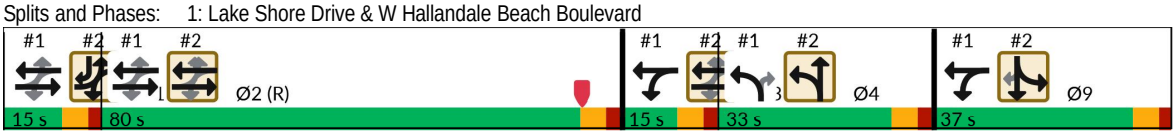
Existing P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1117	63	1802	15	37				
Future Volume (vph)	23	1117	63	1802	15	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1202	66	1920	16	39
v/c Ratio	0.59	0.61	0.10	0.59	0.25	0.22
Control Delay (s/veh)	89.3	30.1	1.5	5.5	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.8	0.0	0.0
Total Delay (s/veh)	89.3	30.3	1.5	6.4	92.8	2.8
Queue Length 50th (ft)	20	526	7	158	19	0
Queue Length 95th (ft)	#87	647	m8	m143	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1986	678	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	189	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.67	0.10	0.82	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Future Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3526		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.15	1.00		0.95		1.00			
Satd. Flow (perm)	74	3526		274	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1176	26	66	1897	23	16	0	39	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	38	0	0	0
Lane Group Flow (vph)	24	1201	0	66	1920	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Effective Green, g (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.56	0.56		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1962		647	3188		54		47			
v/s Ratio Prot		0.34		0.03	c0.54		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.61		0.10	0.60		0.30		0.03			
Uniform Delay, d1	26.2	26.8		7.1	1.9		85.4		84.6			
Progression Factor	1.00	1.00		1.12	2.73		1.00		1.00			
Incremental Delay, d2	13.0	0.4		0.0	0.1		1.1		0.1			
Delay (s)	39.2	27.2		7.9	5.2		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		27.5			5.3			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	14.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	64.7%	ICU Level of Service	C
Analysis Period (min)	15		

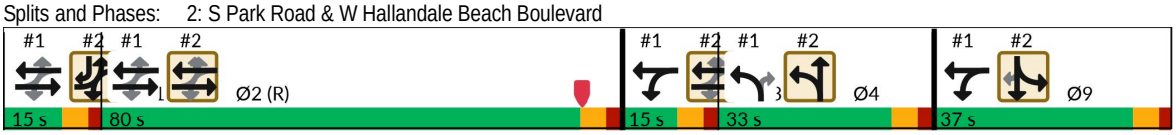
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Future Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	80	1119	39	1757	119	18	125	127	200
v/c Ratio	0.32	0.64	0.12	1.00	0.15	0.26	0.32	0.33	0.30
Control Delay (s/veh)	69.8	12.6	16.0	66.4	7.5	75.3	57.8	57.9	5.5
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	69.8	13.0	16.0	66.4	7.5	75.3	57.8	57.9	5.6
Queue Length 50th (ft)	38	548	18	~1093	17	15	126	128	0
Queue Length 95th (ft)	#112	164	39	#1266	55	46	190	193	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	249	1754	339	1754	777	266	403	404	673
Starvation Cap Reductn	0	237	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	44
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.74	0.12	1.00	0.15	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Future Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			266	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	80	1117	2	36	3	1757	119	7	6	5	250	2
RTOR Reduction (vph)	0	0	0	0	0	0	46	0	5	0	0	0
Lane Group Flow (vph)	80	1119	0	0	39	1757	73	0	13	0	125	127
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Effective Green, g (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Actuated g/C Ratio	0.61	0.49			0.61	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	249	1731			337	1732	721		53		385	387
v/s Ratio Prot	c0.04	0.32			0.01	c0.50			c0.01		0.07	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.32	0.65			0.12	1.01	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.1	34.3			18.8	46.0	24.7		85.2		57.7	57.8
Progression Factor	2.34	0.33			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.5			0.1	25.3	0.0		0.9		0.2	0.2
Delay (s)	82.6	11.8			18.8	71.2	24.7		86.1		57.9	58.0
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				67.3			86.1			50.0
Approach LOS		B				E			F			D

Intersection Summary

HCM 2000 Control Delay (s/veh)	48.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	79.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	192
Future Volume (vph)	192
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	200
RTOR Reduction (vph)	131
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.4
Effective Green, g (s)	62.4
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	595
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	40.0
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	40.1
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Future Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1342	39	50	1850	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1384	0	0	-	-	695	-	-	947
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	486	-	-	0	0	1062	0	0	874
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	484	-	-	-	-	1057	-	-	864
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.5	9.21
HCM LOS			A	A

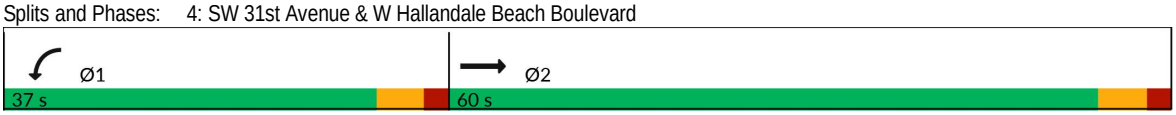
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1057	-	-	484	-	-	864
HCM Lane V/C Ratio	0.028	-	-	0.103	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.3	-	-	9.2
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1315	90	1769	13	96
Future Volume (vph)	14	1315	90	1769	13	96
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1396	95	1905	14	104
v/c Ratio	0.02	0.35	0.49	0.38	0.01	0.06
Control Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Length 50th (ft)	0	74	51	0	0	0
Queue Length 95th (ft)	0	110	88	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4029	667	5070	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.35	0.14	0.38	0.01	0.06

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Future Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5077		1770	5068				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5077		1770	5068				1591		
Peak-hour factor, PHF	0.95	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.92	0.92
Adj. Flow (vph)	13	15	1384	12	95	1862	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1396	0	95	1905	0	0	0	14	0	0
Confl. Peds. (#/hr)				5	5			1		1		
Confl. Bikes (#/hr)				7								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	64.1		7.6	83.7				83.7		
Effective Green, g (s)		83.7	64.1		7.6	83.7				83.7		
Actuated g/C Ratio		1.00	0.77		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	3888		160	5068				1591		
v/s Ratio Prot			0.27		0.05	0.38						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.36		0.59	0.38				0.01		
Uniform Delay, d1		0.0	3.2		36.6	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.9	0.2				0.0		
Delay (s)		0.0	3.4		40.5	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	96
Future Volume (vph)	96
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	104
RTOR Reduction (vph)	0
Lane Group Flow (vph)	104
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.06
v/c Ratio	0.06
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	38	15	2	45	15	29
Future Vol, veh/h	38	15	2	45	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	44	17	2	52	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		55	57
Stage 1	-	-		53	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1725
Stage 1	-	-		1171	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1197	1725
Mov Cap-2 Maneuver	-	-		1197	-
Stage 1	-	-		1171	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1499	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

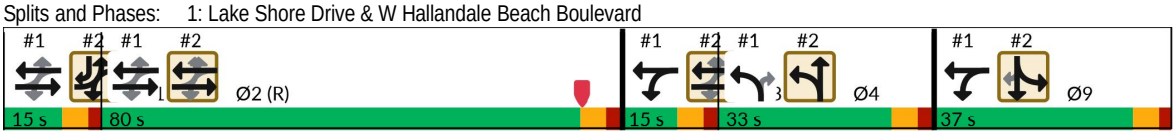
Future Background P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1136	64	1833	15	38				
Future Volume (vph)	23	1136	64	1833	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1222	67	1952	16	40
v/c Ratio	0.59	0.62	0.10	0.60	0.25	0.22
Control Delay (s/veh)	91.5	30.9	1.5	6.3	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.9	0.0	0.0
Total Delay (s/veh)	91.5	31.1	1.5	7.2	92.8	2.8
Queue Length 50th (ft)	20	552	8	181	19	0
Queue Length 95th (ft)	#87	663	m8	m142	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1972	677	3235	265	341
Starvation Cap Reductn	0	0	0	895	0	0
Spillback Cap Reductn	0	167	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.68	0.10	0.83	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Future Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.14	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		261	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1196	26	67	1929	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1221	0	67	1952	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Effective Green, g (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1947		646	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.55		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.63		0.10	0.61		0.30		0.03			
Uniform Delay, d1	26.7	27.6		7.5	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.14	3.06		1.00		1.00			
Incremental Delay, d2	13.0	0.5		0.0	0.1		1.1		0.1			
Delay (s)	39.6	28.1		8.6	5.9		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		28.3			6.0			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	15.7	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

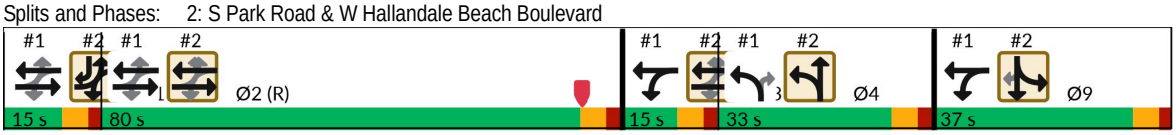
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Future Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1137	41	1788	121	18	127	129	203
v/c Ratio	0.33	0.65	0.13	1.02	0.16	0.26	0.32	0.33	0.30
Control Delay (s/veh)	71.0	12.4	16.3	71.5	7.8	75.3	57.3	57.4	5.5
Queue Delay	0.0	0.5	0.0	1.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.0	12.9	16.3	72.5	7.8	75.3	57.3	57.4	5.6
Queue Length 50th (ft)	42	562	19	~1175	18	15	126	128	0
Queue Length 95th (ft)	m110	166	40	#1305	57	46	193	196	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	245	1749	327	1749	775	266	410	411	677
Starvation Cap Reductn	0	238	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	5	0	0	0	0	49
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.75	0.13	1.03	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Future Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			254	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1135	2	38	3	1788	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1137	0	0	41	1788	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Effective Green, g (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	244	1725			326	1726	718		53		393	394
v/s Ratio Prot	c0.04	0.32			0.01	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.33	0.66			0.13	1.04	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.3	34.8			19.4	46.1	24.9		85.2		57.1	57.2
Progression Factor	2.41	0.32			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.6			0.1	31.6	0.0		0.9		0.2	0.2
Delay (s)	85.3	11.6			19.5	77.7	24.9		86.1		57.3	57.4
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				73.2			86.1			49.6
Approach LOS		B				E			F			D

Intersection Summary			
HCM 2000 Control Delay (s/veh)	51.3	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	80.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Future Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1365	40	51	1882	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1408	0	0	-	-	708	-	-	963
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	475	-	-	0	0	1052	0	0	864
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	474	-	-	-	-	1047	-	-	853
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.54	9.27
HCM LOS			A	A

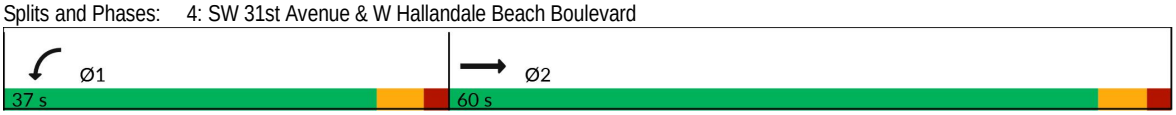
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1047	-	-	474	-	-	853
HCM Lane V/C Ratio	0.028	-	-	0.108	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.5	-	-	9.3
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1338	92	1799	13	98
Future Volume (vph)	14	1338	92	1799	13	98
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1420	97	1937	14	103
v/c Ratio	0.02	0.36	0.50	0.39	0.01	0.07
Control Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	78	53	0	0	0
Queue Length 95th (ft)	0	116	90	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1760	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.15	0.39	0.01	0.07

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Future Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1760	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1760	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	13	15	1408	12	97	1894	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1420	0	97	1937	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1760	3838		163	5016				1576		
v/s Ratio Prot			0.28		0.06	0.39						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.37		0.60	0.39				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.8	0.2				0.0		
Delay (s)		0.0	3.5		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.5			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.45		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	98
Future Volume (vph)	98
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	103
RTOR Reduction (vph)	0
Lane Group Flow (vph)	103
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.07
v/c Ratio	0.07
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	15	2	46	15	29
Future Vol, veh/h	39	15	2	46	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	17	2	53	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		56	58
Stage 1	-	-		54	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1723
Stage 1	-	-		1169	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1196	1723
Mov Cap-2 Maneuver	-	-		1196	-
Stage 1	-	-		1169	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1498	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

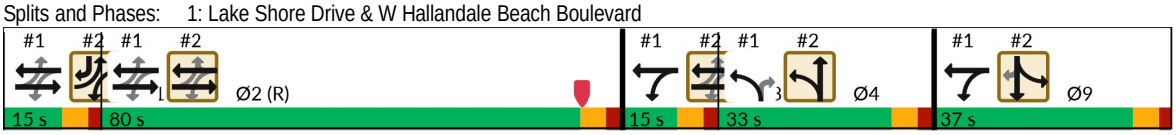
Future Total P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1161	64	1851	15	38				
Future Volume (vph)	23	1161	64	1851	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1248	67	1971	16	40
v/c Ratio	0.59	0.64	0.10	0.61	0.25	0.22
Control Delay (s/veh)	92.3	31.7	1.6	6.7	92.8	2.8
Queue Delay	0.0	0.2	0.0	1.0	0.0	0.0
Total Delay (s/veh)	92.3	31.9	1.6	7.7	92.8	2.8
Queue Length 50th (ft)	20	583	8	196	19	0
Queue Length 95th (ft)	#89	695	m8	m145	49	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1960	672	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	160	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.69	0.10	0.84	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Future Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.13	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		245	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1222	26	67	1948	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1247	0	67	1971	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Effective Green, g (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1935		642	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.56		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.64		0.10	0.62		0.30		0.03			
Uniform Delay, d1	27.0	28.3		8.0	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.15	3.25		1.00		1.00			
Incremental Delay, d2	13.0	0.6		0.0	0.1		1.1		0.1			
Delay (s)	40.0	28.9		9.2	6.3		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		29.1			6.4			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	16.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

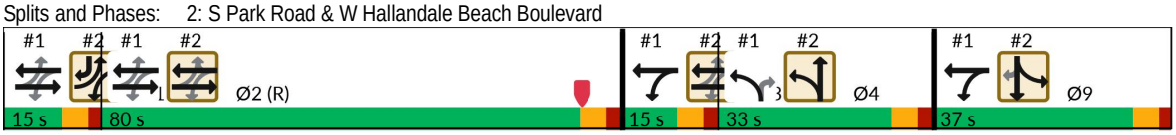
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Future Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1163	109	1806	121	18	127	129	203
v/c Ratio	0.34	0.66	0.35	1.03	0.16	0.26	0.32	0.32	0.30
Control Delay (s/veh)	71.6	12.2	18.4	74.3	7.8	75.3	56.9	57.0	5.5
Queue Delay	0.0	0.6	0.0	2.8	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.6	12.8	18.4	77.1	7.8	75.3	56.9	57.0	5.6
Queue Length 50th (ft)	44	590	54	~1217	18	16	128	130	0
Queue Length 95th (ft)	m107	169	91	#1349	58	47	196	200	60
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	239	1749	314	1749	775	266	413	414	677
Starvation Cap Reductn	0	236	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	13	0	0	0	0	48
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.77	0.35	1.04	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Future Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.13	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			239	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1161	2	106	3	1806	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1163	0	0	109	1806	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Effective Green, g (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.24	0.24
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	238	1725			313	1726	718		53		398	400
v/s Ratio Prot	0.04	0.33			c0.04	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.05					
v/c Ratio	0.34	0.67			0.35	1.05	0.10		0.25		0.32	0.32
Uniform Delay, d1	35.6	35.2			21.7	46.1	24.9		85.2		56.7	56.7
Progression Factor	2.41	0.31			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	34.9	0.0		0.9		0.2	0.2
Delay (s)	86.1	11.5			22.0	81.0	24.9		86.1		56.8	56.9
Level of Service	F	B			C	F	C		F		E	E
Approach Delay (s/veh)		16.3				74.5			86.1			49.4
Approach LOS		B				E			F			D

Intersection Summary

HCM 2000 Control Delay (s/veh)	52.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.76		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	81.3%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1565
Flt Permitted	1.00
Satd. Flow (perm)	1565
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Future Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1458	40	51	1945	18	0	0	30	0	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1501	0	0	-	-	754	-	-	995
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	438	-	-	0	0	1015	0	0	843
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	436	-	-	-	-	1010	-	-	832
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.36	8.67	9.5
HCM LOS			A	A

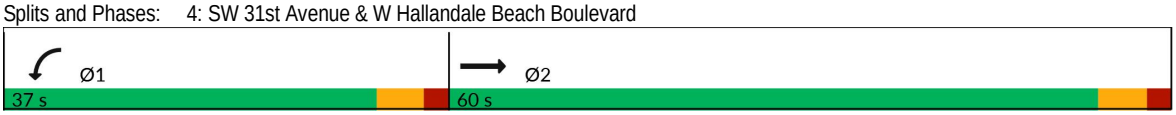
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1010	-	-	436	-	-	832
HCM Lane V/C Ratio	0.029	-	-	0.117	-	-	0.038
HCM Ctrl Dly (s/v)	8.7	-	-	14.3	-	-	9.5
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	52	1377	92	1855	13	121
Future Volume (vph)	52	1377	92	1855	13	121
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	82	1461	97	1996	14	127
v/c Ratio	0.05	0.37	0.50	0.40	0.01	0.08
Control Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	81	53	0	0	0
Queue Length 95th (ft)	0	120	90	0	0	0
Internal Link Dist (ft)		245		512		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1758	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.37	0.15	0.40	0.01	0.08

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Future Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1758	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1758	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	27	55	1449	12	97	1953	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	82	1461	0	97	1996	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1758	3838		163	5016				1576		
v/s Ratio Prot			0.29		0.06	0.40						
v/s Ratio Perm		0.05								0.01		
v/c Ratio		0.05	0.38		0.60	0.40				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.1	0.3		3.8	0.2				0.0		
Delay (s)		0.1	3.6		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.46		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	121
Future Volume (vph)	121
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	127
RTOR Reduction (vph)	0
Lane Group Flow (vph)	127
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.08
v/c Ratio	0.08
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	18	2	46	17	29
Future Vol, veh/h	39	18	2	46	17	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	21	2	53	20	34

Major/Minor	Major1		Minor1	
Conflicting Flow All	0	0	58	60
Stage 1	-	-	56	-
Stage 2	-	-	2	-
Critical Hdwy	-	-	3.7	3.7
Critical Hdwy Stg 1	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	2.9	2
Pot Cap-1 Maneuver	-	-	1197	1721
Stage 1	-	-	1167	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	1195	1721
Mov Cap-2 Maneuver	-	-	1195	-
Stage 1	-	-	1167	-
Stage 2	-	-	-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.52
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1480	-	-
HCM Lane V/C Ratio	0.036	-	-
HCM Ctrl Dly (s/v)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1458	1896	110	0	79
Future Vol, veh/h	0	1458	1896	110	0	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1585	2061	120	0	86

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1030
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	820
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	-	-	-	-	-	820
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	820
HCM Lane V/C Ratio	-	-	-	0.105
HCM Ctrl Dly (s/v)	-	-	-	9.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection						
Int Delay, s/veh	2					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	23	38	66	98	0
Future Vol, veh/h	0	23	38	66	98	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	25	41	72	107	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	261	107	107	0	-	0
Stage 1	107	-	-	-	-	-
Stage 2	154	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1053	1662	1478	-	-	-
Stage 1	1161	-	-	-	-	-
Stage 2	1126	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1022	1662	1478	-	-	-
Mov Cap-2 Maneuver	1022	-	-	-	-	-
Stage 1	1127	-	-	-	-	-
Stage 2	1126	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.2	2.74	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	658	-	1662	-	-
HCM Lane V/C Ratio	0.028	-	0.015	-	-
HCM Ctrl Dly (s/v)	7.5	0	7.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

Intersection						
Int Delay, s/veh	2.4					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	22	2	45	0	3	17
Future Vol, veh/h	22	2	45	0	3	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	24	2	49	0	3	18

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	74	49	0	0	49	0
Stage 1	49	-	-	-	-	-
Stage 2	25	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1185	1735	-	-	1552	-
Stage 1	1204	-	-	-	-	-
Stage 2	1222	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1183	1735	-	-	1552	-
Mov Cap-2 Maneuver	1183	-	-	-	-	-
Stage 1	1204	-	-	-	-	-
Stage 2	1220	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.03	0	1.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1215	270	-
HCM Lane V/C Ratio	-	-	0.021	0.002	-
HCM Ctrl Dly (s/v)	-	-	8	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Appendix I

Turn Lane Analysis Worksheets

A.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

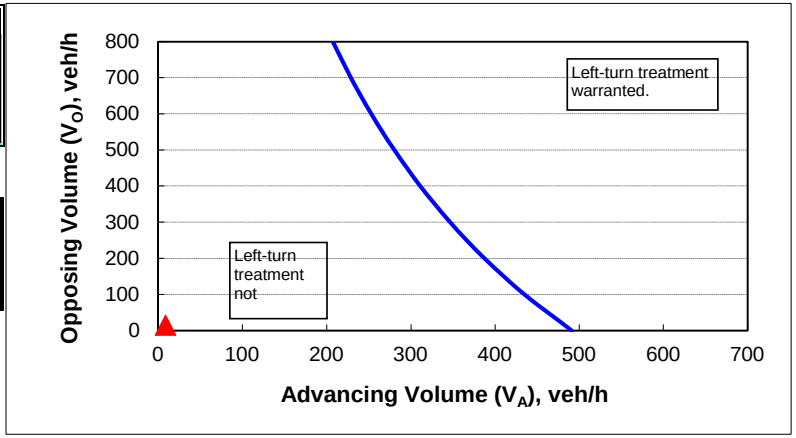
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	9
Opposing volume (V_O), veh/h:	14

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	483
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

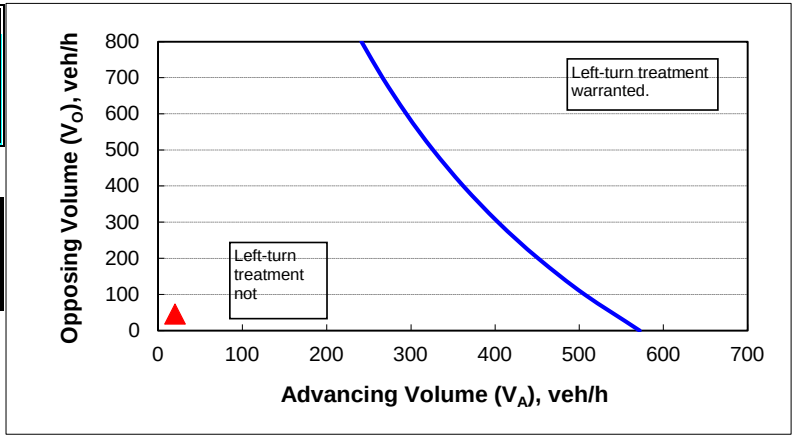
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	15%
Advancing volume (V_A), veh/h:	20
Opposing volume (V_O), veh/h:	45

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	541
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

A.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

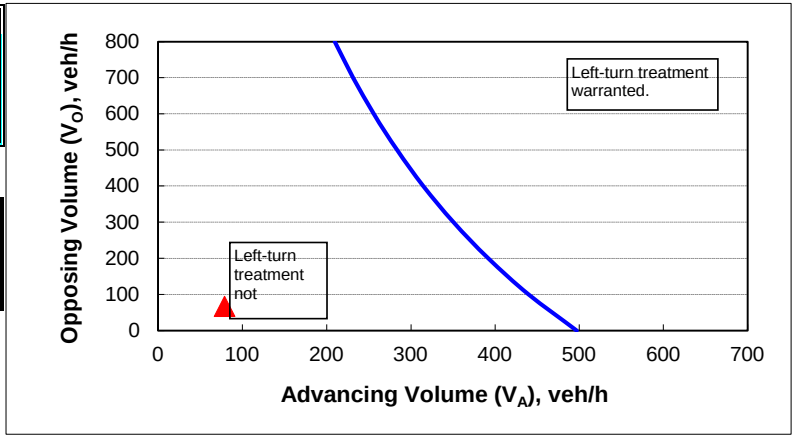
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	79
Opposing volume (V_O), veh/h:	66

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	458
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

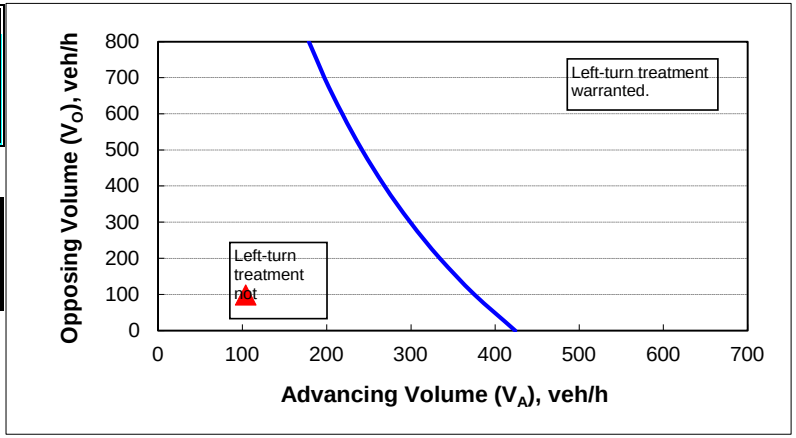
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	37%
Advancing volume (V_A), veh/h:	104
Opposing volume (V_O), veh/h:	98

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	376
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn

January 22, 2026

Town of Pembroke Park
Mr. Stanley W. Merantus, MSCE
Public Services Director
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

Re: Home Depot
Parking Demand Analysis
Town of Pembroke Park, Florida

Dear Mr. Merantus:

Kimley-Horn and Associates, Inc. has performed a parking demand analysis to determine the anticipated parking demand to support the parking ratio for the proposed home improvement store in the Town of Pembroke Park, located at 3131 W Hallandale Beach Boulevard, Florida. The proposed redevelopment will include a 107,874-sf home improvement store, a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Currently the site proposed for redevelopment is occupied by 52,084-sf of mini-warehouse space, 39,280-sf of office space, and a vacant drive-in bank. A site plan is provided in Attachment A. The following section summarizes the parking analysis.

CODE PARKING REQUIREMENTS

The proposed redevelopment consists of a 107,874-sf home improvement store with a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Based on similar sites, approximately 50 employees are expected to be on site on average during any given time. Article VII- Section 28-301 of the Town of Pembroke Park Land Development Code defines the parking requirements for commercial developments in the Town of Pembroke Park. Based upon these requirements, the site parking requirements were calculated as summarized in Table 1, below. Application of the City's parking requirements identified a code-required parking supply of one (1) parking space for every 300-sf floor area. In addition, one (1) parking space must be provided for every four (4) persons employed or intended to be employed in such business. Based on these parking rates, a total of 399 parking spaces are expected to be required by City code.

Table 1: Town of Pembroke Park Required Parking

Use	Intensity	Code Parking Rate	Required Parking
Commercial Space	107,874(1) sf	1 Space / 300 sf	360
	7,381 sf	1 Space/ 300 sf	25
	50(2) Home Depot Employees	1 Space / 4 Employees	13
	4(2) Out Parcel Employees	1 Space / 4 Employees	1
Total Code-Required Parking			**399**

Note: (1) Section 28-301 applies only to square footage contained within the building. Because the garden center is not with the building, that square footage has been excluded for this calculation.
(2) Average number of expected employees on site at any given time

The current site plan proposes a total of 283 parking spaces on-site, 116 parking spaces fewer than code-required. The following sections provide the analysis that will be used in the parking study to support the parking supply variance of the project.

DATA EVALUATION OF PARKING RATIOS

We have reviewed and evaluated the parking demand data to determine the anticipated parking requirements for the proposed redevelopment in comparison to the requirements defined in the Town of Pembroke Park Code. The following evaluation has been undertaken using data obtained from Parking inventory and demand data collected at a similar facility located at 1951 S State Road 7 in West Park, FL 33023. Parking inventory and demand data collection was conducted during two (2) 17 hour periods, (6 A.M. to 11 P.M.) in one-hour increments during (1) one typical weekday (Tuesday, Wednesday, or Thursday) and one (1) weekend (Friday or Saturday).

Parking Supply Rates Derived from Local Data

An evaluation of parking demand was conducted by evaluating parking supply and demand data collected at a surrogate site located at 1951 S State Road 7 in West Park, Florida. The collected parking data is provided as Attachment B.

As discussed previously, typical weekday and weekend parking demand data was collected at the study site from 6:00 A.M to 11:00 P.M. on Thursday, May 08, 2025, and from 6:00 A.M. to 11:00 P.M. on Saturday, May 10, 2025. An inventory of existing parking spaces was also taken during data collection. Parking demand data was collected during a typical weekday and weekend for 17 hours in order to identify the overall peak parking demand and calculate the peak parking occupancy. In order to provide a conservative analysis, the appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) was applied based on the dates of data collection to the collected parking data to adjust for peak season conditions. Parking demand rates were calculated based on the observed demand at the count site and the existing commercial square footage of the study site. Table 2 summarizes the demand observations for the study site. As shown, the peak weekday and weekend demand ratio from the study sites is 2.28 spaces/ksf and 2.35 spaces/ksf.

Table 2: Local Parking Demand Rate

Site			**Surrogate Site (1951 S State Road 7)**
Total Parking Supply			**534**
Observed Parking Demand (Spaces)		Weekday	284
		Weekend	293
PSCF			1.01
Peak Season Parking Demand (Spaces)		Weekday	287
		Weekend	296
Study Site Commercial Space Area (Square feet)			125,822 sf(1)
Parking Demand Rate	**Per Ksf**	**Weekday**	**2.28 spaces/ksf**
		Weekend	**2.35 spaces/ksf**
Proposed Site Home Improvement Store Area (Square feet)			**107,874 sf**
Project Peak Home Improvement Store Parking Demand			**254 spaces**

Note: (1) It is assumed that the adjusted building square footage, which is based on Broward County's property appraiser website, excludes the garden center. This was verified by conducting a cursory review of an aerial image.

Based on the determined peak parking demand of 2.35 spaces per ksf, the proposed home improvement store is projected to have a peak parking demand of 254 spaces. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. The current site plan proposes 283 parking spaces on-site, which is equal to the projected demand of 279 spaces, as shown in Table 3.

Table 3: Parking Demand

Site	Home Improvement Store
Project Peak Home Improvement Store Parking Demand	254 spaces
Commercial Outparcel Required Parking	26 spaces
Total Projected Peak Parking Demand	**280 spaces**

CONCLUSION

Although the minimum parking required was determined to be 399 spaces based on the city code requirements, the projected peak parking demand for the proposed home improvement store was calculated to be 254 spaces based on data collected at a comparable local site. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. Therefore, the provided parking supply of 283 spaces is expected to be sufficient for the sites peak parking demand. Table 4 summarizes the results of the parking demand analysis.

Table 4: Parking Demand Analysis Results

Evaluation	Proposed Parking	1: City Code Requirements	2: Total Projected Peak Parking Demand
Expected Parking Demand	283 spaces	399 spaces	280 spaces

Should you have any questions regarding this analysis, please feel free to contact me.

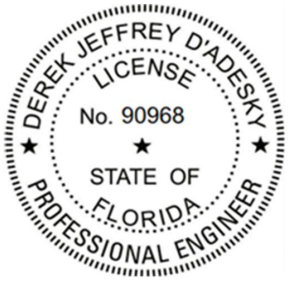
KIMLEY-HORN AND ASSOCIATES, INC.

Derek J. d'Adesky, P.E.



Attachments

Attachment A – Location Map
Attachment B – Parking Demand Data



Derek Jeffrey d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

Derek d'Adesky Digitally signed by Derek d'Adesky Date: 2026.01.22 16:42:48 -05'00'

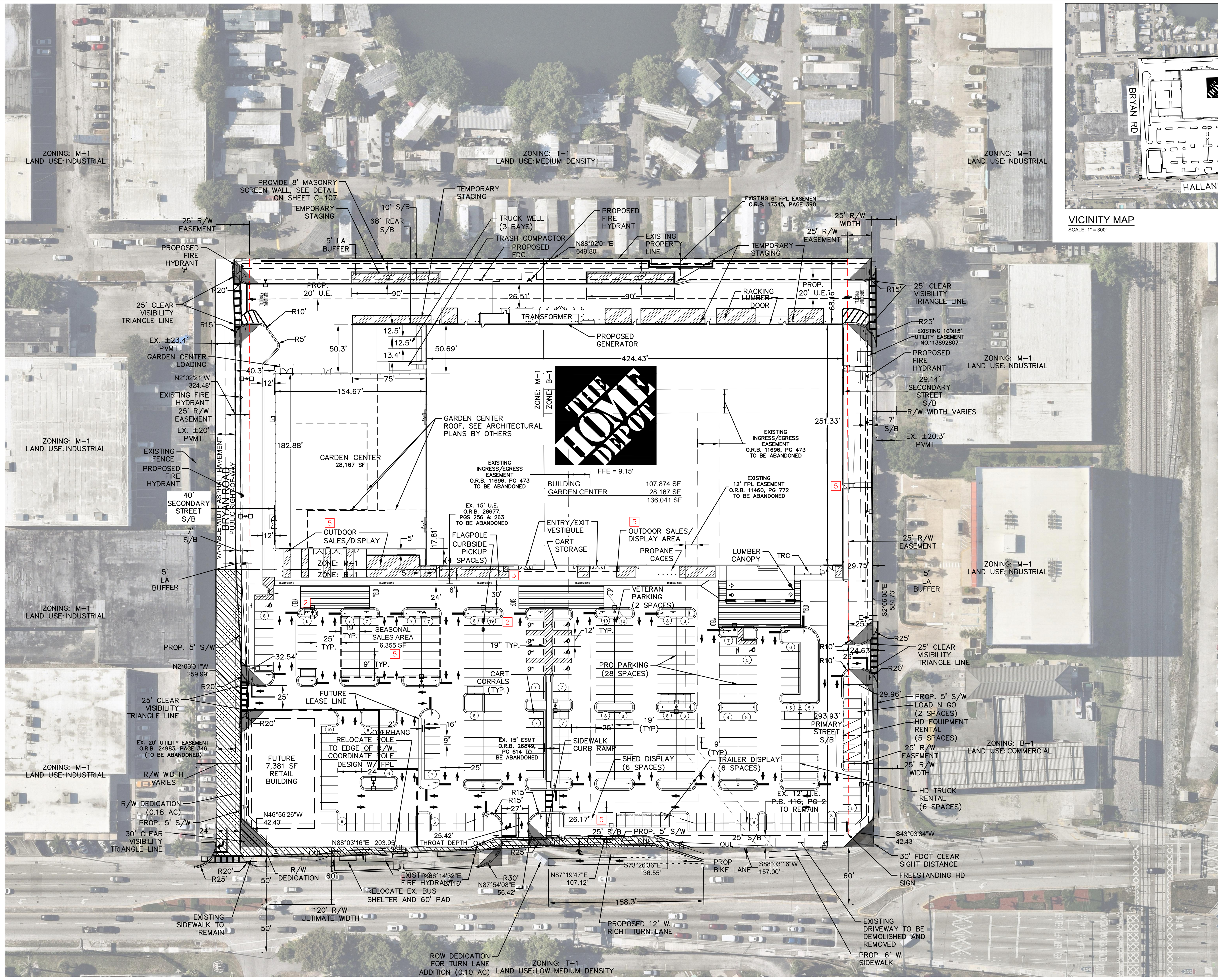
Printed copies of this document are not considered signed and sealed and the signature must be verified on

\\kimley-horn.com\fl_ftl1\ftl_tpto\047096448 hd town of pembroke park\parking\memo\2025 05 27 home depot parking demand study.docx

Attachment A

Site Plan

Plotted By: Cannetti, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 22, 2026 11:20:19am K:\VRB_LDEV\Home Depot_New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





VICINITY MAP
SCALE: 1" = 300'

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2 25-P-01 DRC 2
25-PR-01 DRC 2 25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING. DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 / 300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
1 FUTURE RETAIL (7,381 SF)	1 / 300 SF	26 STALLS
+ 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
4 LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA	3,177 SF	9,348 SF

(SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
1	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	290 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
2	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF, WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
3	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMPRISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
4	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
5	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PETER J. VAN RENS
LICENSE No. 55553
DATE: 1/22/2026
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	047096448
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	KB
DRAWN BY	KB
CHECKED BY	PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Attachment B

Parking Data

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/8/2025

Day: Thursday

Space Type	LOT-001					
	Regular	Handicap	Pro Customer Parking	Rental today	Reserved Curside Pickup	Illegal
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	116	7	3	17	2	0
7:00 AM	103	6	4	17	1	1
8:00 AM	214	11	4	17	0	0
9:00 AM	254	9	5	17	1	1
10:00 AM	269	9	5	17	1	2
11:00 AM	264	11	5	17	0	0
12:00 PM	246	12	5	16	0	0
1:00 PM	234	12	3	16	0	1
2:00 PM	212	12	4	16	1	1
3:00 PM	201	10	5	17	0	1
4:00 PM	168	8	4	16	0	0
5:00 PM	178	7	5	16	1	0
6:00 PM	162	12	5	17	1	0
7:00 PM	145	9	5	17	1	0
8:00 PM	122	3	5	17	2	0
9:00 PM	90	5	2	17	0	1
10:00 PM	89	2	3	17	1	1

Notes: ***LOT-001 (Regular) -*** *1 large vehicle occupied 2 spaces for the entire study , counted as 2 occupancy.*

1 trailer occupied 2 spaces for the entire study, counted as 2 occupancy.

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/10/2025

Day: Saturday

	LOT-001					
Space Type	**Regular**	**Handicap**	**Pro Customer Parking**	**Rental today**	**Reserved Curside Pickup**	**Illegal**
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	64	1	3	15	1	1
7:00 AM	98	2	4	15	2	0
8:00 AM	145	2	4	14	0	0
9:00 AM	186	6	5	14	0	0
10:00 AM	251	11	5	12	1	0
11:00 AM	273	12	5	11	3	1
12:00 PM	256	11	5	11	2	1
1:00 PM	268	13	5	11	2	2
2:00 PM	234	10	2	11	0	1
3:00 PM	242	13	5	12	3	0
4:00 PM	178	11	5	12	1	0
5:00 PM	174	7	5	14	2	0
6:00 PM	140	7	5	13	2	0
7:00 PM	114	9	5	13	2	0
8:00 PM	115	5	4	14	1	0
9:00 PM	97	4	3	14	0	0
10:00 PM	96	4	3	14	0	0

Notes: ***LOT-001 (Regular) -*** *1 large trailer truck occupied 9 spaces from 6am-10pm, counted as 9 occupancy.*

2 food truck occupied 3 spaces each from 11am-6pm, counted as 6 occupancy.

Peak Season Conversion Factor

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.99

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.00
2	01/07/2024 - 01/13/2024	1.01	1.02
3	01/14/2024 - 01/20/2024	1.04	1.05
4	01/21/2024 - 01/27/2024	1.03	1.04
5	01/28/2024 - 02/03/2024	1.02	1.03
6	02/04/2024 - 02/10/2024	1.01	1.02
7	02/11/2024 - 02/17/2024	1.00	1.01
8	02/18/2024 - 02/24/2024	1.00	1.01
9	02/25/2024 - 03/02/2024	1.00	1.01
10	03/03/2024 - 03/09/2024	0.99	1.00
11	03/10/2024 - 03/16/2024	0.99	1.00
12	03/17/2024 - 03/23/2024	0.99	1.00
13	03/24/2024 - 03/30/2024	0.99	1.00
14	03/31/2024 - 04/06/2024	0.99	1.00
15	04/07/2024 - 04/13/2024	0.99	1.00
16	04/14/2024 - 04/20/2024	0.99	1.00
17	04/21/2024 - 04/27/2024	0.99	1.00
18	04/28/2024 - 05/04/2024	1.00	1.01
19	05/05/2024 - 05/11/2024	1.00	1.01
20	05/12/2024 - 05/18/2024	1.00	1.01
21	05/19/2024 - 05/25/2024	1.01	1.02
22	05/26/2024 - 06/01/2024	1.02	1.03
23	06/02/2024 - 06/08/2024	1.03	1.04
24	06/09/2024 - 06/15/2024	1.04	1.05
25	06/16/2024 - 06/22/2024	1.04	1.05
26	06/23/2024 - 06/29/2024	1.04	1.05
27	06/30/2024 - 07/06/2024	1.04	1.05
28	07/07/2024 - 07/13/2024	1.04	1.05
29	07/14/2024 - 07/20/2024	1.04	1.05
30	07/21/2024 - 07/27/2024	1.02	1.03
31	07/28/2024 - 08/03/2024	1.01	1.02
32	08/04/2024 - 08/10/2024	1.00	1.01
33	08/11/2024 - 08/17/2024	0.99	1.00
34	08/18/2024 - 08/24/2024	0.99	1.00
35	08/25/2024 - 08/31/2024	0.99	1.00
36	09/01/2024 - 09/07/2024	1.00	1.01
37	09/08/2024 - 09/14/2024	1.00	1.01
38	09/15/2024 - 09/21/2024	1.00	1.01
*39	09/22/2024 - 09/28/2024	1.00	1.01
*40	09/29/2024 - 10/05/2024	1.00	1.01
*41	10/06/2024 - 10/12/2024	1.00	1.01
*42	10/13/2024 - 10/19/2024	1.00	1.01
*43	10/20/2024 - 10/26/2024	1.00	1.01
*44	10/27/2024 - 11/02/2024	0.99	1.00
*45	11/03/2024 - 11/09/2024	0.99	1.00
*46	11/10/2024 - 11/16/2024	0.99	1.00
*47	11/17/2024 - 11/23/2024	0.99	1.00
*48	11/24/2024 - 11/30/2024	0.99	1.00
*49	12/01/2024 - 12/07/2024	0.99	1.00
*50	12/08/2024 - 12/14/2024	0.99	1.00
*51	12/15/2024 - 12/21/2024	0.99	1.00
52	12/22/2024 - 12/28/2024	1.01	1.02
53	12/29/2024 - 12/31/2024	1.04	1.05

* PEAK SEASON

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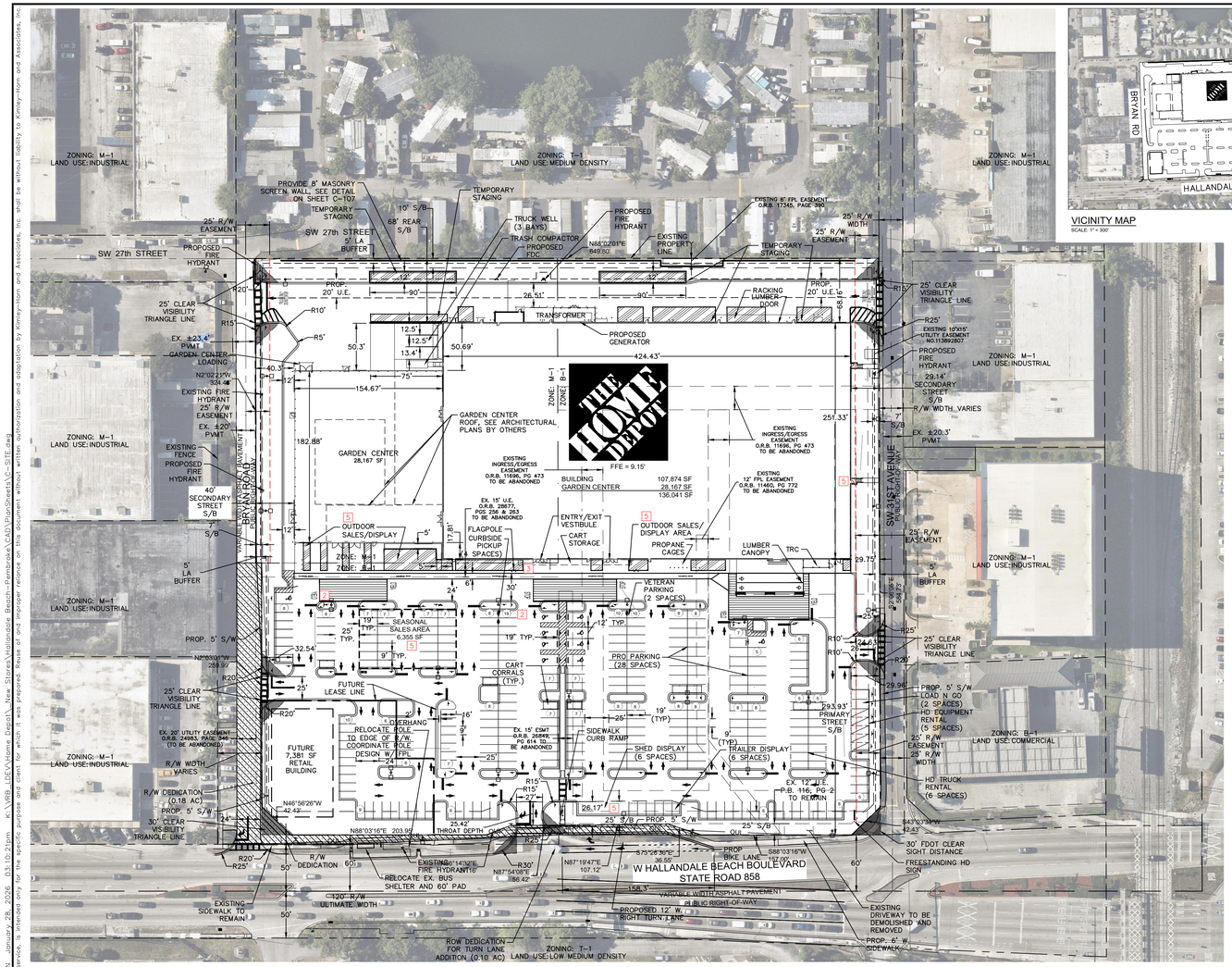

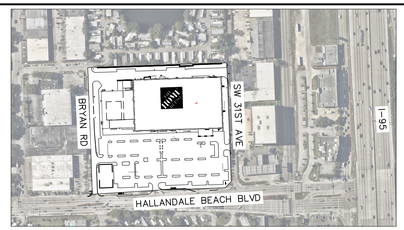

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SCALE: 1" = 300'

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FUTURE RETAIL (7,381 SF)	1 /300 SF	26 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADING	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S): THE PROPOSED SITE CONSISTS OF 7 PARCELS
514229020010, 514229020012, 514229020011, 514229020013, 514229020020, 514229000090, 514229000091

JURISDICTION: TOWN OF PEMBROKE PARK, FL

ZONING CLASSIFICATION EXISTING: B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)

ZONING CLASSIFICATION PROPOSED: B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)

[4] LAND USE EXISTING: COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)

LAND USE PROPOSED: COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	267 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS, No. 85883, STATE OF FLORIDA, PROFESSIONAL ENGINEER, DATE: 10/02/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

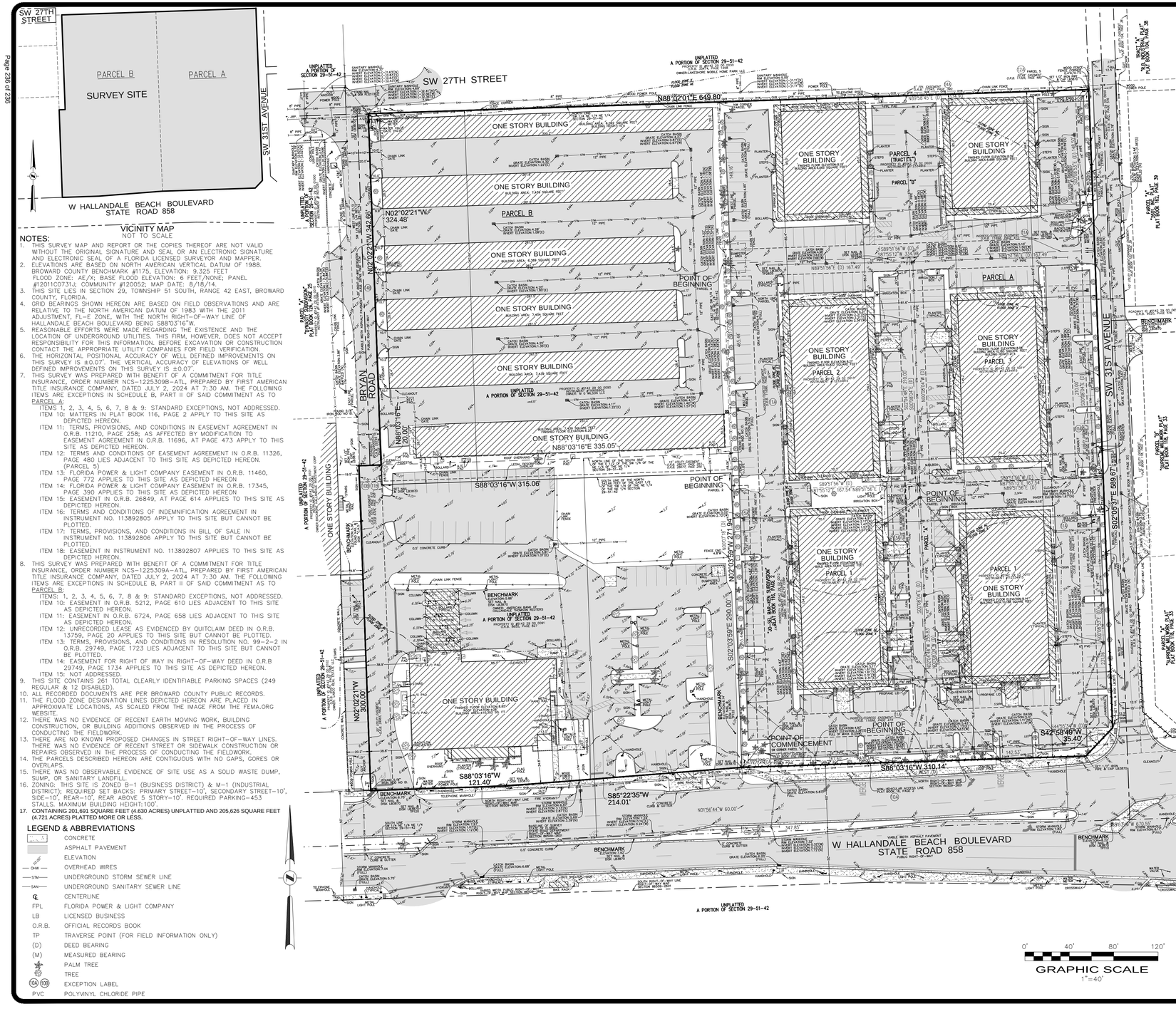
KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By:Connett, Nick Sheet Set:HALLANDALE Layout:C-100 OVERALL SITE PLAN January 28, 2026 03:10:21pm K:\WEB_LIB\Work Depot_New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   - ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   - ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
00.00	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
(10A) (10B)	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID TRACT "E" IS FULLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP:

John F Pulice

Digitally signed by John F Pulice
Date: 2025.06.09 14:26:22 -04'00'

BY: JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-5/19/25	AS
1	74291-ORIGINAL SURVEY-12/7/24	AS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

Agenda Item Report

Subject:	Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen File No.: 25-SP-02 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center. RESOLUTION NO: 2026-018 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

	A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01-25-SP-02 Home Depot
02- Site Plan Application
03-Site Plan Narrative - Home Depot
04-Plat Determination Letter - Home Depot
05-Colored Elevations
Resolution NO: 2026-018

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-SP-02 / Home Depot Site Plan Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST:
The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

COMPANION ITEMS TO BE CONSIDERED:

- 25-PR-01 Parking Reduction
- 25-P-01 Special Permit
- 25-SV-04 Sign Variance

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:

NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND

The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.

PROJECT ANALYSIS

The proposed project includes one building with a garden center, with a total of 136,041 square feet.

The proposed site plan was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Landscape Architect, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made prior to Town Council approval. The project will be required to pay impact fees at the time of building permit.

Comprehensive Plan and Zoning Analysis

The subject land is identified on the Town's Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "C" Commercial.

The M-1 zoning district is intended for industrial uses certain large retail uses; the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "I" Industrial. The M-1 Industrial Zoning District was amended per Ordinance No. 2025-004 to allow for certain large retail uses within the district. A commercial flex allocation application was submitted concurrently with the site plan application to allow for commercial uses within the M-1 zoning district. Per Sec. 28-211.5.m, commercial flexibility can be requested for retail uses with a minimum building square footage of 75,000 square feet as part of a unified development site with direct access to Hallandale Beach Boulevard.

Site Zoning Requirements

The maximum height allowed on the site is 100 feet. The proposed height of the big box retail is 37'.

Use	Front Setback (W. Hallandale Beach Blvd.)		Side Setback (Bryan Road)		Side Setback (SW 31st Ave)		Rear Setback	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Big Box Retail	10 ft	293.97 ft	10 ft	40 ft	10 ft	29.77 ft	10 ft	68 ft

Waivers
Using Section 13.5-38.e.2.- Impervious surface requirements for all uses, the applicant is requesting a wavier for the maximum impervious requirement of 0.80. The applicant is proposing 84.2% of impervious area coverage.

Architecture
The proposed project is compatible with the surrounding parcels. Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

The proposed project follows design guidelines from Home Depot corporation; the applicant has worked closely with the Town Planner to achieve an architectural style that aligns with the Town's building design and Home Depot's aesthetic.

Parking/Traffic
A parking reduction is being requested under application 25-PR-01. The proposed development will provide 283 parking spaces. An additional 33 accessory parking spaces—used for Load-N-Go, truck rental, trailer displays, equipment rental, and the cart corral—are not included in the 283-space total. The project's primary access point is from W. Hallandale Beach Boulevard, with Bryan Road and SW 31st Avenue serving as secondary access points. The applicant has submitted an FDOT letter for W. Hallandale Beach Boulevard and has complied with all FDOT requirements.

Traffic Impact Analysis
As part of the application the applicant provided a Traffic Impact Analysis. The Traffic Impact Analysis details the projected vehicle trip the proposed uses on site will generate. The report determined that the proposed project will not degrade the level of service on W. Hallandale Beach.

Plat
A platting determination letter from the Broward County Planning Council, dated February 24, 2025, for a "non-residential development" confirmed that replatting is not required.

RECOMMENDATION

The Consultant Town planner recommends approval subject to the following conditions.

1. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.
2. At time of application for a Building Permit, the Property Owner shall provide a copy of all approved plans associated with the Home Depot development to the Building Department.
3. The Project will be required to pay impact fees at the time of building permit.
4. Provide copies of the recorded right-of-way easement of Bryan Road and SW 31st Avenue, prior to the issuance of the building permit.
5. Left turn subject to approval by FDOT prior to the issuance of the Certificate of Occupancy (CO).
6. Provide right-of-way dedication and/or right-of-way easement to Broward County to comply with the Broward Trafficways Plan prior to the issuance of the Certification of Occupancy (CO).
7. The site is a combination of seven (7) parcels. Provide a Unity of Title Agreement or Lot Combination; Unity of Title or Lot combination, prior to the issuance building permit.
8. All existing easements that are proposed to be abandoned and that are encroaching onto the proposed building must be abandoned prior to the issuance of the building permit.
9. All DRC comments must be satisfied prior to Town Commission.

ATTACHMENTS
Application
Project Narrative
Plat Letter from Broward County
Color Elevations

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	9.13 ac	Site Plan Review
Address		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -0013
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for Site Plan approval to redevelop the above-described Property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:48 -04'00' 08 / 11 / 2025

Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated January 27, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Site Plan Narrative

Dear Mr. Vonder-Meulen:

INTRODUCTION

Home Depot USA, Inc. (the "Applicant") is requesting development approvals to build a 107,874 square foot Home Depot store with a 28,157 square foot garden center and an approximately 7,381 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The uses within the 7,381 square foot commercial building have not been determined as of this time; however, any future development on the outparcel will be subject to review by the Town in accordance with the regulations in effect at the time applications are submitted.

PROJECT CONTACT

Tracy Lautenschlager
Greenberg Traurig, P.A.
401 E. Las Olas Blvd., Suite 2000,
Fort Lauderdale, FL 33301
Tel. 954.768.8270
Email: tracy.lautenschlager@gtlaw.com

LOCATION AND PROPERTY CONTROL NUMBER

The Property is comprised of seven (7) folio numbers, which are listed below:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)

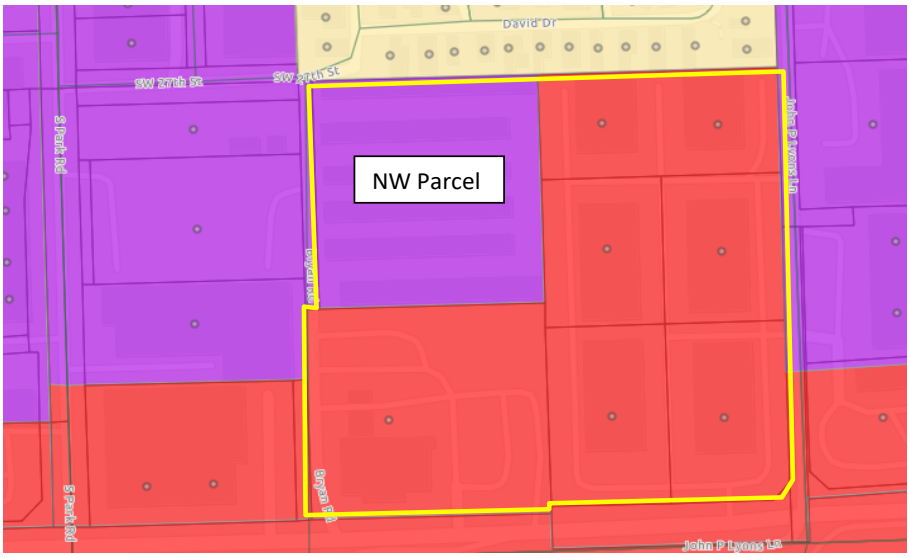
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
- 3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

An aerial of the Property is shown below. The Property is north of Hallandale Beach Boulevard, west of I-95, near Bryan Road and SW 31 Avenue.



LAND USE AND ZONING

As shown on the map below, the Property, with the exception of the NW Parcel, has a B-1 zoning designation and a "Commercial" land use designation. The NW Parcel has a M-1 zoning designation and an "Industrial Land Use" designation. The M-1 zoning regulations were recently amended to permit a large retail use such as the proposed Home Depot store.



SUBJECT REQUEST

To allow for the development of the Project, the Applicant is requesting the following approvals from the Town Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

HISTORY

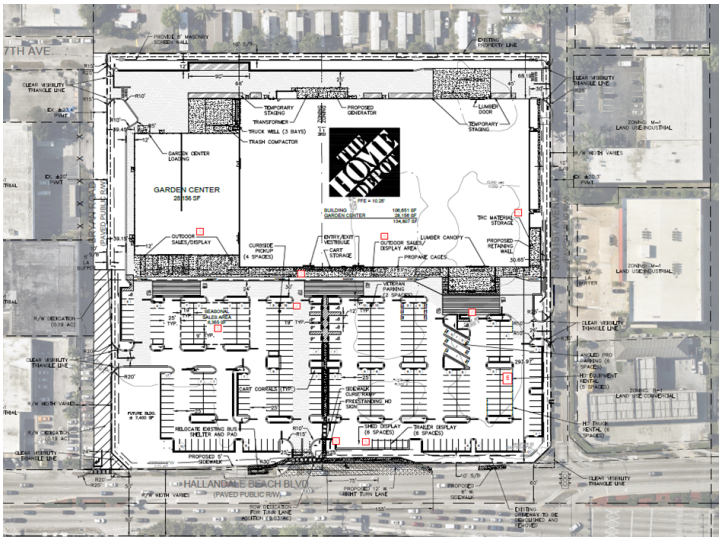
As shown in the aerial above, the Property is developed with 6 commercial/industrial office buildings to the east, 6 self-storage buildings to the northwest of the Property, and a bank at the southwest corner of the Property. All of these buildings will be demolished to accommodate the Project.

SURROUNDING PROPERTIES

To the east and west of the Property are industrial and commercial buildings, including a self-storage facility, a RaceTrac gas station, and Goodwill. To the north of the Property is the Lakeshore Mobile Home Park.

SITE PLAN

The Site Plan for the Home Depot proposes a 107,874 square foot Home Depot store with a 28,157 square foot garden center and an approximately 7,381 square foot commercial outparcel at the southwest corner of the Property.



Parking for the Home Depot will be in the front of the building with approximately 255 parking spaces. In addition to the 255 parking spaces, the parking area will include load-n-go parking spots, truck rental spaces, trailer and shed display spaces, equipment rental spaces and cart corrals. These features are unique to a Home Depot type of use and enhance and improve the efficient operation of the site.

The Property will have one main entry along Hallandale Beach Boulevard as well as two supplemental curb cuts along Bryan Road and SW 31st Avenue for access to the parking field. The Project is proposing a 12' wide right turn into the Property from Hallandale Beach Boulevard. Loading and racking for the Project will be in the rear of the Property and will be accessible through two additional curb cuts along Bryan Road and SW 31st Avenue.

CONCLUSION

The Project will provide a significant beneficial redevelopment of the area and economic impact for the Town of Pembroke Park. As noted in the Economic Impact Analysis prepared by consulting group EY, the Project will create 115 one-year construction jobs, 184 long-term jobs with an average salary of $44,500 per employee, approximately $2,000,000.00 in new property tax in the first 10 years, and approximately $180,000.00 in annual taxes to the Town.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

BROWARD COUNTY Planning Council

February 24, 2025

Cushla E. Talbut
Greenberg Traurig
401 East Las Olas Boulevard, Suite 2000
Fort Lauderdale, Florida 33301

Via Email Only

Dear Ms. Talbut:

Re: Platting requirements for a parcel legally described as Parcels A and B, "Jo-Sel Bar-Ken Subdivision," according to the Plat thereof, as recorded in Plat Book 116, Page 2, of the Public Records of Broward County, Florida, together with a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the northwest corner of Hallandale Beach Boulevard and John P-Lyons Lane/Southwest 31 Avenue, in the Town of Pembroke Park.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Regarding the portion of the proposed development located within the "Jo-Sel Bar-Ken Subdivision," Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 31, 1983. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. It is noted that per BCLUP Policy 2.17.6, to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require development is set back from identified rights-of-way while providing an administrative relief process to ensure the set back does not deny all beneficial use of the property.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. Jo-Sel Bar-Ken Subdivision) is combined with unplatted lands (i.e. a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East), BCLUP Policy 2.13.1 **would not require platting** if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the post-1953 portion constitutes a majority of the enlarged parcel (4.7 acres) and the development parcel is less than 10 acres total (9.3 acres).

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The Town of Pembroke Park's platting requirements should be investigated.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

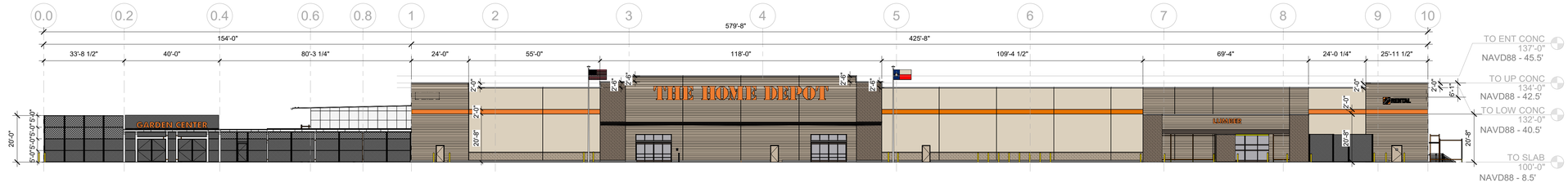
Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

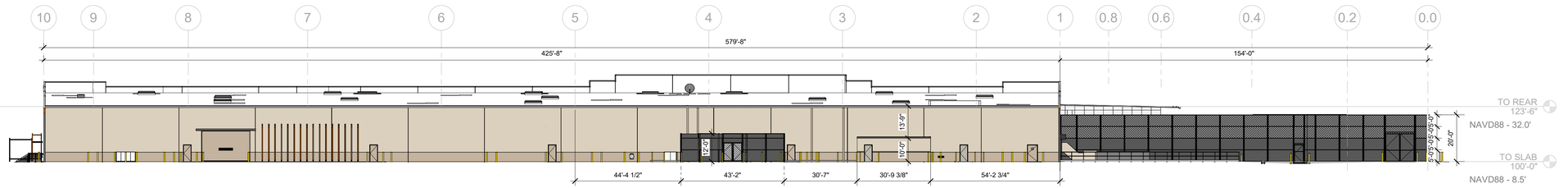
cc/email: David Lynch, Town Manager
Town of Pembroke Park

Mike Vonder Meulen, AICP, Town Planning Consultant
Town of Pembroke Park



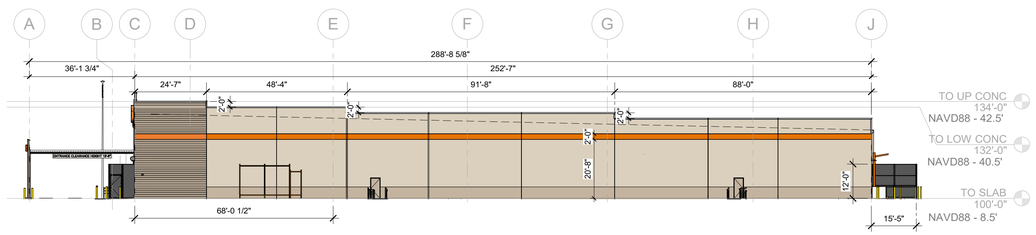
1 exterior elevation - front (south)

SCALE | 3/64" = 1'-0"



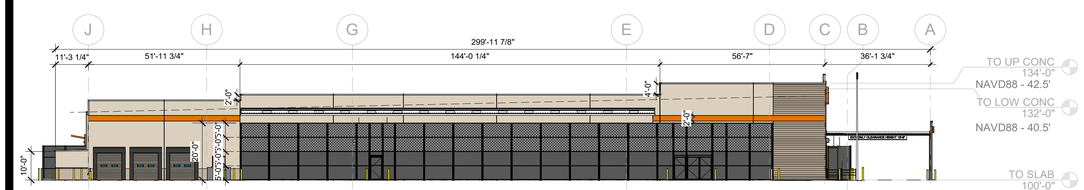
2 exterior elevation - rear (north)

SCALE | 3/64" = 1'-0"



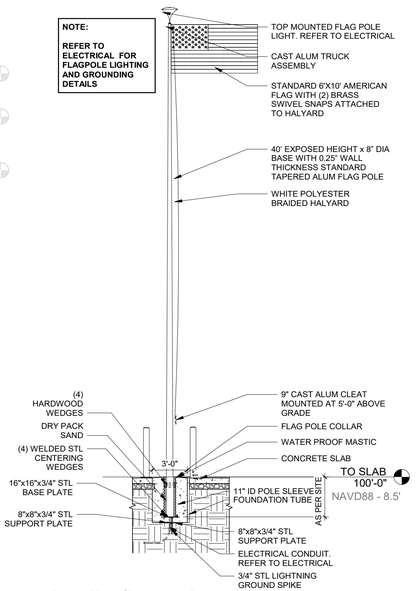
3 exterior elevation - trc side (east)

SCALE | 3/64" = 1'-0"



4 exterior elevation - garden center side (west)

SCALE | 3/64" = 1'-0"



5 detail - flag pole

SCALE | 3/16" = 1'-0"

exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	METAL	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	TILT PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	TILT PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	TILT PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED	DARK GREY	STANDARD
9	SECURITY FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
10	CHAIN LINK FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	NATURAL	STANDARD
14	SIGNAGE	METAL	PRE-FINISHED	ORANGE	CUSTOM
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRONZE ANODIZED	STANDARD
16	LIGHTING	METAL	PRE-FINISHED	BRONZE	STANDARD
17	EQUIPMENT	STEEL	PRE-FINISHED	GRAY	STANDARD
18	OVERHEAD COILING DOOR PERFORATED	STEEL	PRE-FINISHED	GRAY	STANDARD
19	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD
20	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD

paint finish schedule

MARK	PITT COLOR NAME AND NO.
P-1	THD HOMER BUCKET ORANGE*
P-2	THD BEIGE*
P-3	THD SUEDE*
P-4	"WICKER BASKET" PPG1020-6
P-5	THD BRONZE*
P-6	CLOUDY SLATE PPG0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	PACKAGED WHITE (NO TINT)
P-10	STARLESS SKY PPG0995-7
P-11	
P-12	PREFINISHED STANDARD MANUFACTURER'S WHITE

*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR CODE



Concrete Tilt-up Color Palette



Concrete Tilt-Up Textures

architect + engineer

ARCHITECT:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

STRUCTURAL:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

MEP ENGINEER:
Acies Engineering
400 N. McCarthy Blvd.,
Suite 250
Milpitas, CA 95035

FP & FA ENGINEER:
Code Consultants, INC.
2043 Woodland Parkway
Suite 300
St. Louis, MO 63146

owner

THE HOME DEPOT
2455 PACES FERRY ROAD,
C-19
ATLANTA, GA 30339-4024
PHONE: (770) 433-8211

project info

PEMBROKE PARK

HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33021

project no. | 202404100

issue dates

#	Description	Date
	SITE PLAN COMMENTS	09/22/25
	SITE PLAN COMMENTS	10/13/25
	SITE PLAN COMMENTS	01/09/26

designed by: AS
checked by: JB
prototype version: 26H1

seal

SITE PLAN REVIEW FOR REFERENCE ONLY NOT FOR CONSTRUCTION

sheet info

EXTERIOR ELEVATIONS

_A2.03

1/9/2026 10:57:55 AM

general | civil | landscaping | structural | architectural | interiors | equipment | plumbing | mechanical | electrical | technology | refrigeration | fire protection | fire alarm

RESOLUTION NO. 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT 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 for application 25-SP-02 application located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue at their March X, 2026, meeting; discussed the matter; and voted to recommend approval of the amendment to the Site Development Plan, subject to the conditions recommended by the Town Planner (planning report attached as Exhibit A); and

WHEREAS, the Town Commission desires approve the Site Development Plan application subject to the conditions set forth 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 amendment for application 25-SP-02 located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue is approved subject to the conditions set forth by the Town Planner (see Exhibit A).

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 25 day of March , 2026

ATTEST:

GEOFFREY JACOBS
Mayor

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen File No.: 25-SV-04 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs. RESOLUTION NO: 2026-019 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center and a 7,400 square foot commercial out parcel. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-019
01-25-SV-04 Home Depot Sign Variance
02- Sign Variance Application
03-Justification Statement
04-Sign Exhibit
05-Survey - Home Depot

RESOLUTION NO. 2026-019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Greenberg Traurig, P.A., ("Agent") for the owner Home Depot USA Inc., the ("Applicant") of the property located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park, Florida has applied for a sign variance pursuant to Chapter 21, Division 4 of the Town of Pembroke Park ("Town") code, the application is attached hereto and incorporated herein as **Exhibit "A."**; and

WHEREAS, the Applicant is requesting the following three (5) sign variances:

1. A variance from §21-20(c)(1) to allow for four (4) wall signs in lieu of the one (1) wall sign permitted by the Town code;
2. A variance from §21-20(c)(1)(A) to allow for a 36" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
3. A variance from §21-20(c)(1)(A) to allow for a 72" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
4. A variance from §21-20(c)(1)(B) to allow for a 28'-9" long sign in lieu of the 20' foot length permitted by the Town code;
5. A variance from §21-20(c)(1)(B) to allow for a 72'-11" long sign long sign in lieu of the 20' foot length permitted by the Town code;

WHEREAS, §21-72 of the Town code provides that a variance may be granted whenever the enforcement of the applicable Town code results in an undue hardship upon a party and does not endanger the health, safety, and welfare of the resident of the Town; and

WHEREAS, §21-73 of the Town code provides that the application for a variance shall contain all the information required in a sign permit, the variance requested, and the reasons why the variance is desired and the details of the resulting hardship; and

WHEREAS, the Town Commission considered the application, through a presentation of the Town's professional consultant at its February xx, 2026 commission workshop ; and

WHEREAS, the Town Commission held a public hearing and considered the input of the public; and,

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida, finds the Applicant's variance application, attached hereto and incorporated herein as **Exhibit "A,"** is sufficient and that the enforcement of the applicable Town code results in an undue hardship upon the applicant and does not endanger the health, safety, and welfare of the resident of the Town.

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

Section 1. The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2. The Town Commission of the Town of Pembroke Park, Florida, hereby approves and authorizes Home Depot USA Inc's variance application for the

property located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park, Florida, attached hereto and incorporated herein as **Exhibit "A,"** that the enforcement of the applicable Town code results in an undue hardship upon the applicant, and variances do not endanger the health, safety, and welfare of the resident of the Town.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

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

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Workshop

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-SV-04 / Home Depot Sign Variance Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs.

COMPANION ITEMS TO BE CONSIDERED:

- 25-SP-02 Site Plan
- 25-P-01 Special Permit
- 25-PR-01 Parking Reduction

SITE DATA:

ADDRESS:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park

SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND:

The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center and a 7,400 square foot commercial out parcel. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

STAFF ANALYSIS:

The applicant proposes the installation of four wall-mounted signs facing W. Hallandale Beach Boulevard. These signs are designed to identify key building entrances and enhance visibility from the roadway, while also maintaining consistent branding across the site.

The building is set back approximately 283 feet from W. Hallandale Beach Boulevard. All signage included in this variance request is located along the building's primary frontage.

The applicant is requesting five (5) variances from the sign code for this property to increase the number of signs, the letter height and to increase the length of the sign. The applicant is proposing the following:

Maximum Number of Signs

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1	1 wall sign	4 wall signs	+ 3 signs



Maximum Letter Height

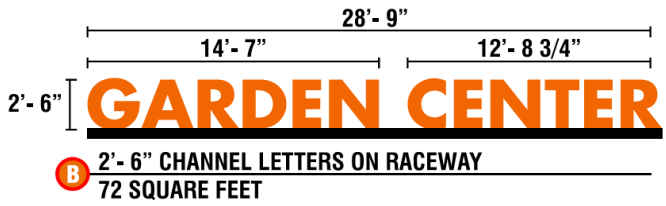
Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A	30"	Sign A: 72"	+42"
		Sign D: 36"	+6"



Maximum Sign Length



Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.B	20’	Sign A: 72’-11 13/16”	+52’-11 13/16”
		Sign B: 28’-9”	+8’-9”



SPECIFIC VARIANCE CRITERIAS

Pursuant to Section 21-72 of the Town’s Code the Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town. The Project meets these requirements as follows:

i. The enforcement of the sign code would result in an undue hardship upon a party.
This proposed project is unique within the Town’s commercially zoned properties, as it features a single-user tenant on a site of unprecedented size. The existing sign code does not account for developments of this scale. The proposed signage reflects Home Depot’s national standards and supports the building’s multiple functional areas—including a garden center and lumber yard—by providing clear identification at various entrances. This enhances customer experience.

ii. The variance does not endanger the health, safety and welfare of the residents of the Town.
The requested variances do not compromise the health, safety, or welfare of the Town’s residents. The Project is set back approximately 321.75 feet from the right-of-way, providing ample separation from public access points. The proposed signage enhances site safety by allowing customers to clearly identify the entrance from Hallandale Beach Boulevard and efficiently navigate to designated parking areas for convenient access to the main entrance, garden center, lumber yard, and rental zone.

Pursuant to Section 21-73 of the Town’s Code, for a variance to be approved the Town Commission must find that the application meets the following criteria:

1. All the information required in an application for a sign permit.
Yes, the applicant submitted all the information required in the application.

2. The variance requested from the provisions of sign code.
Yes, the variances requested are from specific provisions of the sign code.

3. The reason why the variance is desired and the detail of hardship which would result from the denial of same.
   The consultant Town Planner believes that the applicant has demonstrated a hardship for the multiple variances.

RECOMMENDATION:
The Consultant Town planner recommends approval subject to the following conditions.

1. At time of application for a Building Permit for the sign, the Property Owner shall provide a copy of the Sign Variance Resolution and copies of the final approved plans to the Building Department.
2. Sign variance approval is only for signage matching drawings attached to this application.

ATTACHMENTS:
Application
Justification Statement
Sign Renderings
Survey
Legal Description

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	9.13 ac	Sign Variance
Address		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		514229020010
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Signage variance request in connection with the proposed 106,651 square foot Home Depot store with a 28,156 square foot garden center. See attached detailed signage request.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:04:05 -04'00' _____ 08 / 11 / 2025
Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

_____ _____ ____/____/_____
Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

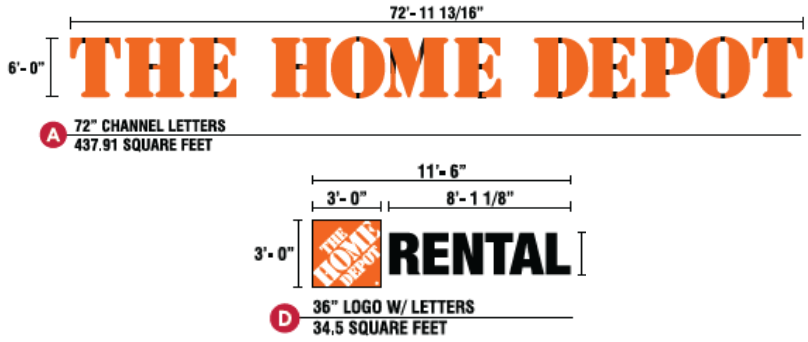
August 12, 2025 (Last Updated October 16, 2025)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Sign Variance Request

Dear Mr. Vonder-Meulen:

In connection with the site plan request for a 106,651 square foot Home Depot store with a 28,156 square foot garden center (the "Project") on the 9.35-acre property located at 3131 W Hallandale Beach Boulevard, Home Depot is requesting 7 variances from 3 of the Town's signage code requirements:

VARIANCE REQUESTS			
Code Section	***Signage Standard***	***Permitted under Code***	***Requested Variance***
21-20(c)(1)	Max. # of Wall Signs	1 wall sign	4 wall signs
			
21-20(c)(1)(A)	Max. Height of Letters	30"	36" and 72"
			

VARIANCE REQUESTS			
Code Section	***Signage Standard***	***Permitted under Code***	***Requested Variance***
21-20(c)(1)(B)	Max. Length	20’	72’-11 13/16” and 28’-9”



Pursuant to Section 21-72 of the Town’s signage code, the Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town. The Project meets these requirements as follows:

i. **The enforcement of the sign code would result in an undue hardship upon a party.**

None of the Town’s other commercially zoned properties have a single development site of this size with a single-user tenant, like this Project. As such, the sign code parameters do not contemplate a development like the Home Depot. The sign proposal that Home Depot has put together for this Project is typical of their sites across the United States. Given the square footage of the building, as well as the multiple features and complementary uses of a typical Home Depot, such as a garden center and a lumber area, having multiple wall signs creates a better customer experience with clear identification of the various building entrances. Additionally, similar variances have been granted by the Commission in connection with smaller commercial developments.

ii. **The variance does not endanger the health, safety and welfare of the residents of the Town.**

The requested variances do not endanger the health, safety and welfare of the residents of the Town. The Project is set back approximately 321.75 feet away from the right-of-way. Adequate signage for the site will create a safer environment by enabling customers to easily identify the entrance to the Project from Hallandale Beach Boulevard and navigate to the most convenient parking area for easy access to either the main entrance, the garden center, the lumber area or rentals.

As demonstrated above, the Project meets the requirements for a variance under Section 21-72 of the Town's signage code. If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

PAGE 1

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009



NEW THD SIGNS

- A 6'- 0" THE HOME DEPOT LED CHANNEL LETTERS
- B 2'- 6" GARDEN CENTER LED CHANNEL LETTERS
- C 2'- 6" LUMBER LED CHANNEL LETTERS
- D 3'- 0" TOOL RENTAL LED SIGN
- E 12" X 12" NEW TOOL RENTAL STORE HOUR SIGN
- F 12" X 12" NEW TOOL RENTAL ENRANCE SIGN
- G ENTRANCE CLEARANCE PANEL (NON-ILLUMINATED)
- H EXIT CLEARANCE PANEL (NON-ILLUMINATED)
- I 9'-6" X 9'-6" THD MONUMENT @ 14' OAH (90.25 SF)

NOTE:

ALL WALL SIGNS EXCEED AHJ CODE.
THD WILL NEED ENTITLEMENT CONCESSIONS
OR VARIANCE TO CODE.

ID. ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE
1771 Industrial Road, Dothan, Alabama 36303
(888) 303-5534 (334) 836-1401
www.idassociatesinc.com

CLIENT: THE HOME DEPOT	**STORE NO:** TBD	**REV:** R1 06/10/25 JAS	**REV:**	**REV:**
LOCATION: PEMBROKE PARK, FLORIDA	**DATE:** 06/03/25	**REV:**	**REV:**	**REV:**
ACCOUNT REP: KEVIN CRAMER	**DRAWN BY:** JAS	**REV:**	**REV:**	**REV:**
DRAWING NO: THD-PEMBROKE PARK FL #TBD-SIGN EXHIBIT				

EXHIBIT APPROVED BY:

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009

NOTE: INSTALL DIMENSIONS SUBJECT TO CHANGE WHEN SCALABLE ELEVATIONS BECOME AVAILABLE.



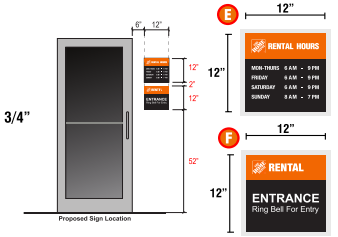
FRONT ELEVATION

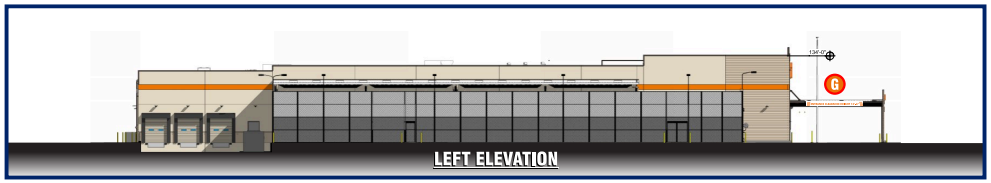
72'- 11 13/16"
16'- 6 5/8" | 22'- 10 316" | 26'- 9 7/16"
6'- 0"
THE HOME DEPOT
A 6'- 0" CHANNEL LETTERS
437.91 SQUARE FEET

28'- 9"
2'- 6"
GARDEN CENTER
B 2'- 6" CHANNEL LETTERS ON RACEWAY
72 SQUARE FEET

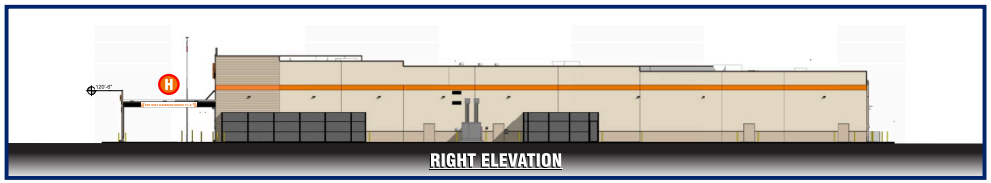
13'- 7 7/16"
2'- 6"
LUMBER
C 2'- 6" CHANNEL LETTERS
34 SQUARE FEET

11'- 6"
3'- 0" | 8'- 1 1/8"
3'- 0"
RENTAL
1'- 10 3/4"
D 3'- 0" LOGO W/ LETTERS
34.5 SQUARE FEET





LEFT ELEVATION



RIGHT ELEVATION

20'- 0"
1'- 6" | 8"
ENTRANCE CLEARANCE HEIGHT 13'-6"
G CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET

20'- 0"
1'- 6" | 8"
EXIT ONLY CLEARANCE HEIGHT 13'-6"
H CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET

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CLIENT: THE HOME DEPOT	**STORE NO:** TBD	**REV:** R1 06/10/25 JAS	**REV:**	**REV:**
LOCATION: PEMBROKE PARK, FLORIDA	**DATE:** 06/03/25	**REV:**	**REV:**	**REV:**
ACCOUNT REP: KEVIN CRAMER	**DRAWN BY:** JAS	**REV:**	**REV:**	**REV:**
DRAWING NO: THD-PEMBROKE PARK FL #TBD-SIGN EXHIBIT				

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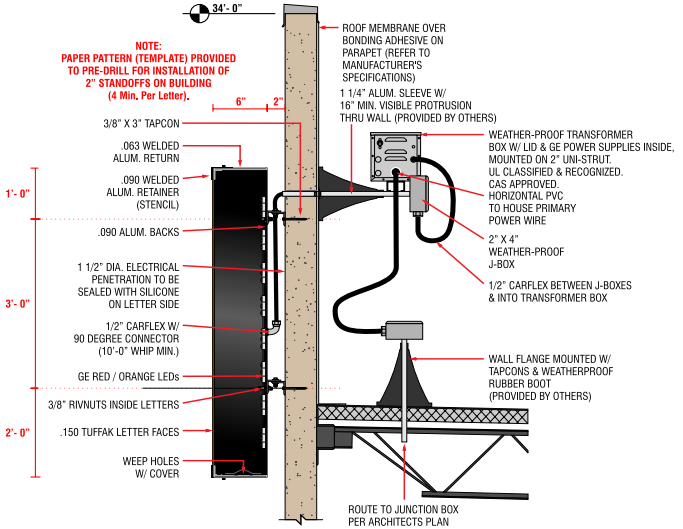
72'- 11 13/16"
16'- 6 5/8" | 22'- 10 316" | 26'- 9 7/16"
6'- 0"

THE HOME DEPOT

A 6'- 0" CHANNEL LETTERS
437.91 SQUARE FEET

1" Black Trimcap
Aluminum Retainers

A	B	C	D	E	A X B = SQ. FT.
3'- 0"	36'- 5 15/16"	8'- 3 3/16"	11'- 5 1/16"	13'- 4 11/16"	109.48
3'- 6"	42'- 6 7/8"	9'- 7 11/16"	13'- 3 15/16"	15'- 7 1/2"	149.01
4'- 0"	48'- 7 7/8"	11'- 0 3/16"	15'- 2 3/4"	17'- 10 1/4"	194.63
4'- 6"	54'- 8 7/8"	12'- 4 3/4"	17'- 1 5/8"	20'- 1 1/16"	246.33
5'- 0"	60'- 9 7/8"	13'- 9 1/4"	19'- 0 1/2"	22'- 3 13/16"	304.11
5'- 6"	66'- 10 13/16"	15'- 1 13/16"	20'- 11 5/16"	24'- 6 5/8"	367.96
6'- 0"	72'- 11 13/16"	16'- 6 5/16"	22'- 10 3/16"	26'- 9 7/16"	437.91
6'- 6"	79'- 0 13/16"	17'- 10 13/16"	24'- 9"	29'- 0 3/16"	513.94
7'- 0"	85'- 1 13/16"	19'- 3 3/8"	26'- 7 7/8"	31'- 3"	596.06



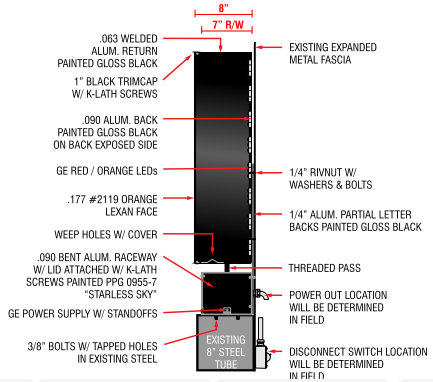
28'- 9"
14'- 7" | 12'- 8 3/4"
2'- 6"

GARDEN CENTER

B 2'- 6" CHANNEL LETTERS ON RACEWAY
72 SQUARE FEET

A	B	C	D	A X B = SQ. FT.
1'- 0"	11'- 6"	5'- 10"	5'- 1 3/8"	11.5
1'- 6"	17'- 3"	8'- 9"	7'- 7 11/16"	25.88
2'- 0"	23'- 0"	11'- 8"	10'- 2 3/16"	46
*2'- 6"	28'- 9"	14'- 7"	12'- 8 3/4"	71.88
3'- 0"	34'- 6"	17'- 6"	15'- 3 5/16"	103.5

*STANDARD SIZE



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C 2'- 6" CHANNEL LETTERS
34 SQUARE FEET

A	B	A X B = SQ. FT.
1'- 0"	5'- 5 3/8"	5.45
1'- 6"	8'- 2 1/16"	12.26
2'- 0"	10'- 10 3/4"	21.8
*2'- 6"	13'- 7 7/16"	34
3'- 0"	16'- 4 1/8"	49

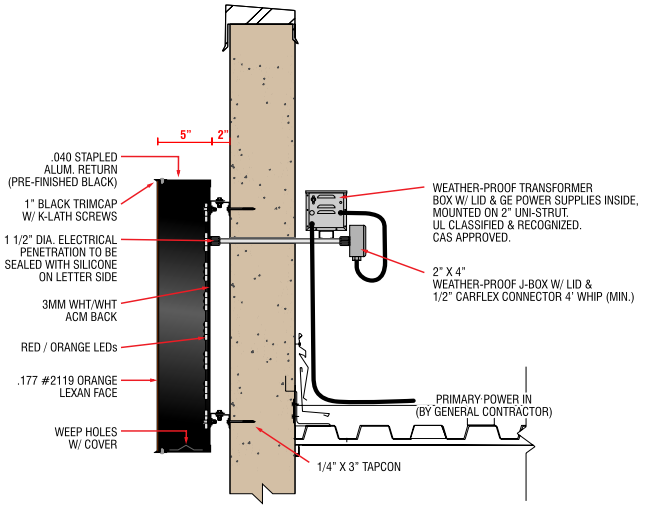
*STANDARD SIZE

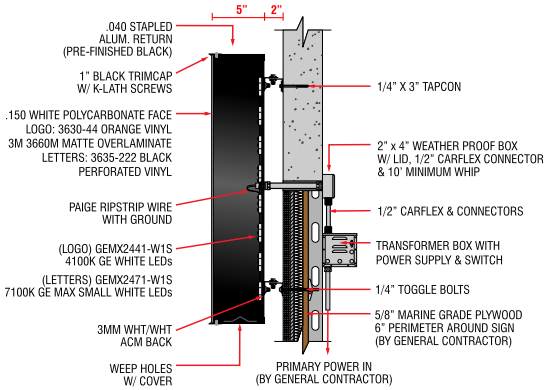


D 3'- 0" LOGO W/ LETTERS
34.5 SQUARE FEET

A	B	C	D	A X D = SQ. FT.
1'- 0"	7 1/2"	2'- 8 3/8"	3'- 10"	3.8
1'- 8"	12 1/2"	4'- 6"	6'- 4 5/8"	10.6
2'- 0"	1'- 3 3/16"	5'- 4 3/4"	7'- 8"	15.33
*3'- 0"	1'- 10 3/4"	8'- 1 1/8"	11'- 6"	34.5
4'- 0"	2'- 6 3/8"	10'- 9 7/16"	15'- 4"	61.33

*STANDARD SIZE





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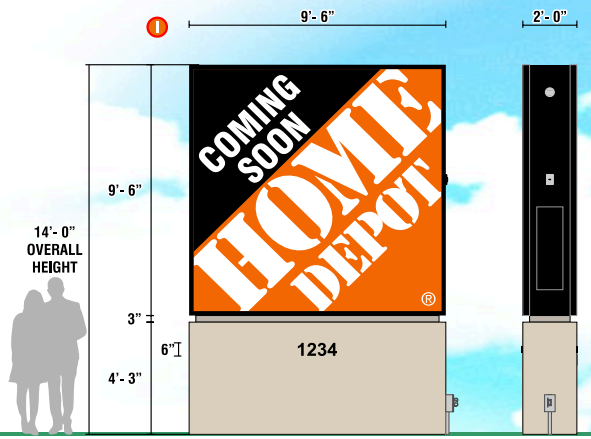


SIGN CABINET:
-Frame is 2" x 2" x 16 Gauge Square Tube Steel Frame w/ 2" x 2" x 3/16" Steel Angle.
-Filler is .063 Exterior Aluminum Painted Polyurethane Gloss Black
-Retainer is .063 Aluminum (2" Face Side-4" Return Side) Painted Polyurethane Gloss Black
-Faces are 3M Panagraphics III Flexible Substrate w/ 3M 3630-44 Orange Vinyl First Surface (White Copy Weeded Out) & 3M 3660m Matte Over Laminate. **For Printed Graphics: Contact a 3M MCS Warranty Printer Certified For Flex-Face Printing.**
-Illumination by GE 4100K Snap White LEDs Mounted on Vertical Rails.
-Power Supplies are GE Tetra Ti-10 (10 Year Warranty).

REVEAL:
-3" Tall .063 Aluminum Painted PPG Fly Ash (Matt Finish)

BASE:
Fabricated Aluminum Painted PPG Sawdust (Texcoated)

SIGN NOTES:
-All exterior aluminum surfaces (excluding backs) must be painted Gloss Black or Pre-Finish Black.
-All interior aluminum surfaces (excluding backs) must be painted white or Pre-Finish White.
-LED Illumination-Must follow specifications provided by GE.

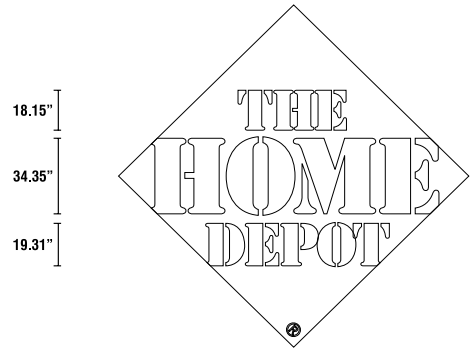
90.25 SQUARE FEET

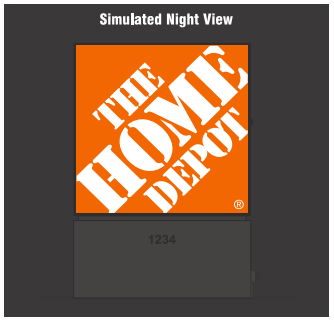
STEEL STRUCTURE & CONCRETE FOUNDATIONS:
-Sized Within Accordance With Local Wind Load & Other Requirements.
-Must be Approved By Atlantic / SSC Construction.
-All Exposed Steel Must Be Painted Polyurethane Gloss Black.

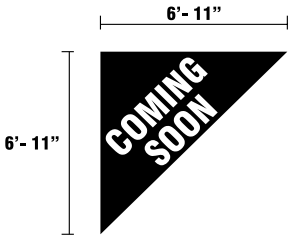
ELECTRICAL SPECIFICATIONS:
-277 Volts
-20 Amp Primary Power to be Privided By Others to Within 6'- 0" (72") of Sign Location. General Contractor and/or Electrician to Coordinate with Sign Contractor the Exact Location Before Sign Placement. Final Connection to Primary Power by Sign Contractor.

COLORS:

3M PANAGRAPHICS III FLEXIBLE FACES	3M 7725-12 BLACK VINYL
3M 3630-44 ORANGE VINYL	3M 3660M MATTE OVERLAMINATE







NOTES: (QTY:2)
First Surface Print on 3M IJ 46-20 (temp vinyl)
White Copy / Black Background

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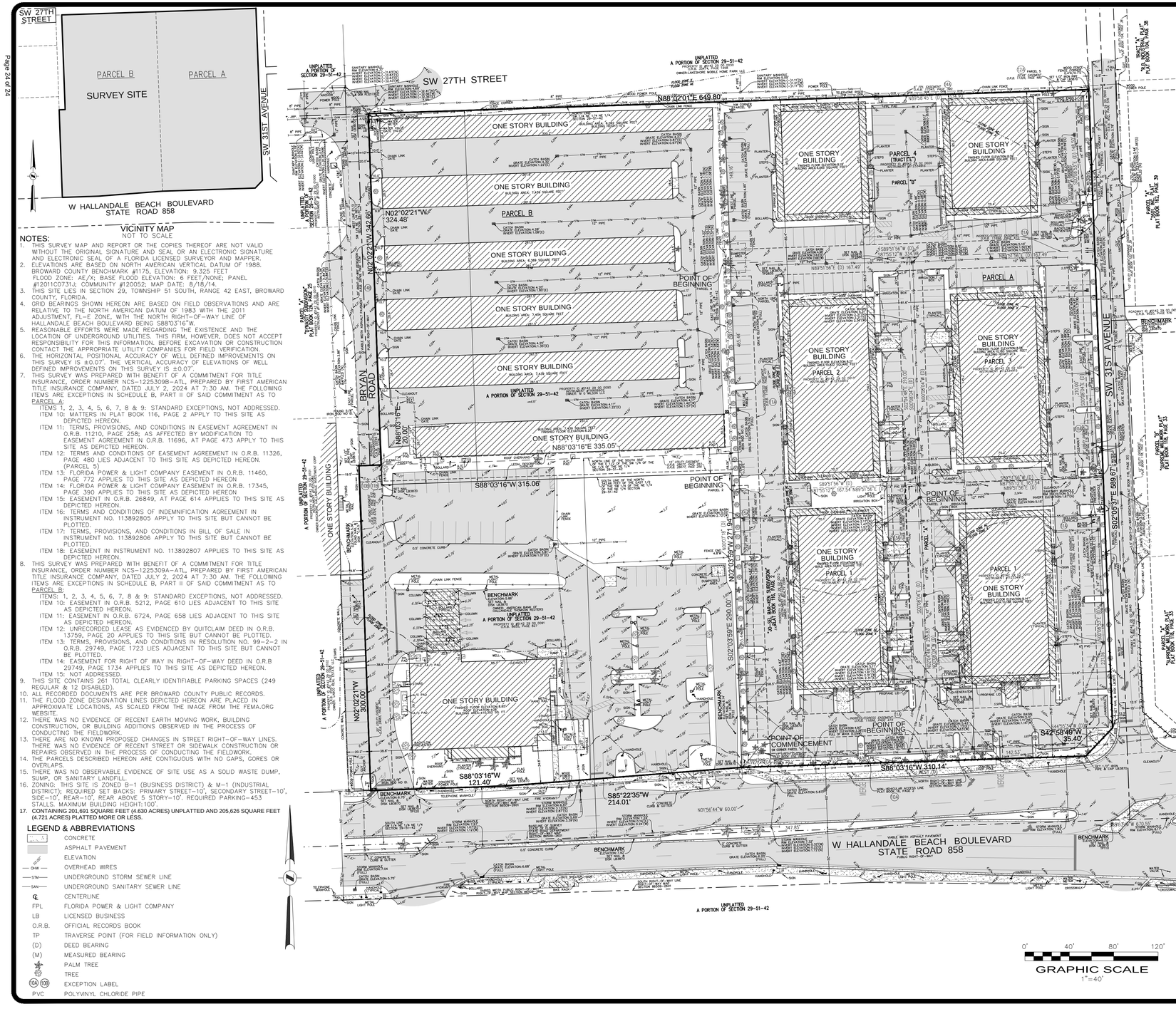

VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   - ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   - ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
00.00	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
10A 10B	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID TRACT "E" IS FULLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP:

John F Pulice

Digitally signed by John F Pulice
Date: 2025.06.09 14:26:22 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-5/19/25	AS
1	74291-ORIGINAL SURVEY-12/7/24	AS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

Agenda Item Report

Subject:	Consideration and Application for Enhanced Allocation for FY 2026 Rehabilitation & Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms RESOLUTION NO: 2026-020 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park is eligible to receive formula based Transportation Surtax funding for FY 2026 under the MAP Broward Program. The standard allocation for the Town is $70,767. MAP Broward allows small municipalities to request an enhanced allocation through the waiver option on the application form. For FY 2026, the enhanced allocation available to the Town is $32,433, bringing the total potential allocation to $103,200. The Town has identified several high-priority R&M projects including roadway repairs and upgrades that require funding beyond the standard allocation. Selecting the waiver option on the application form will allow the Town to access the enhanced allocation needed to fully fund critical safety and infrastructure improvements.

Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

MT&RM Funding Application Form_Template
Resolution No: 2026-020

MAP Broward
Mobility Advancement Program
Brought to you by the Penny For Transportation

BROWARD COUNTY FLORIDA

Surtax Funding Request Form
Rehabilitation and Maintenance Projects & Micro-Transit

The process for Surtax Municipal Rehabilitation and Maintenance Projects (R&M) and Micro-Transit (MT) was established pursuant to Section 4.3 of the Third Amendment to and Restatement of the Transportation Surtax System Interlocal Agreement, effective July 2025. If funding requests are accepted and eligible, they will be governed by funding agreement terms and conditions.

FY 2026

Municipality & Formula Allocation Amount: ***Select Municipality***

☐ Small Municipality Waiver *(Sec 4.3.8) – include waiver approved by the elected body of Municipality with submission*

☐ Defer funding to Fiscal Year (*Sec 4.3.5*): _____ *– include notification of intention to defer with submission*

I. Funding Request: Micro-Transit (Sec. 4.3.6)

☐ Check if your municipality will **not** request funding in this category

Micro-Transit Service Provider: _____ Contract amount for current Fiscal Year: _____ Micro-Transit Surtax Funding Request: _____

Municipality must submit Micro-Transit contract and Provider's Certificate of Insurance, consistent with the Third Amendment to and Restatement of the Transportation Surtax Interlocal Agreement.

II. Rehabilitation & Maintenance – Project #1

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

III. Rehabilitation & Maintenance Project #2

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

MAP Broward
Mobility Advancement Program
Brought to you by the Penny For Transportation

BROWARD COUNTY FLORIDA

IV. Rehabilitation & Maintenance Project #3

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

V. Funding Request Summary and Municipal Certification

Name/Description	**Surtax Amount Requested**
Micro-Transit: _____	$ 0
R&M Project #1: _____	$ 0
R&M Project #2: _____	$ 0
R&M Project #3: _____	$ 0
TOTAL (must not exceed municipality's formula allocation amount)	**$ 0**

I certify that I am authorized to submit this application on behalf of the municipality. All information and accompanying documentation submitted is true and accurate, and consistent with all requirements of the Third Amendment to and Restatement of the Transportation Surtax Interlocal Agreement. No surtax funds being requested will be used to supplant the municipal budget. This form is considered signed upon submission.

Date: _____ **Name:** _____ **Title:** _____

FOR COUNTY USE ONLY

Funding Request Description	**OESBD Review – CBE Goal**		**Legal Review – Eligibility**	
	CBE Goal (%)	**Reviewed by**	**Eligibility**	**Reviewed by**
Micro-Transit	N/A	N/A	Select	
R&M Project #1	%		Select	
R&M Project #2	%		Select	
R&M Project #3	%		Select	

MAP Admin Review

Funding Request Description	**Amount Approved**	**MAP ID**	**Road Jurisdiction**	**Permitting**	**Conflicts w/projects**	**Alignment w/ Strategic Plan**		**Alignment w/ Program Goals**				
						2.1	**4.2**	**1**	**2**	**3**	**4**	**5**
Micro-Transit			N/A	N/A	N/A	☐	☐	☐	☐	☐	☐	☐
R&M Project #1			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
R&M Project #2			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
R&M Project #3			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
Total	**$ 0**											
Reviewed by												

Comments

RESOLUTION NO. 2026-020

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park is eligible to receive formula-based Transportation Surtax funding under the MAP Broward Program for Fiscal Year 2026; and

WHEREAS, the standard allocation for the Town is $70,767, and the MAP Broward Program allows small municipalities to request an enhanced allocation through the waiver option; and

WHEREAS, the enhanced allocation available to the Town for FY 2026 is $32,433, bringing the total potential allocation to $103,200; and

WHEREAS, the Town has identified high-priority Rehabilitation and Maintenance (R&M) projects, including roadway repairs and upgrades, that require funding beyond the standard allocation to ensure public safety and infrastructure improvements; and

WHEREAS, the Town Commission finds it in the best interest of the residents to approve the submission of the MAP Broward application and select the waiver option to request the enhanced allocation.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the submission of the FY 2026 MAP Broward application for Rehabilitation and Maintenance projects and authorizes the selection of the waiver option to request the enhanced allocation.

Section 3. The Town Officials are authorized to execute the MAP Broward application form and any related documents, and Town staff is authorized to transmit the completed application and this resolution to MAP Broward.

Section 4. The Town requests a total FY 2026 allocation of $103,200, consisting of Standard Allocation: $70,767 and Enhanced Allocation: $32,433.

Section 5: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 7: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and approval of the Amended Town of Pembroke Park Purchasing Policy & Procedures Manual - Sponsored by Commissioner Mohammed and Procurement Administrator Woodbury RESOLUTION NO.: 2026-021 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING THE AMENDED PURCHASING POLICY AND PROCEDURES MANUAL (2026) ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	The amended Purchasing Policy & Procedures Manual updates and consolidates the Town's purchasing guidelines to ensure compliance with applicable laws, improve efficiency, and maintain transparency in procurement processes. Key revisions include: • Clarification of purchasing authority thresholds and approval requirements. • Updated vendor selection methods (quotes, ITB, RFP, RFQ, ITN, RFI). • Enhanced competitive solicitation procedures for purchases over $25,000. • Defined exceptions for emergency purchases, sole-source, piggyback agreements, and cooperative purchasing. • Revised purchase order process for purchases $24,999.99 or less. • Comprehensive Purchasing Card (P-Card) policies for authorized transactions, limitations, and disciplinary actions. • Strengthened ethics and vendor relations standards to ensure fairness and integrity. • Alignment with Town Code of Ordinances, Chapter 2, Article V and applicable state statutes. The Town's purchasing policies was created in 2023. The current amendments reflect best practices, statutory requirements, and operational improvements to streamline procurement while safeguarding public funds. The manual serves as a

	guide for Town staff and vendors, ensuring consistent application of purchasing procedures.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Amended Pembroke Park Purchasing Policies (2026) 4907-7280-3978 4
Resolution 2026-021

Town of Pembroke Park Purchasing Policy & Procedures Manual

Effective _____

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FOREWARD

The Town of Pembroke Park is dedicated to fairly, equally, and impartially administer its purchasing program. To that end, the Town of Pembroke Park Purchasing Policy and Procedures Manual has been developed to serve as a guide that describes and explains the responsibilities of the Town's purchasing processes.

This Purchasing Policy and Procedures Manual contains guidelines and procedures to be followed in the daily administration and management of the purchasing function. This manual has been developed to serve as an outline to assist in making informed decisions regarding Town purchases. Due to the variety of needs and requirements governing each type of purchase, not all possibilities can be addressed in detail in this manual.

Interpretation of the procedures outlined in this manual is the responsibility of the Chief Purchasing Officer, subject to the guidance and supervision of the Town Manager.

This manual is effective immediately upon issuance and supersedes all previously issued purchasing policies, manuals, instructions, or directives. The Purchasing Manual is subject to periodic revision as an administrative policy subject to the final approval of the Town Manager or designee. The Purchasing services employees encourage any suggestions to improve the effectiveness of the purchasing process.

If at any time you have a specific question regarding purchasing functions, you should contact the Finance Department at 954-966-4600 ext. 232.

Section I – General Provisions

A. PURPOSE

The purpose of the Purchasing Policy & Procedure Manual is to provide guidance and support for the formal rules adopted by the Town Commission governing the purchasing process contained in the Town's purchasing ordinance, Chapter 2, Article V, of the Town's Code of Ordinances.

This manual is intended to assist in the procurement of goods and services at the best possible price, with fairness and integrity in the operations of the Town of Pembroke Park. The Town maintains a unified purchasing system with centralized responsibility under the charge of the Chief purchasing officer who serves as the Town's purchasing and contracts manager. The Town's purchasing process ensures fair and equitable treatment of all vendors who deal with the Town. In addition, this manual provides assurances for maintaining a purchasing system of quality and integrity and increases public confidence in the procedures followed by Town purchasing.

This policy shall apply to all purchasing activity, except as otherwise provided for in the Town's Code of Ordinances.

B. LEGAL PROVISIONS

The principles of law and equity, including the Uniform Commercial Code of this State, the law relative to ethics, and the law relative to capacity to contract, agency, fraud, misrepresentation, duress, coercion, and mistake of bankruptcy shall supplement the provisions of this policy.

The Town's purchasing policy is governed by the Town of Pembroke Park Code of Ordinances from Section 2-120 to 2-137. Copy of the ordinance code can be found at: https://library.municode.com/fl/pembroke_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTVPR

In any situation where compliance with this policy will place the Town in conflict with State or Federal Law or terms of any grant, or cooperative agreement, the Town shall comply with such Federal or State law, grant requirements, or authorized regulations that are mandated and which are either not reflected in this policy or are contrary to provisions of this policy.

C. ETHICS AND VENDOR RELATIONS

The Town of Pembroke Park hold their employees to a purchasing standard that was put in place to ensure that the purchasing process is as fair as possible. The Town shall comply with all applicable federal, state and local laws. In the event of a conflict between the provisions of this article and the County Ethics Ordinance, the County Ethics Ordinance shall control.

1. Town staff must avoid actual or perceived (regardless of its validity) misconduct or compromising behavior during the purchasing process. Strict adherence to proper purchasing practices must be followed at all times to protect the reputation of the Town.

2. Town staff shall not solicit, accept, or demand from any vendor any form of personal compensation. This includes money, goods and/or services, offers of employment, reciprocal agreements, or discounts for personal gain.

3. Staff shall use caution when dealing with vendors to ensure that proper policies, procedures, and ethics are adhered to.

4. All vendors must be afforded equal opportunities to compete.

5. The Town will strive to maintain strong and enduring relationships with vendors of proven ability and a desire to meet the Town's needs. To accomplish this, purchasing activities will be conducted so that all vendors will value the Town's business and make every effort to furnish its requirements on the basis of the

most economical quantity, suitable quality, timely delivery, adequate service, and lowest possible price.

6. If a vendor assists in writing specifications, or is paid as a consultant to do so, they shall not be allowed to submit a bid in response to the respective solicitation. Any firm participating in writing or otherwise having an influence on the specifications or the solicitation document(s) will not be considered for award. If a department receives assistance or advice from vendors in preparing their specifications, they must submit the vendor's name(s) to the Chief Purchasing Officer. This will assist in ensuring that the purchasing process does not experience any problems or protests and address any potential proprietary specifications that the vendor may have suggested.

7. In accordance with Chapter §112.313 Florida Statutes, Town employees shall not contract with the Town through any corporation or business entity in which they or their immediate family members hold a material interest (e.g. ownership of (5%) five percent or more). Immediate family members (spouse, parents, and children) are generally prohibited from contracting with the Town.

8. Bid shopping shall NOT be permitted; i.e., no one shall obtain pricing from a vendor and request other vendors to meet or beat the disclosed price. However; this restriction shall not apply to reverse auctioneering. New sources of supply will be given due consideration.

Section II – General Guidelines

A. PURCHASING AUTHORITY

Purchasing authority is governed by set thresholds as stipulated in the Town code ~~or~~ of ordinance. The Town Manager may approve and execute contracts for purchases less than and equal to ten thousand dollars ($10,000.00), if item is contracted or purchased is an item set forth as a line item in the current budget and is appropriated. Purchases greater than ten thousand dollars ($10,000.00) must be approved by the Town Commission and contracts executed by the Town Mayor.

B. PURCHASING CATEGORIES

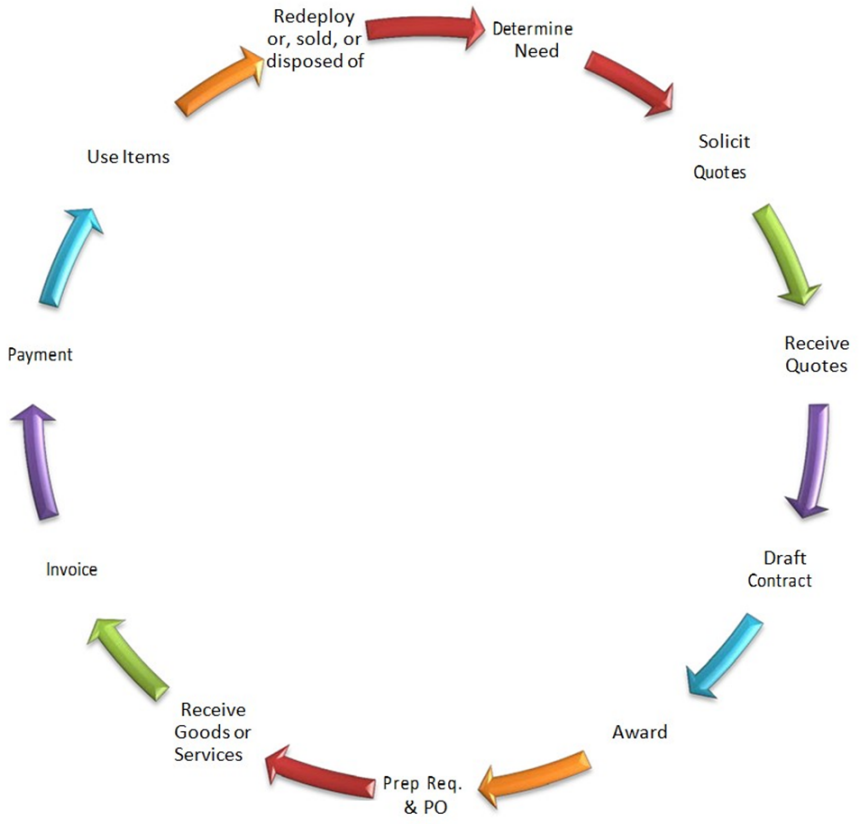
1. The purchase of services or commodities in the amount of five thousand dollars ($5,000.00) or greater shall be permitted only after written proposals from at least two (2) different sources are received by the Town for consideration, and the Town approves the most responsible and responsive proposal.
2. The purchase of services or commodities in the amount of ten thousand dollars ($10,000.00) or greater shall be permitted only after written proposals from at least three (3) different sources are received by the Town Commission for consideration, and the Town Commission approves the most responsible and responsive proposal.
3. The purchase of services or commodities in the amount of twenty-five thousand dollars ($25,000.00) or greater shall be permitted only after a competitive solicitation process (as defined in the Town Code) and the Town Commission approves the most responsible and responsive proposal, excluding the following exceptions and other exceptions outlined in more detail in Section 2-125 of the Town Code:
   a. Small purchases
   b. Sole source purchases

c. Proprietary purchases
d. Emergency purchases
e. Piggy-Back Agreements
f. Cooperative Purchasing
g. Real property (land or buildings) purchase, lease or rental
h. Insurance and insurance-related products
i. Works of art for public places
j. Goods and/or services accepted by the Town via grant, gift, or bequest

C. PURCHASING CYCLE

The purchasing cycle begins with the determination of need and ends with the proper disposal of items that are no longer of use to the Town. The following activities make up the purchasing cycle:

1. Determination of need
2. Issue solicitations/request quotes
3. Receipt, documentation, and evaluation of solicitations/quotations
4. Draft and negotiation of contract (if applicable)
5. Award by Town Manager or Commission Approval (if applicable)
6. Execution of Contract (if applicable)
7. Preparation of purchase order and issuance of purchase order
8. Receipt, inspection, and approval of goods and/or services are satisfactory
9. Invoice submitted by vendor
10. Approval and payment of invoice
11. Items are utilized to their fullest potential by the requesting department
12. Items may be redeployed to other departments within the Town, sold or otherwise disposed of



D. UNAUTHORIZED PURCHASES

No officer of the Town shall, except in cases of emergency as specified herein, issue any oral or written purchase order, contract, or conduct open market purchases in any manner unless specifically authorized by the Town Code. The Town shall not be bound by purchases made without proper authorization or in any unauthorized manner. Except as provided in the Town Code, it shall be unlawful for any Town Officer or employee under the supervision of the Town Manager to order the purchase of any materials or supplies or make any contract for municipal materials or supplies or services within the purview of the Town Code other than through the central purchasing organization, and the Town shall not be bound by any purchase

order or contract made contrary to the provisions of the Town Code. Employees involved in unauthorized purchases will be referred to the Human Resources Department and or will be subject to disciplinary action.

NOTE: No item or service is to be ordered, received, or paid for without use of a Purchase Order (Regular, Open, or Emergency), or Purchasing Card, with the exception of an authorized Check Request payment or permission of the Chief Purchasing Officer or designee.

No employee may use Town property for his/her own personal use. (Public Purpose)

No employee may use the purchase power of the Town of Pembroke Park to make private purchases; in addition, employees should not have private purchases sent to the Town C.O.D. to be paid for by the employee.

Section III – Selection of Vendor

A. GENERAL GUIDELINES

There are five methods for selecting a vendor used by the Town: Quotes, Invitations to Bid (ITB), Requests for Proposals (RFP), Requests for Qualifications (RFQ), Invitation to negotiate ("ITN"), and Request for information ("RFI"). Quotes, written and/or verbal, are normally used when the expected cost of goods or services is $25,000 or less. This is the informal method of selecting a vendor. The remaining five methods, ITB, RFP, RFQ, ITN and RFI, are formal competitive methods for selecting a vendor. Formal competitive selection methods must be used when costs are expected to be above $25,000 and may be used for smaller purchases when the Town will derive sufficient additional benefit to justify their use.

Exceptions to the required vendor selection methods are permitted in specific instances (See Part D. below in this section) or when pre-approved by the Town Manager, Chief Purchasing Officer or designee in other limited instances.

Under no circumstances should known or anticipated annual requirements for goods and services from a vendor be broken into smaller quantities to circumvent the requirement to use a formal vendor selection process. The Town's purchasing policies are based on the total dollar amount of purchases made with a vendor in a given fiscal year. An annual purchase order must reflect the anticipated total amount of business to be done with a vendor for the year.

B. INFORMAL VENDOR SELECTION METHODS

The informal vendor selection (solicitation of quotes) methods may be utilized where the cost of goods or services does not exceed $9,999.99. The following procedure must be followed:

TABLE 1 – COST LEVELS / REQUIRED DOCUMENTATION

AMOUNT	REQUIRED DOCUMENTATION
$0 to $1,499.994,999.99 $1,500.00 to $4,999.99	~~Two~~One **verbal quotes/proposals** One written quote/proposal
$5,000.00 to $9,999.99	Two written documented quotes/proposals
$10,000.00 to $24,999.99	Three written documented quotes/proposals
$25,000.00 and greater	Requires competitive solicitation

Quotes must be consistent in content for comparison purposes. Quotes must include the vendor name, contact person, date, a clear description of the goods or services being offered by the vendor, a statement of price, and the terms of the sale. All quotations and Quotation Summary Form shall be attached to the using department's purchase order.

Note: Effective with the publishing of this manual, all purchases that require quotes, whether verbal or written, must be done with a purchase requisition/purchase order.

C. FORMAL COMPETITIVE VENDOR SELECTION METHODS

Formal competitive vendor selection methods utilize competitive bidding to allow a maximum degree of competition among a number of suppliers offering similar products or services. All purchases of goods and services, where the total annual

cost of the purchases or contract will exceed $25,000, must be approved by the Town Commission.

A determination is made by a designated Town Employee after consultation with the user department, as to which formal competitive vendor selection method will be used.

ITB, RFP, RFQ, ITN and RFI are effective formal procedures for soliciting competition from vendors in the purchasing sector. The ITB is awarded to the "lowest responsive, responsible bidder" as determined by the Chief Purchasing Officer or designee in consultation with the requesting department. The RFP uses several different evaluation criteria, including price, to determine award. The RFQ ranks respondents based on their qualifications and experience. The ITN is utilized is to obtain proposals from interested and qualified firms so that the Town may enter into negotiations with the firm or firms determined most capable of providing the required supplies and service. Evaluation is based on the experience of the responders and follow~~-on~~ up discussions with them. The RFI is utilized when it is considered impractical to prepare a purchase description to support an award based on price or detailed scope of work.

1. Invitation to Bid (ITB)

Invitation for bid means a written solicitation for competitive sealed bids with the title, date and hour of the public bid opening designated therein and specifically defining the commodities or services for which bids are sought. The invitation for bid shall be used when the Town is capable of specifically defining the scope of work for which a service is required or when the Town is capable of establishing precise specifications defining the actual commodities required. The invitation for bid shall include instruction to bidders, plans, drawings and specifications, if any, bid form, any additional documents or information required by the state, federal

government or county and other required forms and documents to be submitted with the bid.

In determining the "lowest responsive, responsible bidder", the Chief Purchasing Officer shall consider:

A. The prices contained in the bid.
B. The ability, capacity and skill of the bidder to perform the contract or provide the service required.
C. Whether the bidder can perform the contract or provide the service promptly or within the time specified, without delay or interference.
D. The character, integrity, reputation, judgment, experience and efficiency of the bidder.
E. The quality of performance of previous contracts of services, including, but not limited to, Town contracts.
F. The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service.
G. The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service.
H. The quality, availability and adaptability of the commodities, or services to the particular use required.
I. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.
J. The number and scope of conditions attached to the bid.
K. The overall cost to the Town.
L. The best interests of the Town.
M. Any other requirements imposed by state, federal or county rules or regulations.

2. Request for Proposal (RFP)

Request for proposals means a written solicitation for competitive sealed proposals with the title, date and hour of the public opening designated. A request for proposals shall include but is not limited to general information, functional or general specifications, a statement of work, proposal instruction and evaluation criteria. All requests for proposals shall state the relative importance of price and any other evaluation criteria. The Town may engage in competitive negotiations with responsible proposers determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offer.

Responses are evaluated by an evaluation committee and facilitated by the Chief Purchasing Officer. Depending on the number of responses received, a shortlist of firms are identified for further consideration. If needed, the evaluation committee may decide to conduct interviews with or ask for presentations from the short listed vendors. Based on the interview, experience and responses, the short listed firms are ranked.

The award shall be made to the responsible proposer or offeror whose proposal or offer is determined to be the most advantageous to the Town taking into consideration price and the evaluation factors set forth in the solicitation. No other criteria shall be used in the evaluation. A summary of the basis on which the award is made shall be included in the contract file.

3. Request for Qualifications (RFQ)

Request for qualifications means a written solicitation for competitive sealed offers with the title, date and hour of the public opening designated. A request for

qualifications shall include but is not limited to, general information, functional or general specifications, statement of work, instructions for offer and evaluation criteria. All requests for qualifications shall state the relative importance of the evaluation criteria. The Town may engage in competitive negotiations with responsible offerors determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of offers and such revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offer.

Responses are evaluated by an evaluation committee and facilitated by the Chief Purchasing Officer. Depending on the number of qualification responses received, a shortlist of firms are identified for further consideration. If needed, the evaluation committee may decide to conduct interviews with or ask for presentations from the short listed vendors. Based on the interview, experience and qualifications, the short listed firms are ranked.

The award shall be made to the responsible proposer or offeror whose proposal or offer is determined to be the most advantageous to the Town taking into consideration price and the evaluation factors set forth in the solicitation. No other criteria shall be used in the evaluation. A summary of the basis on which the award is made shall be included in the contract file. The award of the RFQ/RFI contract shall to be approved by Commission.

4. Invitation to negotiate ("ITN")

Invitation to negotiate is utilized when the Chief Purchasing Officer determines that a purchasing request is not suitable for an invitation for bid or request for proposals, and that concurrent negotiation with one (1) or more vendors may be

necessary for the town to receive the best value, the purchasing manager may procure commodities and contractual services by competitive sealed replies solicited through an invitation to negotiate. This source selection method does not apply to procurements subject to the Consultants' Competitive Negotiation Act, F.S. 287.055, unless expressly permitted by statute.

5. Request for information ("RFI")

Request for letters of interest means a written solicitation for offers with the title, date and hour of the submission deadline designated. A request for letters of interest shall include but is not limited to, general information and a submission deadline. The Town shall engage in competitive negotiations with responsible offerors determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Officers shall be accorded fair and equal treatment with respect to any opportunity for discussion.

Responses are evaluated by an evaluation committee and facilitated by the Chief Purchasing Officer as described in the RFP section. Based on the experience and qualifications, the responses are ranked. This ranking is presented to the Commission requesting authorization to enter into contract negotiations with the top ranked vendor. The resulting RFI, RFQ contract will then brought back to Commission for final approval, unless the Commission authorizes final approval otherwise.

The Town may engage in negotiations with responders for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Responders shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offer.

D. EXCEPTIONS

The following are exceptions from the requirements of the competitive vendor selection process. Please refer to the Town Code of Ordinances, Chapter 2, Administration, Article V, Purchasing, Section 2-125 for further details. Exceptions must be pre-approved by the Chief Purchasing Officer or designee. Purchases not subject to the competitive procurement requirement must still have the same levels of approval as purchases subject to the regular competitive vendor selection process.

A. ***Emergency purchases***. ~~In urgent cases of compelling emergency that require the immediate purchase of commodities or services, the Town Manager, with the concurrence of either the Mayor or if the Mayor is absent from the Town or otherwise unable to act, the concurrence of the Vice Mayor, is empowered to waive competitive bidding or competitive proposals and authorize the Finance Director to secure by open market procedure any commodities or services, notwithstanding the estimated cost of the commodities or services. The Town Manager shall include a written report of the circumstances of said emergency purchase at the next regular or special Town Commission meeting.~~

a. When life, safety or health of the public must be sustained through the immediate delivery of products or performance of services or a critical agency mandate, statutory or operational requirement must be fulfilled immediately. Please note that the lack of planning by a department or unanticipated delays shall not be considered an emergency. Any emergency purchase greater than $10,000.00 must be presented to the Town Commission. (Town Ordinance 2021-006 section 2-128.4 The Town Manager and/or designee may make or authorize emergency purchases as defined herein. In the event of an

emergency, such as an equipment failure, catastrophic damage to Town property, or other similar unexpected event, all normal procurement procedures and requirements directly related to such emergency shall be suspended; and with the approval of the Town Manager or designee, the head of any department may purchase any required emergency supplies, materials, equipment or services. The head of such department shall send to the CPO, a requisition and copy of the delivery record together with full justification and circumstances of the emergency.)

B. ***Professional services***. Contracts for professional services involving peculiar skill, ability, experience or expertise, which are in their nature unique and not subject to competitive bidding or competitive proposals, are exempt from this section of the Code; however, state laws, such as the Consultants' Competitive Negotiation Act of the Florida Statutes, as may be amended from time to time, to the extent applicable, shall be followed.

C. ***Single-source and sole-source commodities or services***. Single-source and sole-source commodities or services are exempt from this section of the Code.

D. ***Utilization of other governmental agencies' contracts (Piggy Back)***. Commodities or services that are the subject of contracts with the state, its political subdivisions or other governmental entities, including the United States government, are exempt from this section, provided, however, that this subsection shall apply only if the contract expressly permits or if the awarding jurisdiction and/or the vendor agree to allow the Town to purchase therefrom, and if either:

   i. the commodities or services are the subject of a price schedule negotiated by the state or federal government or by competitive bid by another governmental agency and not on any preference; or

   ii. the price offered for the commodity or service exactly equals or is lower than the governmental contract from vendors awarded such

governmental contract. Where an award is made pursuant to this paragraph, the terms and conditions agreeable to the Town may be used in lieu of those terms and conditions of the contract with the other governmental agency.

E. ***Cooperative purchasing***. Cooperative purchasing plans are exempt from this section of the Code.

Section IV – Formal Competitive Solicitation Process

Once the appropriate vendor selection method has been determined, the solicitation process will be overseen by the Chief Purchasing Officer, as shown below.

A. SPECIFICATIONS

The Chief Purchasing Officer will ensure the solicitation documents include specifications that are as well-defined as possible. The user department is responsible for developing specifications, such as bid specifications, scope of service and evaluation criteria. As the prime user, the department is best aware of any special characteristics, any new developments in the field, as well as the technical specifications of the product or service. The Chief Purchasing Officer may review specifications and make suggestions, such as alternate products, when appropriate.

The Chief Purchasing Officer shall strive to assure that all specifications issued by the Town provide for free and open competition among all vendors and preclude lock-in of any vendor or brand, unless items are purchased under approved sole source or sole brand provisions. Any specification may eliminate some vendors or brands if the vendor or brand does not meet the legitimate needs of the Town.

There are many different types of specifications; however, all specifications regardless of the type must be clear and complete. A specification is an essential communication link between the Town and the vendor. The specification must clearly and completely express the needs of the Town in such a manner that the vendor will have the same understanding as that of the Town in what is required. The following are some of the more common type of specifications:

1. Brand Name Specification

A specification using one or more manufacturers' brand names, with identifying model numbers, to describe the acceptable items; all other items will be excluded. Since use of a brand name specification is restrictive of product competition, it may be used only when pre-approved by the Chief Purchasing Officer.

2. Name "or Equal" Specification

These specifications describe the characteristics of the item required by reference to a particular manufacturer's product, referring to that product by its brand name and model number. These specifications describe the standards of quality, performance, and other characteristics needed to meet the requirements of the solicitation, and invites bids for equivalent products from any manufacturer. These are often used to obtain low-value, commercially available products, such as janitorial supplies, office supplies and chemicals.

3. Design Specification

A design specification is also known as a material and method of manufacture specification. This type of specification spells out in great detail the physical characteristics including size and shape, the materials to be used and the manner in which they are to be assembled or processed. Design specifications may also reference engineering drawings or plans. A design specification is

generally not appropriate for standard commercial items; its use being reserved for "made-to-order" products.

4. Performance Specifications

Performance specifications describe the functions which must be performed without or with only a limited reference to materials to be used or construction details. Performance specifications are non- restrictive, they spell out standards of performance, define operating limits, describe a specific task, emphasize dependability and reliability and look at the end result. Performance specifications are non-restrictive and encourage vendors to be innovative and propose a variety of means to accomplish a stated performance measure and to determine whether or not a performance specification has been satisfied.

B. SOLICITATION DOCUMENTS

The Chief Purchasing Officer will ensure all solicitation documents are properly prepared, with particular emphasis on effective specifications as discussed in the prior section, and distributed as appropriate. In conjunction with the preparation of the solicitation documents, the Chief Purchasing Officer will make time available to provide information to all potential responders.

C. PUBLIC NOTICE

Public notice of the ITB, RFP, RFQ, ITN or RFI shall be given not less than ten (10) calendar days prior to the date set forth in the notice for the opening of the responses. Such notice shall be given by publication in a newspaper of general circulation within Broward County, at a minimum. The notice shall state the place, date, and time of the opening of the responses.

D. RESPONSE SUBMISSIONS

All responses shall be submitted in sealed envelopes which shall be clearly identified with the name and number of the response on the exterior of the envelope and delivered to the Town Clerk office.

E. SURETY

Bid deposits. When deemed necessary by the Chief Purchasing Officer, bid deposits or sureties shall be prescribed in the public notice inviting bids. Unsuccessful bidders shall be entitled to return of such deposit or surety where the Chief Purchasing Officer has required same. A successful bidder shall forfeit any deposit or surety required by the Chief Purchasing Officer upon failure on its part to enter a contract within fifteen (15) days after the award. In the event that State, Federal or County laws or regulations require additional advance notice, the Town shall comply therewith.

Sureties on performance. For all competitive bids seeking commodities or services in excess of two hundred thousand dollars ($200,000.00) the Chief Purchasing Officer or appropriate staff person, shall include as a requirement of such advertised bids a performance bond in the total contract amount. The Chief Purchasing Officer, in his or her discretion, may require such performance bonds for bids seeking commodities or services in an amount of two hundred thousand dollars ($200,000.00) or less. The Chief Purchasing Officer shall have the discretion to waive the performance bond requirement in the event of an undue hardship or emergency. Any bonding company used must be listed on the United States Department of the Treasury's Circular 570. Additionally, the bonding company must be rated at least "A," Class VI, by "Best's Key Rating Guide," published by A.M. Best Company, and be authorized to do business in Florida.

In lieu of the bond required by this section, a contractor may file with the Town, an alternative form of security in the form of cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in F.S. ch. 625, pt. II (F.S. § 625.50 et seq.). Any such alternative form of security shall be for the same purpose and be subject to the same conditions as those applicable to the bond required hereunder. The appropriate representative of the Town shall make the determination of the value of the alternative form of security.

F. ADDENDA

Written addenda will be issued when changes, clarification or amendments to the invitation for bid are deemed necessary, including but not limited to a major change to the approved plans during the advertising period.

G. CANCELLATION OR POSTPONEMENT OF RESPONSE OPENING

Any time prior to the response opening date and time, the Chief Purchasing Officer may postpone the opening or cancel the solicitation in its entirety.

H. FORMAL OPENING OF RESPONSES

Responses shall be opened by the Town Clerk at the time and place designated in the public notice. The opening shall be witnessed by the Chief Purchasing Officer, or designee. Bids and responses received after the time and date specified in the solicitation document shall not be opened, but will be reported to the Town Manager.

Names and amounts of each bid shall be read aloud by the ~~Chief Purchasing Officer~~ Town Clerk the tabulation of all bids received shall be posted for public inspection on the website by the Chief Purchasing Officer.

All response documents shall become the property of the Town and will not be returned to the responders. The original copy of the bids opened shall be filed in the Town Clerk's office. When the contract is awarded, all documentation produced as part of the contract shall become the exclusive property of the Town.

The Town reserves the right to waive any irregularities in the bids, as determined by the Chief Purchasing Officer or designee.

For an RFP, RFQ, ITN or RFI response, the Chief Purchasing Officer, or designee, may, at the evaluation committee's request and within a reasonable time period after the response opening, request additional or corrective information of the responder concerning his/her responsibility to perform, and the bidder may voluntarily, after bid opening, provide additional or corrective information concerning responsibility as a vendor. Failure to provide the requested information may deem the bid non-responsive.

I. MODIFICATION OR WITHDRAWAL OF RESPONSES

Responses may be modified or withdrawn by an appropriate document duly executed and delivered to the office of the Chief Purchasing Officer at any time prior to the submission deadline. A request for withdrawal or modification must be in writing and signed by a person duly authorized to do so. Any modifications made by the Town to the solicitation documents prior to the opening of the responses shall be by addenda provided in writing to the same potential responders to whom the original solicitation documents were presented.

After expiration of the period for receipt of responses, no withdrawal or modification is permitted, except in extenuating circumstances. If within twenty four (24) hours after responses are opened, any responder files a duly signed

written notice with the Town, through the office of the Chief Purchasing Officer and within five (5) calendar days, thereafter demonstrates to the satisfaction of the Town, by clear and convincing evidence, that there was a material mistake in the preparation of the response, or that the mistake is clearly evident on the face of the response document but the intended correct response is not similarly evident, then the responder may withdraw its response document. Thereafter, the responder will be disqualified from further bidding on the contract for which the response was withdrawn.

Section V - Formal Solicitation Evaluation Process and Award of Contract

Once the solicitation has been completed and all responses have been received and opened, the responses will be evaluated and a contract awarded as follows:

A. REJECTION OF RESPONSES

The Town Manager and Town Commission may reject any bids, parts of all bids or all bids for any one (1) or more commodities or services included in the proposed contract when the public interest will be served thereby. The Chief Purchasing Officer shall not accept a bid from a contractor who is in default on the payment of taxes, licenses or other moneys due the Town or any debarment.

After an initial review of responses, responses may be rejected for any of the following reasons:

- If the evidence submitted by a responder or if investigation of a responder fails to satisfy the Town that the responder is properly qualified to carry out the obligations and to complete the requested work.
- If there is reason to believe collusion exists among responders.
- If the response is not responsive, not delivered by the due date and time or not delivered to the Town Clerk's office, not properly signed or is unsigned, shows serious omissions, alterations in form, additions not called for, conditions or unauthorized alterations, or irregularities of any other kind. The Town reserves the right to waive such technical errors as may be deemed in the best interest of the Town.

B. EVALUATION AND AWARD OF CONTRACT - INVITATION TO BID

Purchasing shall provide the bid tabulation and full copies of the bids to the Town department for review, and a written recommendation of award.

The Chief Purchasing Officer shall review each bid thoroughly, and determine if the Town department's recommendation is accurate. If not, a meeting with the Town department head shall be held.

The contract shall be awarded to the "lowest responsive and responsible" responder whose response meets the requirements and criteria set forth in the solicitation documents utilizing the criteria set in Section III, C(1) (need to check code for compliance) above.

If two or more qualified responders are tied:

1. The contract may be split when it is to the Town's advantage as determined by the Chief Purchasing Officer.
2. If the Chief Purchasing Officer determines not to split the bid, the contract shall be awarded by first preference to businesses with drug free workplace programs as described in herein below and then by publicly drawing lots.

No contract of purchase shall be subdivided to avoid the requirement of an ITB.

A recommendation for vendor selection, together with the criteria used for selection, will be presented to Town Commission by the user department for approval, along with a request that staff be authorized to sign a contract with the recommended vendor.

C. EVALUATION AND AWARD OF CONTRACT – ALL OTHERS

The award shall be made to the responder whose proposal is the most advantageous to the Town, taking into consideration evaluation criteria set forth in the solicitation document. The vendor selection process is done through an evaluation committee, (Committee), appointed by the Chief Purchasing Officer and

comprised of a member of the user department, together with at least two other members familiar with the goods or services being evaluated. Each committee member shall attendee the evaluation committee training session and complete a "Conflict of Interest Statement" upon appointment to the committee and prior to review of submittals. The evaluation committee is subject to Sunshine Law requirements and shall be noticed.

The Committee shall review all qualifications and submittals of those firms responding based on predetermined criteria contained in the solicitation document. The Committee will then score each qualified response using the predetermined criteria.

Depending on the number of qualified responses received, the Committee may reduce the number of responders to be evaluated further to a minimum of three (called a "short list"), based on the ranking (highest points). If less than three qualified responses have been received, all qualified responses must be considered. The Committee may choose to hold discussions with all responders on the "short list". Such discussions may encompass formal presentations by each responder. The format of the discussion must be the same for each responder.

If the Committee requires clarification of the original response, they may request revised proposals.

For an RFP, once the Committee has ranked the qualified responses, the ranking information will be presented to Town Commission by the user department with a request for approval along with a request for the proper Town official(s) to be authorized to negotiate and execute the contract.

For an RFQ, ITN or RFI, a recommendation for vendor selection, together with the ranking information, will be presented to Town Commission by the user

department. Additionally, it will be requested that staff be given direction to negotiate a contract, subject to final Commission approval.

Following vendor approval by the Commission, the next step in the RFQ, ITN or RFI process is for the proper Town official(s) to negotiate a contract with the highest ranked vendor(s) at a compensation determined to be fair and reasonable. If this proves unsuccessful, negotiations will be formally terminated and negotiations will begin with the next highest ranked vendor. This will continue until an acceptable contract is agreed to or until negotiations with all vendors on the short list have been unsuccessful. If no contract can be negotiated with any vendor on the short list, a new solicitation must be initiated. If a successful contract is negotiated with a vendor, a recommendation will be presented to the Commission by the user department to approve the contract with the indicated vendor.

D. NOTICE OF AWARD

Upon approval by the Commission, the successful vendor will receive a Notice of Award by the Chief Purchasing Officer indicating the vendor's selection. The Notice of Award is contingent on a contract being executed and the required certificates of insurance and applicable bond coverage/financial assurances have been received and approved. If the selected vendor fails to provide the required coverage documents or fails to deliver the signed contract within the specified time, the Town may annul the Notice of Award. No work can commence until the Notice to Proceed (NTP) and purchase requisition is forwarded by the responsive department.

E. BOND RELEASE

All responders' bid bonds, if required for a solicitation, will be retained until the selected vendor has met all requirements for the final contract award. At that time, the bid bonds of the unsuccessful responders will be returned. If the successful

vendor fails to meet these requirements and the Town annuls the Notice of Award, the successful vendor's bid bond shall be forfeited.

F. NOTIFICATION TO RESPONDENTS

After the contract award has been finalized, the Chief Purchasing Officer will notify the remaining respondents of the selection.

Section VI – Purchases Order Process for Purchases $24,999.99 or Less

A. PURCHASE ORDERS

1. Purpose

Purchase orders are required for any purchase of commodities or services valued at ~~greater than~~ $1,500.00 or greater. Town code provides for purchase orders be completed for all purchases requiring quotations. Quotations and the quotation summary form are required to be attached to the purchase order. The purchase order serves to inform Finance of the needs of a specific user department and to correctly define the material or service requested for goods and services. The order is not an order, but merely the request to procure the item(s) or service(s) in accordance with established Town purchasing policies and procedures. Quotations are not required for purchases for Town Events, as defined on Page 47, valued at less than $5,000.

For example, if the Town Commission appropriates $15,000 for a Town Event, purchases from individual vendors valued at less than $10,000 may be approved by the Town Manager without further approval by the Town Commission.

The procedures that are set forth in this manual have been established as a tool used by Finance for the processing of all Orders. The purchase order begins with the issuing department.

2. When Prepared

The requesting department should anticipate their requirements and submit Orders and quotes allowing ample time for Finance to complete action to secure the items needed at the time required. Rush or emergency orders shall be authorized on a case-by-case basis to avoid additional costs affiliated with expediting delivery.

3. Who Prepares

Purchase order shall originate in the using department at the level where the purchase is to be used and electronically sent to Finance after receiving approval of the Department Director or designee.

4. Data Entry of Order

A properly prepared order must, at a minimum, contain the information listed below.

1. Go to **Purchase Order Entry**.
2. Click 

.
3. Select a **Vendor**. If not available, see New Vendor Process
4. Select the ship to
5. enter summary of the PO description line
6. Select the **Department**.
7. Verify or enter the **Post Date**.
8. Select a staff member in **Requested By** (this is automatically generated when the employee logs into the P.o software)
9. If creating a Blanket purchase order, enter the **Expire Date**.
10. Select the **Price Source** (scan quotes, bid information, contract etc.)
11. (Optional) Select/enter relevant items for the current purchase order.
12. Enter the **Quantity**.
13. Verify or select the **Unit**.
14. If available, verify or select the **Product/NAICS Code**.
15. Verify or enter the **Item Description**.
17. Enter the **Unit Price**.

18. Verify or enter the **GL Number**.
19. If applicable, click GL to view/edit the distribution; click **Close** to return to order entry.
20. Click **Save**.
21. If any of the items meet the criteria set in Program Setup for asset flagging, a dialog appears letting you confirm asset status. Uncheck any you don't want included and click **Ok**.
22. ** There is a section to add notes, include any information Commission approvals. (ex. Date and line item)
22. The entry is in Order state and will not become a purchase order until approved by Town Manager.

Finance shall review, approve or return a purchase requisition within 7 days from when it has been approved by the requesting department director. An order lacking or containing incorrect information will be returned to the originating department for completion or compliance. This will cause a delay of the purchase order processing. When in doubt, call Finance for assistance prior to submitting for approval.

Once all required fields are completed and the requesting department enters through all of the necessary steps, the Finance Department sends notification email the purchase order to the Department Director for their approval. No person under a Department Director or designee(s) may approve purchase orders for processing based on security levels.

If the purchase order is validated, approved and posted by the Department Director, the Finance Department sends notification email the purchase order to Finance for the next step in processing a purchase order.

If the purchase order is not approved, or if the Department Director, Finance, or Town Manager has a question, the purchase order can be returned to the requesting department, or canceled altogether. Then the ordering process must be

repeated. The requesting department must satisfy any question(s) and then return the order for re-approval.

A purchase order is a computer-numbered form that only the Purchasing Division staff has system access to generate a purchase order.

A purchase order is received by Finance via computer only after the Department Director or designee has authorized it by their computer approval process.

Finance will review the purchase order for compliance as follows:

1. If the description is adequate;
2. If quotations were obtained and are properly documented;
3. If the purchase order is authorized by a resolution, the resolution number must be listed in the body of the purchase order;
4. If there was an Emergency Purchase;
5. If the account information is correct and budgeted funds are available. If it is found that funds are not available in the account, Finance will contact the requesting department for further action.
6. If the vendor is listed as a sole source or single source provider, that proper documentation is submitted by the requesting department.
7. If proper purchasing policies have been followed as determined by the amount of the purchase order.

BLANKET PURCHASE ORDERS

The Town may issue Blanket Purchase Orders for a specific dollar amount and a length of time not to extend beyond the fiscal year. They may be charged to a single budget account or various departmental accounts.

Some Blanket Purchase Orders are issued for Town Events for ease and convenience of purchases that are needed quickly. They are especially useful in cases where required quantities of a variety of items cannot be determined in advance.

Section VII – Purchasing Card (P-Card) Policies & Procedures

A. INTRODUCTION

The Town of Pembroke Park Purchasing Card Program is designed to improve control and efficiency in processing purchases from any vendor that accepts the visa credit card. All uses of the Town P-Card shall be for a municipal purposes as defined in Section 166.021(2), Florida Statutes, except when expressly prohibited by law.

This program will allow the employee/cardholder to purchase approved commodities and services directly from our vendors. Each purchasing card is issued in the name of an employee with "Town of Pembroke Park" as the government buyer of goods and services, and the Town sales tax exemption number, clearly shown on the card. Cardholders will also be issued a copy of the Town's sales tax exemption certificate.

The Finance Department will monitor the performance of the program. All questions or concerns should be directed to:

The Finance Director 954.966.4600 ext. 232

The purpose of these policies and procedures is to accomplish the following:

1. To ensure purchasing card purchases are in accordance with the Town of Pembroke Park's Purchasing Ordinance (Chapter 2, Article V) and adopted policies and procedures.

2. To provide an efficient method of purchasing and paying for goods and services from specified vendors within specified commodity groups, within a

predetermined amount per item purchased, per total invoice purchase or per total per day, week or month per vendor.

3. To reduce transaction processing time.

4. To provide procedures and policies for disciplinary action if a purchasing card is misused.

5. To ensure budget, commodity, and vendor control over purchases.

6. To provide for purchases during a state of emergency (e.g., hurricane).

P-Card usage is intended by the Town Commission to be an exception to the purchasing procedures set forth in this manual and in the Town's Code of Ordinances. Whenever possible, payments by the Town shall be done by the issuance of a check or ACH wire transfer pursuant to Article III of the Town's Code of Ordinances, as may be amended from time to time, and pursuant to the issuance of a purchase order by the Town or invoice received from a Town vendor.

This policy is further intended to apply to the Town's P-Cards as well as any credit cards issued by the Town.

Further, ~~T~~the policies and procedures provided herein are minimum standards for departments. Departments may establish additional controls as deemed necessary.

How It Works

The purchasing card system simplifies the purchasing/disbursement process. Purchasing responsibility is delegated to the ordering department enabling an authorized cardholder to place an order directly with the vendor; however, all P-card usage is subject to compliance with the Town's Procurement Code.

When a purchase authorization is requested by the supplier at the point of sale, the Visa purchasing card system validates the transaction against preset limits established by the Department Director and Finance. All transactions are approved or declined electronically based on the purchasing card authorization criteria established. The authorization criteria may be adjusted periodically as needed and may include, but are not limited to, the following:

- ~~Approved Vendors~~
- ~~Approved Commodities~~
- Number of transactions allowed per day
- Number of transactions allowed per month
- Single item purchase limit
- Daily transaction limit
- Monthly total

By signing the Purchasing Card User Agreement, the employee affirms that they have read and are familiar with Section VII – Purchasing Card (P-Card) Policies & Procedures of this manual. Employees who misuse or abuse card usage may be subject to disciplinary action up to and including termination of employment.

Who Does What?

The following is a summation of the responsibilities of the individuals involved in the purchasing card system.

Department Director

- Request purchasing cards for designated employees
- Request transaction limits
- Responsible for authorizing charges (or designated representative)

- Ensure compliance with all additional approval requirements prior to purchase (quotes, solicitation, Commission approval, etc.)
- Monitor availability of budgeted funds
- Review receipts and cardholder statement(s)
- Ensure that approved cardholder statement(s) along with all supporting documentation, are sent to Finance each month
- Notify Visa of any disputes and follow dispute procedures
- Document all disputes
- Notify Finance of open disputes
- Collect card from cardholders who end employment
- Notifies Finance of cards that need to be terminated. Comply with all purchasing and purchasing card policies and procedures

Cardholder

- Hold and secure purchasing card
- Request/receive authorization to purchase, if applicable
- Order/receive materials and services
- Ensure sales tax is not charged
- Collect and save all sales receipts/invoices
- Compare receipts with supporting documentation and verify totals are the same
- Request correct receipt and credit slip (never cash or store credit) if totals do not agree
- Match receipts with monthly card statement
- Identify disputed charges
- Immediately notify Finance and cardholder's Director of lost or stolen card
- Responsible for all missing documentation
- Resolve all issues with vendor - notify Finance of any unresolved issues
- Comply with all purchasing and purchasing card policies and procedures

Finance

- Receive approved cardholder statements and supporting documentation
- Confirm that all department monthly spend reports are complete and are authorized by Department Directors
- Notify departments when approved department documentation is not received on time
- Receive monthly statements from the current credit company provider
- Reconcile statements to Town Total Summary
- Verify all documentation received
- Pay all non-disputed monthly charges from consolidated statement
- Process related accounting data
- File and store statements, receipts, etc.
- Monitor missing documentation
- Identify any violations or discrepancies
- Ensure compliance with all purchasing and purchasing card policies and procedures

Finance/ Visa Account Administrator and or designee

- Coordinate program policy issues
- Initiate and distribute all purchasing cards
- Execute the Purchasing Card Employee User Agreement
- Block commodity codes for purchasing card program
- Initiate training program for all cardholders
- Request issuance and cancellation of cards
- Maintain policy and cardholder guides/manuals
- Evaluate purchasing card feedback from vendors and departments
- Coordinate and maintain internal controls
- Handle billing disputes
- Participate in ongoing program reviews
- Conduct semi-annual inventory of purchasing cards

B. POLICIES AND PROCEDURES

Assignment and Control of the Purchasing Card

Purchasing cards will be requested by Department and issued by Finance to individual employees who frequently purchase goods and services of a pre-approved amount. The Purchasing card will have the employee's name, "Town of Pembroke Park", the Town sales tax exemption number and the expiration date embossed on the face of the card. The purchasing card issuing company will not have individual cardholder's information other than name. No credit records, social security numbers, etc. of the cardholder are maintained.

All requests for new cardholders, changes to current cardholders, or changes to authorization must be made in writing by the Department Director to Finance. Each employee designated to receive a card will be given a copy of this policy and procedure manual, along with training, from Finance personnel. When Finance receives a purchasing card from the issuing card company, the cardholder will be required to personally take receipt of the card from Finance and sign the Purchasing Card Employee User Agreement.

Lost or Stolen Purchasing Cards

If a purchasing card is lost or stolen, the cardholder must immediately notify Finance and the department Director. The cardholder will be responsible for reporting all information necessary to reduce the liability to the Town for a lost or stolen card. Disciplinary action will be taken in the event that Finance is not notified. The cardholder will make payment to the Town for any unauthorized charges if they fail to report the card as lost or stolen. If charges are not repaid, the Town will take disciplinary action, up to and including termination. The Town will also pursue all legal avenues available for collection.

Termination or Transfer of Cardholder

When an employee ends his or her employment or is transferred to another department, the Department Director must immediately notify Finance. Finance will ensure that the card is canceled. The Department Director is to collect the card from the employee and send to Finance.

Limitations on Use of Purchasing Card

1. Cardholder Use Only - Only the employee whose name is embossed on the card may use the purchasing card. No other person is authorized to use the card, unless approved by the Town Manager.
2. Town of Pembroke Park Purchases Only - The purchasing card is to be used for Town authorized purchases only. The purchasing card user must submit in writing the primary municipal purpose for the expenditure on the document submitting the charge for approval and payment. The purchasing card cannot be used for any personal use. Any such use will require immediate reimbursement and will result in disciplinary action, which may include dismissal.
3. Dollar Limitations
    a. The Department Director approving the issuance of a purchasing card will set limits for each cardholder: transaction amount, frequency, vendor, and commodity as required. All such limits will be reviewed by Finance.
    b. A purchase may be made of multiple items, but the invoice cannot exceed the cardholder's limit.
    c. Declared Emergencies – at the discretion of the Town Manager or designee, restrictions on purchase limit and merchant category groups may be revised once an emergency has been declared.
4. Other Conditions
    a. Purchases ~~greater than~~ $1,500 or greater require a purchase order, prior to make the purchase.

b. All items purchased over-the-counter must be immediately available. No back ordering is allowed.
c. All items purchased by telephone transaction must be confirmed by email or fax.
d. All items paid for with the purchasing card must be shipped to the Town and are property of the Town of Pembroke Park.

5. Travel Related Charges – Purchases for conference registration/classes, airline tickets, hotels, and parking charges are permissible. Purchases made during travel must be in accordance with the Town's policies and procedures. Meals purchased with a P-card during travel on official Town business shall be subject to Sec. 2-310 of the Town's Code of Ordinances.

Prohibited uses of purchasing cards

The following types of items may not be purchased with a purchasing card, regardless of dollar amount:.

~~1.~~ Food not associated with an official Town Eevent~~, some examples include:~~
~~2. Birthday cakes~~
~~3.~~1. ~~Department parties~~
~~4.~~2. Gas and oil products, except ~~of~~ for Town vehicles, ~~or~~ rental cars or the use of a personal vehicle for ~~on~~ official Town trips outside of Broward
~~5.~~3. Entertainment during travel
~~6.~~4. Cash Advances
~~7.~~5. Personal Items
~~8.~~6. Telephone Calls
7. Alcoholic Beverages
8. Tobacco
9. Invoices
10. Gift cards, unless related to a Town Event
11. Ammunition/weapons

12. Cash Refunds – any refund must be in the form of a credit to the P-Card
13. Computers & printers
14. Construction projects
15. Consulting services
16. Fines and late fee penalties
17. Goods or services available pursuant to a current Town contract
18. Goods or services specifically restricted by the Finance Department
19. Independent Contractor Services
20. Industries such as antique/pawn shops, antique reproductions, jewelry stores, dating/escorting services, massage parlors, betting/track/casinos, lotto, precious stones and metals, stamp and coin stores, health and beauty spas, etc…
21. Insurance
22. Interest and Finance Charges
23. Legal services
24. Lobbying services
25. Maintenance contracts
26. Medical services
27. Service such as tailors, dry cleaners, laundry, barber/beauty shops, shoe repair, etc.

~~9.~~

~~10.~~28. Any additional goods or services specifically restricted by the Department Director, Purchasing or the Finance Department

29. Any item that would be an unlawful expenditure in accordance with the Town's Code of Ordinances adopted Resolutions and adopted Policies.

For purposes of this section, "Town Event" shall mean any meeting, activity, program or function that is officially organized, sponsored or authorized by the Town Commission or Town Manager and that serves a legitimate municipal and public purpose. A Town Event shall include meals for the purposes of conducting Town business with prior approval of the Town Manager.

Violations

1. Purchase of any item, which would be an unauthorized purchase in accordance with the Town's Code of Ordinances (Section 2-125) and adopted policies and procedures.
2. Attempting to make a purchase that exceeds limit. It is the responsibility of the ordering department to ensure all "extra" charges such as freight, handling, set up, etc. are considered before a purchasing card transaction is made. A vendor's willingness to honor a purchasing card transaction exceeding the limit does not authorize cardholder or department to make such a purchase.
3. Attempting to make more transactions per day or month than allowed.
4. Purchases from vendors that create conflicts of interest.
5. Multiple purchasing card transactions to circumvent the pre-determined limits.
6. Failure to produce proper documentation receipts, to department representative daily.
7. Failure to report lost or stolen purchasing card.
8. Purchasing card transactions referenced as items prohibited for purchase with card.

When purchases are questioned, the Director will be responsible for resolving the issue with the cardholder. If the Director cannot be satisfied that the purchase was necessary and for official use, the cardholder must provide a credit voucher proving the item(s) were returned for credit. If items cannot be returned, then a payment will be made in cash to the Town by the employee/cardholder.

The Town reserves the right to take disciplinary action, up to and including termination. The Town may also pursue all legal avenues available for collection. Any abuse or misuse of the purchasing card will result in the privilege being suspended or revoked.

Purchasing will refer violations and discrepancies to Human Resources for disciplinary or other appropriate action.

C. PROCEDURES FOR MAKING AND PAYING FOR PURCHASE

Documentation of Over the Counter Purchases

When a purchase is made, the cardholder must obtain the customer's copy of the detailed receipt. The cardholder verifies that the receipt and any related documentation are for the same amount. They also verify that no tax has been charged. If the receipt is incorrect the cardholder will request a credit slip (never cash or store credit).

Telephone Orders

Ensure that the vendor knows that the Town will not pay tax. The tax ID # is to be provided.
Telephone orders are to be confirmed by email or fax.

Missing Documentation

If the cardholder does not have documentation of the transaction, they must obtain a copy and if this is not possible, details of the purchase must be attached and the Missing Receipt Affidavit form must be filled out. The information will include a description of each item, the number of items purchased, the unit cost, the date of purchase, the vendors name and explanation as to why there is no supporting documentation. Continued incidents of missing documentation, at the discretion of the Town Manager, will result in the cancellation of the employee's purchasing card and will be referred to the Human Resources Department and will be subject to

disciplinary action including, but not limited to, suspension and/or termination, written reprimand which shall be placed in employee's personnel file and deduction of the amount of the purchase from employee's salary.~~.~~

Sales Tax

Cardholders should not pay Florida State Sales Tax on any transactions. Please provide the supplier with your copy of the Town Florida sales tax exemption form at the time of purchase. Additional hard copies are available in the Finance Department.

It is the cardholder's responsibility to avoid the payment of Florida Sales tax. Please check your receipts at the point of sale to ensure that no sales tax was erroneously charged. At the time of purchase is the greatest opportunity you as the purchaser will have to request that a vendor reverse the sales tax charge. If sales tax is paid in error, contact the vendor to obtain a refund within 30 days~~.~~

If you attempt to reverse/avoid the tax and are unable to do so, please submit an explanation of the situation and any related documentation of the exemption attempt as an attachment to the applicable receipt(s). Many online retailers will also honor your Florida sales tax exemption. Please submit your ~~tax exempt~~tax-exempt information when placing orders online.

After (3) incidents the cardholder will be responsible for reimbursing the Town.

No personal purchases can be made using Town's tax exemption. The IRS considers misuse of tax exempt status to be a tax fraud offense.

Use of P-Card for purchases pursuant to a Purchase Order

P-Cards may only be used for purchases pursuant to a Purchase Order ("P.O.") when there is a need to acquire goods or services and payment by check or ACH wire transfer is not practical due to time constraints or other factors as may be determined by the Town Manager. To avoid confusion, the intent of this policy is to ensure payments are made by check or ACH wire transfer unless payment by P-Card is necessary and in the Town's best interests.

D. DISPUTES

If items purchased with the purchasing card are defective, the cardholder must return the items(s) to the vendor for replacement or credit. If the service paid for with a purchasing card is faulty, the vendor must be notified and asked to correct the situation or provide a credit (never cash or store credit). If the vendor refuses to replace or correct the faulty item or service, the purchase will be considered in dispute. Any item or amount the Director considers as an inappropriate or incorrect charge and the vendor will not credit will be a disputed item or amount.

Director or cardholder contacts the Merchant about the transaction and suppliers the necessary information to begin the resolution process

Purchasing must be notified of all disputed items. All documentation concerning the disputed items will be turned into Purchasing as soon as possible.

Clarification, Questions, Violations – Contact the Town's Finance Department

Section VIII – Glossary

Addenda / Addendum – Written or graphic instruments issued prior to the opening of bids which clarify, correct or change the bidding documents or the contract documents.

Bid Bond – An insurance agreement, accompanied by a monetary commitment, by which a third party accepts liability and guarantees that the bidder will not withdraw the bid, the bidder will furnish bonds as required, and if the contract is awarded to the bonded bidder, the bidder will accept the contract as bid, or else the surety will pay a specific amount.

Bid Specification – A document containing all information relating to the bid, including, but not limited to, requirements, purchase request, invitation to bid, bid evaluation and award information.

Business Location – A permanent office or other site where the vendor operates, conducts, engages in, or carries on all, or a portion of, its business. A post office box shall not be sufficient to constitute a "business location".

Change Order – Changes, due to unanticipated conditions or developments, made to an executory contract, which do not substantially alter the character of the work contracted for, and which do not vary so substantially from the original specifications as to constitute a new undertaking. Such changes must reasonably and conscientiously be viewed as being in fulfillment of the original scope of the contract rather than as departing therefrom Further, such changes, when viewed against the background of the work described in the contract and the language used in the specifications, must clearly be directed either to the achievement of a more satisfactory result or the elimination of work not necessary to the satisfactory completion of the contract.

Check Request Form (CRF)– An internal authorization form used by a department for the purpose of paying for an invoice.

Town Standard Commodities – Those situations where the Town has determined that a particular style, brand, make, or model is the only type that meets the Town's requirements for performance, compatibility or salient characteristic.

Competitive Bidding – Preferred method for acquiring goods, services, and construction for public use in which award is made to the lowest responsive and responsible bidder, based solely on the response to the criteria set forth in the IFB (invitation for bid).

Commodities – Personal property, including but not limited to, goods, supplies, apparatus, equipment, material and other forms of tangible personal property.

Contractor – Any person or business entity having a contract with the Town.

Cooperative Purchasing - Situations where the Town participates in joint procurement of commodities or services with other public entities within the State, in order to obtain lower prices through greater purchasing volume.

Department Director – The person that directs or controls each Town department as determined by the Town Manager.

Invitation to Bid – A solicitation for competitive sealed bids with the title, date and hour of the public bid opening designated therein and specifically defining the commodities or services for which bids are sought. The invitation for bid shall be used when the Town is capable of specifically defining the scope of work for which

a service is required or when the Town is capable of establishing precise specifications defining the actual commodities required. The invitation for bid shall include instruction to bidders, plans, drawings and specifications, if any, bid form, any additional documents or information required by the State, Federal government or County and other required forms and documents to be submitted with the bid.

Municipal/Public Purpose - Any activity or power which may be exercised by the Town under the laws of the State of Florida.

Payment Bond - A payment bond is requested on contracts which will require the purchase of materials or services from others in order to protect subcontractors from non-payment by the general contractor.

Performance Bond - A performance bond may be required when it is deemed in the best interest of the Town to ensure that a contract is executed in accordance with the agreed upon specifications and price; or when mandated by Florida State Statutes.

Petty Cash – A cash fund kept at a fixed amount for disbursement as needed to pay for relatively small purchases.

Purchasing Card – Town issued credit card used for acquiring supplies and services for use by the Town.

Chief Purchasing Officer – The Town Manager, or his or her designee, shall be the Town's Chief Purchasing Officer ("CPO") The CPO shall serve as the principal officer for the contracting and/or purchase of goods and services and shall have the authority to approve all purchases, contracts, change orders, and purchase orders for the purchase of goods and services, provided they are in conformance with the

Purchasing Manual, the law, and all applicable rules and regulations. The chief purchasing officer may delegate rights, powers, and authority vested in the CPO to subordinate purchasing services employees, or other Town staff, when deemed necessary by the chief purchasing officer, provided such staff shall comply with all applicable laws, ordinances, resolutions, rules and procedures established by the Town.

Purchase Order – A purchaser's written document to a vendor formalizing all the terms and conditions of a proposed transaction, such as a description of the requested item(s), delivery schedule, terms of payment, and transportation.

Quotations - Unsealed telephonic, oral, facsimile or written bids for commodities or services.

Request for Letters of Interest (RLI) - A written solicitation for offers with the title, date and hour of the submission deadline designated. A request for letters of interest shall include but is not limited to, general information and a submission deadline. The Town shall engage in competitive negotiations with responsible offerors determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Officers shall be accorded fair and equal treatment with respect to any opportunity for discussion.

Request for Proposals (RFP) – A written solicitation for competitive sealed proposals with the title, date and hour of the public opening designated. A request for proposals shall include but is not limited to general information, functional or general specifications, a statement of work, proposal instruction and evaluation criteria. All requests for proposals shall state the relative importance of price and any other evaluation criteria. The Town may engage in competitive negotiations with responsible proposers determined to be reasonably susceptible of being

selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offer.

Request for Qualifications (RFQ) – A written solicitation for competitive sealed offers with the title, date and hour of the public opening designated. A request for qualifications shall include but is not limited to, general information, functional or general specifications, statement of work, instructions for offer and evaluation criteria. All requests for qualifications shall state the relative importance of the evaluation criteria. The Town may engage in competitive negotiations with responsible offerors determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and conformance to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of offers and such revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offer.

Responsible Bidder, Responsible Offeror, Responsible Proposer - A person or business entity having the capability in all respects to perform fully the contract requirements and sufficient experience, ability, reliability, capacity, facilities, equipment, financial resources and credit to give the Town a reasonable expectation of good faith performance, determined solely within the Town's discretion.

Responsive Bidder, Responsive Offeror, or Responsive Proposer - A person who has submitted a bid, offer, or proposal that conforms in all material respects to the invitation for bid, request for letters of interests, request for qualifications, or request for proposals, determined solely within the Town's discretion.

Services - The furnishing of labor, time, or effort by a contractor, not involving the delivery of a specific end-product other than reports that are merely incidental to the required performance. This term shall not include employment agreements or collective bargaining agreements.

Sole Source - The commodities or services are available from only one (1) responsible vendor.

Surplus Property - Any personal property belonging to the Town, that is capable of being used but is in excess of the normal operating requirements of the Town, or which is no longer used, or which has become obsolete, worn out or scrapped.

Transaction – 1. The act of carrying out some form of business between two parties or persons. 2. A business agreement or exchange.

Using Agency - Any department, division, bureau or other unit in the Town government using commodities or procuring services as provided in this division of the Town Code of Ordinances.

RESOLUTION NO. 2026-021

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING THE AMENDED PURCHASING POLICY AND PROCEDURES MANUAL (2026) ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park maintains purchasing policies and procedures to ensure transparency, efficiency, and compliance with applicable laws in the procurement of goods and services; and

WHEREAS, the Town Commission finds it necessary to update and amend the Purchasing Policy and Procedures Manual to reflect current best practices, statutory requirements, and operational improvements; and

WHEREAS, the amended manual provides comprehensive guidance on purchasing authority thresholds, vendor selection methods, competitive solicitation processes, exceptions, purchase order procedures, and purchasing card policies, and aligns with Chapter 2, Article V of the Town's Code of Ordinances; and

WHEREAS, the Town Commission has reviewed the proposed amendments and finds that adoption of the updated manual is in the best interest of the Town and its residents.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby adopts the Amended Purchasing Policy and Procedures Manual as presented and attached hereto as Exhibit A.

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

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

Section 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury RESOLUTION NO: 2026-022 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Stephanie Woodbury, Project Manager
Dept/Group:	Finance
Recommendation for Counsel to consider:	
Background Information:	The Procurement Division advertised RFQ 26-02 for Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, proposals were opened, and thirty (30) firms submitted responses, including eleven (11) for architectural services. The proposals were reviewed and evaluated by the Evaluation Committee in accordance with the City's procurement policies. The following firms submitted proposals for architectural services: • Angel C. Saqui • Austin Fox Architecture • Biller Reinhart Engineering Group • CPH Consulting • CPZ Architects • HBC Engineering Company • Jorge A. Gutierrez • M.C. Harry & Associates • Rukan Architecture • The Tamara Peacock Architects • West Architecture + Design After evaluation, the committee recommends the following ranking: 1. CPH Consulting

	2. CPZ Architects 3. M.C. Harry & Associates 4. Jorge Gutierrez Architects 5. West Construction + Design
Staff Recommendations:	Staff recommends that the Town Commission approve the Evaluation Committee's ranking and authorize staff to proceed with contract negotiations for architectural services under RFQ 26-02.
Procurement:	RFP
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution 2026-022 - CCNA Architects
Award Recommendation_architectural
RFQ_25-02_Proposal_Evaluation_Scoring - Discipline 1 Architectural Services
CPH Consulting, LLC
CPZ Architects, Inc. - Town of Pembroke Park
MC Harry & Associates
Jorge A Gutierrez Architects
West Architecture + Design, LLC

RESOLUTION NO. 2026-022

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park advertised RFQ 26-02 for Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025; and

WHEREAS, on November 13, 2025, thirty (30) firms submitted proposals, including eleven (11) for architectural services; and

WHEREAS, the Evaluation Committee reviewed and scored the proposals in accordance with the Town's procurement policies and recommends the following ranking: 1. CPH Consulting, 2. CPZ Architects, 3. M.C. Harry & Associates, 4. Jorge Gutierrez Architects, and 5. West Construction + Design; and

WHEREAS, the Town Commission finds that approving the recommended ranking and authorizing negotiations is in the best interest of the Town.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the Evaluation Committee's recommended ranking for RFQ 26-02 Architectural Services and authorizes the Town Manager or designee to negotiate and execute agreements with the top-ranked firms, beginning with CPH Consulting, and proceeding in order of ranking if negotiations are unsuccessful.

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

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

Section 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

Memo

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Stephanie Woodbury, Procurement Administrator

cc:

Date: February 25, 2026

Re: Award Recommendation – RFQ 26-02 Architectural Services

The Procurement Division advertised RFP 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of eleven (11) for architectural services. Which included proposals from Angel C. Saqui, Austin Fox Architecture, Biller Reinhart Engineering Group, CPH Consulting, CPZ Architects, HBC Engineering Company, Jorge A. Gutierrez, M.C. Harry & Associates, Rukan Architecture, The Tamara Peacock Architects, West Architecture + Design.

The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking.

1.) CPH Consulting

2.) CPZ Architects

3.) M.C. Harry & Associates

4.) Jorge Gutierrez Architects

5.) West Construction + Design

	Angel C Saqui	Austin Fox Architecture	Biller Reinhart	CPH Consulting	CPZ Architects
Professional Capabilities and Project Experience (Section 4.4)					
Gracie Escalante	20	17	9	23	23
Jeff Louis	25	9	9	25	20
Jorge Loor	17	15	21	24	22
Osmanny Larzabal	9	16	20	25	23
Total	**17.75**	**14.25**	**14.75**	**24.25**	**22**
(Experience of Key Personnel and Project Team (Section 4.5)					
Gracie Escalante	18	16	9	20	24
Jeff Louis	25	20	9	25	25
Jorge Loor	21	20	18	24	23
Osmanny Larzabal	9	18	19	25	22
Total	**18.25**	**18.5**	**13.75**	**23.5**	**23.5**
Relevant Completed Project Experience (Section 4.6)					
Gracie Escalante	19	15	9	22	22
Jeff Louis	17	17	9	20	20
Jorge Loor	15	15	12	25	24
Osmanny Larzabal	9	15	17	24	23
Total	**15**	**15.5**	**11.75**	**22.75**	**22.25**
Project Implementation Strategy and Approach (Section 4.7)					
Gracie Escalante	17	15	9	20	22
Jeff Louis	20	17	17	25	25
Jorge Loor	21	20	23	24	22
Osmanny Larzabal	9	12	20	25	24
Total	**16.75**	**16**	**17.25**	**23.5**	**23.25**
Total Average Score Overall	**67.75**	**64.25**	**57.5**	**94**	**91**

	HBC Engineering	Jorge Gutierrez Architects	MC Harry & Associates	Rukan, LLC	The Tamara Peacock	West Construction
Professional Capabilities and Project Experience (Section 4.4)						
Gracie Escalante	10	19	23	15	15	18
Jeff Louis	15	25	25	17	18	25
Jorge Loor	9	18	25	17	19	21
Osmanny Larzabal	15	17	17	17	9	18
Total	**12.25**	**19.75**	**22.5**	**16.5**	**15.25**	**20.5**
(Experience of Key Personnel and Project Team (Section 4.5)						
Gracie Escalante	10	18	22	10	15	17
Jeff Louis	17	20	25	17	18	17
Jorge Loor	9	17	25	18	19	18
Osmanny Larzabal	25	17	17	16	12	17
Total	**15.25**	**18**	**22.25**	**15.25**	**16**	**17.25**
Relevant Completed Project Experience (Section 4.6)						
Gracie Escalante	10	18	22	12	15	17
Jeff Louis	20	20	20	17	17	20
Jorge Loor	9	18	24	15	18	21
Osmanny Larzabal	17	17	17	15	10	15
Total	**14**	**18.25**	**20.75**	**14.75**	**15**	**18.25**
Project Implementation Strategy and Approach (Section 4.7)						
Gracie Escalante	10	17	21	15	12	16
Jeff Louis	20	20	20	20	20	17
Jorge Loor	22	17	24	16	17	22
Osmanny Larzabal	22	17	17	16	9	10
Total	**18.5**	**17.75**	**20.5**	**16.75**	**14.5**	**16.25**
Total Average Score Overall	**60**	**73.75**	**86**	**63.25**	**60.75**	**72.25**

REQUEST FOR
QUALIFICATIONS

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH
CONTINUING CONTRACTS (CCNA)

DUE DATE: 11.13.2025 | RFQ 25-02







CPH Consulting, LLC | 1992 SW 1st Street, Miami, FL 33135 | 305.274.4805 | info@cphcorp.com | www.cphcorp.com
Contact Person: Kyle Bechtelheimer, P.E. | Municipal Market Director - South Florida | P: 305.274.4805

CPH CONSULTING, LLC • 1992 SW 1st Street, Miami, FL 33135

305.274.4805 • cphcorp.com

A **FULL-SERVICE** DESIGN FIRM



COMMITMENT TO EXCELLENCE

CPH is committed to delivering excellence through innovative, responsive, and high-quality services that reflect the needs and values of the Town and its community. Our team takes pride in building lasting partnerships and creating impactful solutions that enhance public spaces and improve quality of life.

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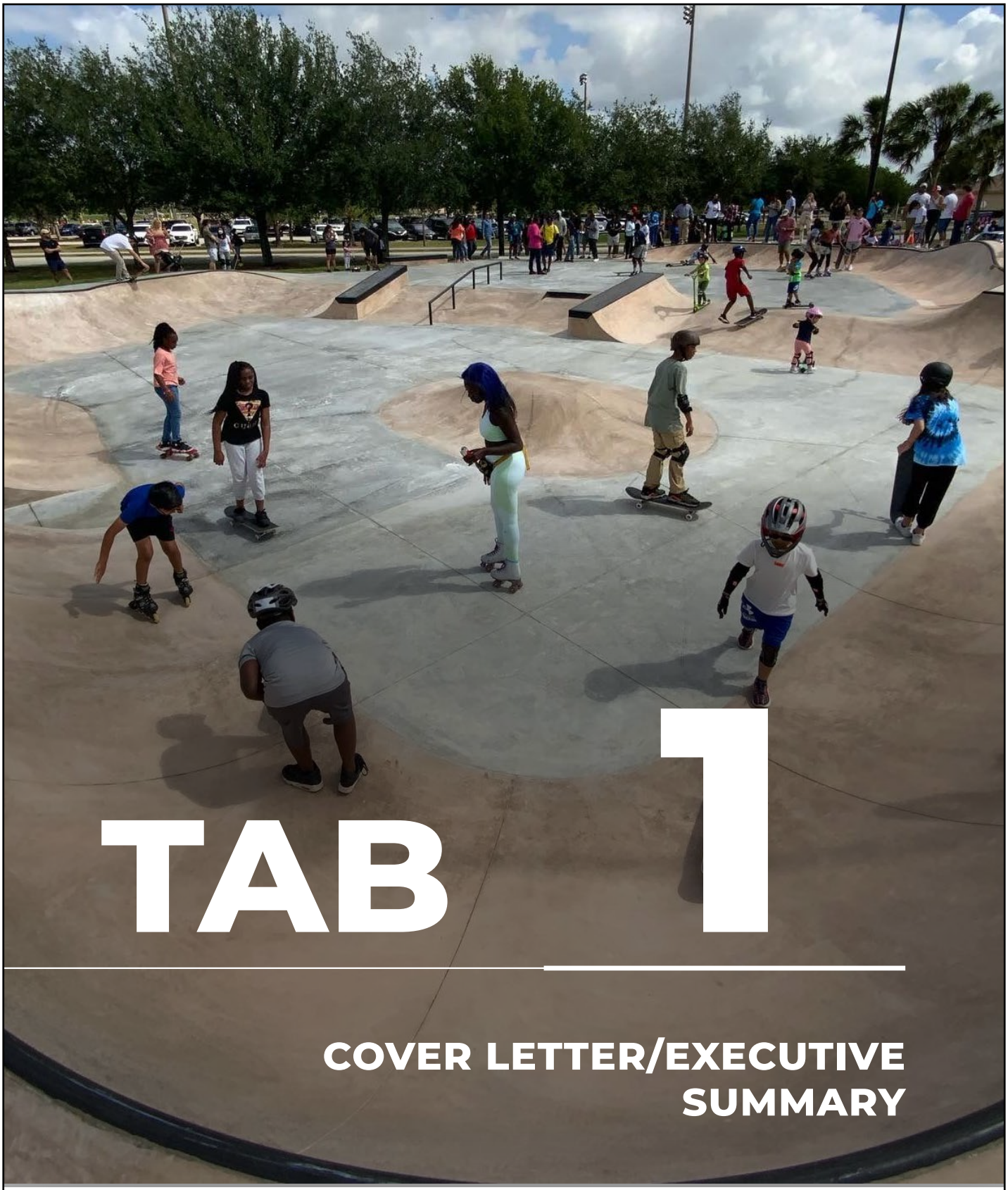

TAB 1

COVER LETTER/EXECUTIVE SUMMARY

1 COVER LETTER/EXECUTIVE SUMMARY

November 13, 2025

Town of Pembroke Park
P.O. Box 958445
100 N. Country Club Rd.
Lake Mary, FL 32795-8445

1992 SW 1st Street,
Miami, FL 33135
Phone: 305.274.4805
info@cphcorp.com

RE: **ARCHITECTURAL & ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA) | RFQ 25-02**

Dear Selection Committee Members:

On behalf of **CPH Consulting, LLC (CPH),** we are honored to submit our qualifications to serve the **Town of Pembroke Park** through the Architectural and Engineering Services Through Continuing Contracts (CCNA). While we have not yet had the privilege of working directly with the Town, CPH brings more than 44 years of experience delivering comprehensive architecture, engineering, and construction administration services to municipalities across South-Florida, including numerous cities throughout Broward County. Our team understands the Town's expectations for responsiveness, technical excellence, and proactive coordination across departments and agencies and we are ready to apply our proven municipal expertise to support Pembroke Park's priorities.

CPH offers the Town a team that is both **local and fully resourced**, with over **435 multidisciplinary professionals** available to support task orders immediately. Our nearby Miami office provides ready access to project sites and department staff, enabling same-day meetings, expedited site visits, and rapid response to emerging needs. CPH has successfully delivered projects that mirror this contract's scope, including parks, coastal resiliency, utility design, pedestrian mobility and trails, resilient architectural design, and landscape architecture throughout South Florida. In addition, CPH is dedicated to **utilizing local CBE/SBE firms** to supplement CPH's already robust qualifications. This combination of local presence, **statewide reach, and proven municipal experience** uniquely positions CPH to help the Town achieve the goals outlined in this RFQ.

Our team recognizes that this contract is not just about design, it is about **performance.** The Town's team supports ongoing **Capital Improvement, Rehabilitation, and Replacement initiatives, and MAP Broward/surtax improvement projects** often under complex permitting and funding constraints. CPH's approach is built to meet those demands. Our team integrates **resiliency and local code compliance** into every phase of design and construction oversight. We employ proven processes for early permit coordination, design milestone management (30/60/90/100%), and formal QA/QC review at each stage. Our independent reviewers validate every deliverable for constructability, cost, and compliance, which ensures the Town receives accurate, bid-ready documents that reduce risk and change orders during construction.

CPH's **in-house resources** span all required disciplines, including civil, water/wastewater process, utilities, architecture, structural, electrical, landscape architecture, environmental, mechanical, and surveying. Our South Florida team is further supported by in-region specialists in geotechnical, ecological, and materials testing. Our project managers are licensed Florida professionals experienced in FEMA and CBE/SBE/DBE documentation, state funding audits, and the detailed reporting that is required for federally assisted projects. By housing these capabilities under one roof, we streamline coordination and eliminate the inefficiencies often seen in multi-firm teams.

We understand that schedule, budget, and community impact are equally critical. Our internal **Project Management Framework** uses Microsoft Project scheduling, weekly progress tracking, and budget monitoring tied to earned value metrics. At each design milestone, we conduct **value engineering (VE) checkpoints,** evaluating materials, constructability, and life-cycle costs to protect the Town's budget while maintaining quality. CPH's "Integrated Permitting Matrix" tracks agency coordination, submittal timing, and response management, helping ensure that every project remains compliant and on schedule. During construction, our inspectors and resident engineers provide continuous field verification, certified testing coordination, and complete documentation of as-built conditions—delivering clean closeouts and record drawings the Town can rely on.

CPH's **"Integrated Permitting Matrix"** tracks agency coordination, submittal timing, and response management, helping ensure that every project remains compliant and on schedule. During construction, our inspectors and resident engineers provide continuous field verification, certified testing coordination, and complete documentation of as-built conditions—delivering clean closeouts and record drawings the Town can rely on.



Our work philosophy centers on **collaboration and accountability.** CPH has successfully delivered thousands of CCNA-based assignments where communication with Town staff, residents, and regulatory agencies was key to success. We believe that transparency and documentation are the foundation of public trust. Whether through neighborhood meetings or construction progress reviews, our team provides the Town with accurate, real-time information that supports confident decision-making.



As the Town of Pembroke Park continues to invest in infrastructure resiliency and community enhancement, CPH stands ready to be the Town's **most responsive, technically capable partner,** one that brings institutional knowledge, regulatory fluency, and genuine commitment to the community we also call home.

Thank you for considering our qualifications. We welcome the opportunity to discuss how CPH's experience, resources, and proven project delivery processes can continue to advance the Town's infrastructure programs.

CPH intends to submit qualifications on the following disciplines as outlined in the RFQ: Architectural Services (1), Civil, Structural, and Mechanical, Electrical and Plumbing Engineering Services (2), Transportation, Traffic and Roadway Engineering (3), and Landscape Architectural Services (4).

CPH acknowledges receipt of Addendum No. I-III.

Sincerely,
CPH Consulting, LLC



Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM | Chief Strategy and Success Officer

Authorized Person: Kyle Bechtelheimer, P.E. | Municipal Market Director - South Florida | A: 1992 SW 1st Street, Miami, FL 33135 | P: 305.274.4805

FIRM LICENSES

PROFESSIONAL ENGINEERS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
	CPH (DBA Name)
Main Address:	**500 W. FULTON STREET** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**36945**
Status:	**Current**
Licensure Date:	**03/21/2023**
Expires:	

ARCHITECTURE

Licensee Information

Name:	CPH CONSULTING, LLC (Primary Name)
Main Address:	500 WEST FULTON STREET SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	04/04/2005
Expires:	

Special Qualifications	Qualification Effective
Fictitious Name	04/04/2005

State of Florida
Department of State

I certify from the records of this office that CPH CONSULTING, LLC is a Florida limited liability company authorized to transact business in the State of Florida, qualified on May 31, 2022.

The document number of this limited liability company is M22000008499.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 8398782316CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

LANDSCAPE ARCHITECTS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
Main Address:	**500 W FULTON ST** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Landscape Architecture Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**07/11/2022**
Expires:	

SURVEYORS & MAPPERS

CPH CONSULTING, LLC
500 W FULTON ST, SANFORD, FL 32771-1220
Phone 407-322-6841

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7143	12/03/01	02/28/27	Active
Surveyor of Record	LS6549	07/18/06	02/28/27	Active

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by FEI/EIN Number /

Detail by FEI/EIN Number

Foreign Limited Liability Company
CPH CONSULTING, LLC

Cross Reference Name

CPH CONSULTING, LLC

Filing Information

Document Number	M22000008499
FEI/EIN Number	59-2068806
Date Filed	05/31/2022
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/18/2023
Event Effective Date	NONE

Principal Address

500 W FULTON ST.
SANFORD, FL 32771-1220

Mailing Address

500 W FULTON ST.
SANFORD, FL 32771-1220

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 10/18/2023

Address Changed: 10/18/2023

Authorized Person(s) Detail

Name & Address

Title President, CEO, Authorized Member

SUTCH, PETER-JOHN F
500 W FULTON ST.
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Title Authorized Member

MAHLER, DAVID E
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SANFORD, FL 32771-1220

Title Authorized Member

HENDRIX, TODD H
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Title Asst. Secretary, Authorized Member

HUNT, PATRICIA
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Satfield, Jeffrey M
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Sanchez, Carlos M
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Jindal, Nikhel
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Title Authorized Member

Galloway, Thomas J
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Title Chairman, Authorized Member

Renshaw, Michael
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Morris, James R
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Roberts, Randall L
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Carpenter, Alan R
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James, Jason
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SANFORD, FL 32771-1220

Title Authorized Member

Uzun, Ilker
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SANFORD, FL 32771-1220

Title Treasurer, Authorized Member

Doshi, Charul
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SANFORD, FL 32771-1220

Title Secretary, Authorized Member

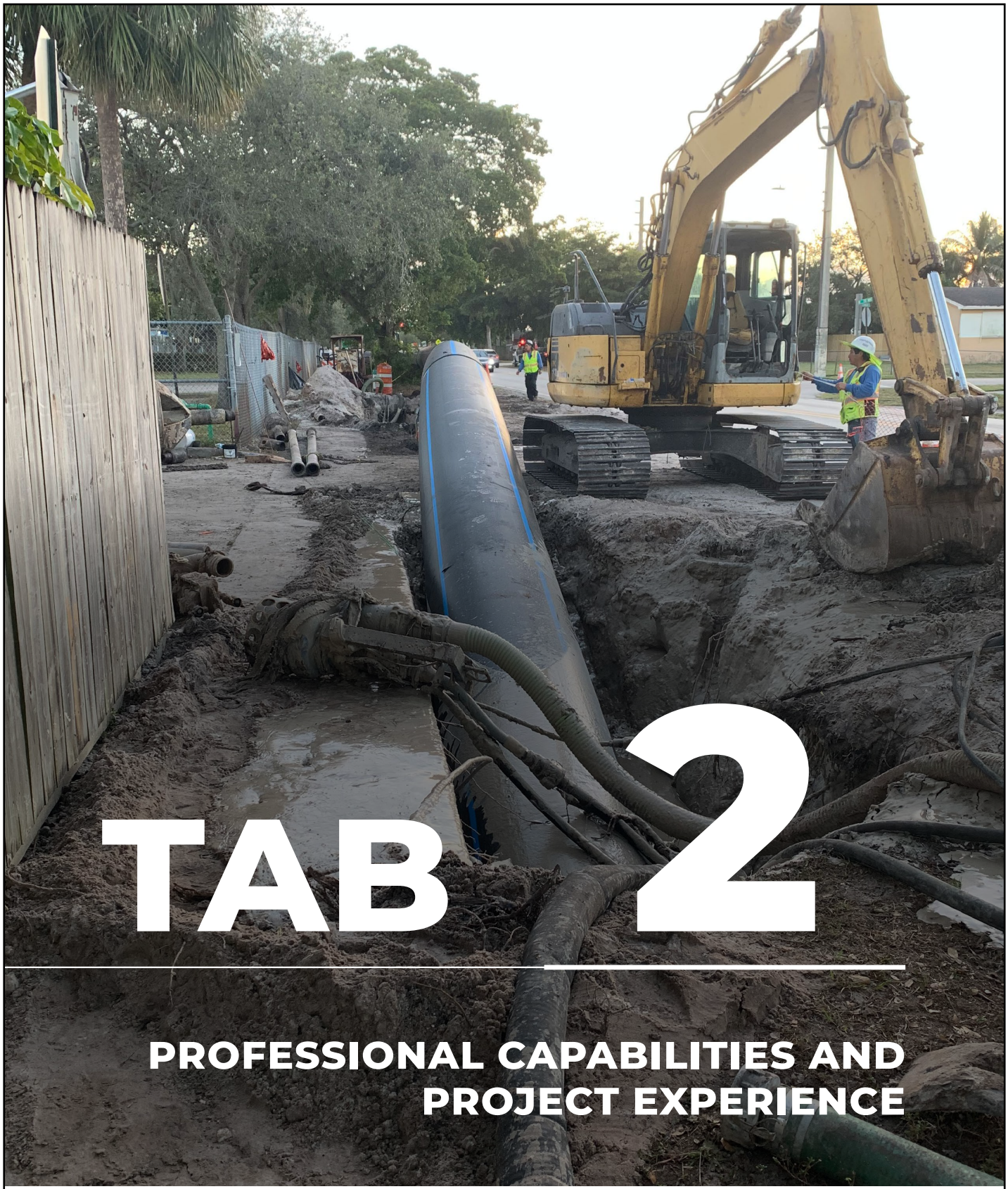
Stutz, Julia
500 W FULTON ST.
SANFORD, FL 32771-1220

Annual Reports

Report Year	Filed Date
2023	01/05/2023
2024	01/07/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/07/2024 -- ANNUAL REPORT	View image in PDF format
10/21/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
10/18/2023 -- CORLCRACHG	View image in PDF format
10/03/2023 -- LC Name Change	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
06/09/2022 -- LC Amendment	View image in PDF format
05/31/2022 -- Foreign Limited	View image in PDF format



TAB 2

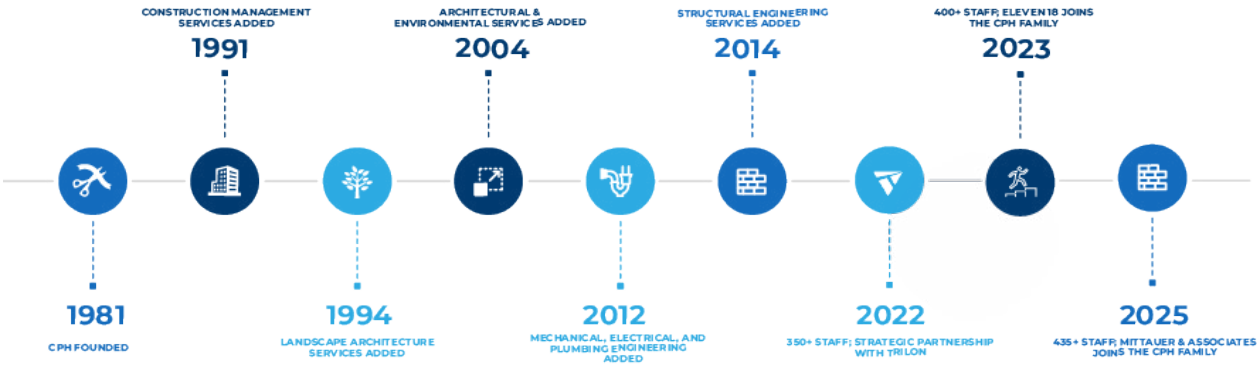
PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

2 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Founded in 1981 in Sanford, Florida, CPH has grown from a small design practice into a multidisciplinary architecture and engineering firm recognized for delivering innovative public infrastructure solutions. For more than four decades, our team has partnered with municipalities across Florida to provide comprehensive planning, design, permitting, and construction administration services.

Our portfolio spans a wide range of projects encompassing stormwater, site civil, transportation and traffic, utility infrastructure, architecture, landscape architecture, parks and public facilities, construction administration, and structural. This breadth of experience positions us to deliver projects that not only meet technical requirements but also enhance the quality of life for the communities we serve.

Over the years, CPH has expanded to more than 19 offices across Florida and the Southeast. Over the years, CPH has grown to more than 19 offices across Florida and the Southeast. With decades of municipal experience and a Miami office just minutes away, we are committed to responsive, on-site collaboration and high-quality solutions that advance Pembroke Park's community priorities and sustainable growth.



BENEFITS OUR TEAM BRINGS TO THE TOWN OF PEMBROKE PARK

CPH is extremely well qualified to provide services to the Town of Pembroke Park. The team has provided services for numerous similar Clients under continuing service contracts. As a result, the team understands the need to provide quality responsive services and is staffed to provide services for planned tasks as well as unplanned emergencies. The CPH team is a clear choice for the Town and is committed to provide the same level of quality and professionalism as we have provided all other clients.

- ☑ 44+ Year History in Architecture/Engineering | Since March 1, 1981
- ☑ Strong History and Working Relationships in Florida
- ☑ Proven Ability to Meet Budgets and Schedules
- ☑ 435+ Staff Members with Available Workload to Start Immediately
- ☑ Diverse team providing a majority of the scope items in-house, controlling schedule, quality, and budgets more effectively and on a consistent and timely basis

KEY QUALIFICATIONS

ARCHITECTURAL SERVICES – Founded in 2004, CPH's architectural division has grown from a single architect to a multidisciplinary team of over 25 professionals, including five licensed architects, supported by in-house MEP, structural, civil, landscape, and planning staff. This integrated approach allows CPH to deliver comprehensive, sustainable design solutions that serve communities for the long term. Our architects have completed more than 300 projects, ranging from fire and police stations to training facilities, medical complexes, and historic renovations; providing full architecture, master planning, interior design, and program management services. With proven experience in both new construction and renovations, CPH designs functional, enduring spaces that enhance the way people live, work, and connect.

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES – CPH delivers comprehensive civil engineering and planning services for commercial, municipal, and residential developments. Our expertise includes due diligence, utility and stormwater analysis, construction administration, and land planning/zoning support. With a multidisciplinary team and decades of experience, CPH provides innovative, cost-effective solutions that ensure projects are well-coordinated, sustainable, and built to meet both community and client needs.

CPH's structural engineering services started in 2014, with one full time structural engineer. Over the last 11+ years this team has grown significantly with over 12 team members comprising our structure group. This team has completed thousands of projects together for projects that include new builds, remodels, rebuilds, expansions, retrofits and repairs. Our portfolio of completed projects aligns our team's expertise directly with the Town's Request for Qualifications.

CPH's MEP engineering team delivers innovative mechanical, electrical, plumbing, and fire protection designs across institutional, industrial, commercial, and public projects. Licensed in over 25 states and active in national organizations, our engineers have designed more than 23 million square feet of space valued at over $500 million. With expertise spanning prototype development, system analysis, and energy audits, CPH provides efficient, sustainable solutions that enhance building performance and long-term value.

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING – CPH's transportation, civil, and stormwater teams specialize in designing complete streets, developments, roadways, trails, and resilient drainage systems that balance functionality, safety, and long-term maintenance efficiency. Our engineers have delivered roadway and multimodal corridor improvements for municipalities across Florida, integrating ADA-compliant sidewalks, pedestrian lighting, traffic-calming features, and green infrastructure practices such as bioswales and pervious pavements. We apply FDOT standards and coordinate with local utilities, franchise providers, and regulatory agencies to develop constructible, permit-ready designs that improve mobility and reduce flooding. Through detailed hydrologic and hydraulic modeling, we optimize conveyance and storage to manage high-intensity rainfall events while protecting adjacent properties and surface waters.

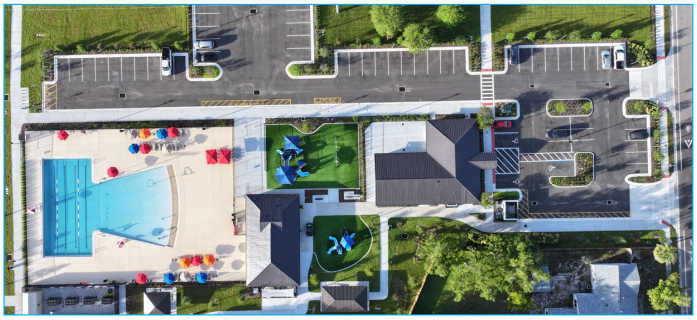
LANDSCAPE ARCHITECTURAL SERVICES – CPH's interdisciplinary approach brings together planners, landscape architects, civil engineers, and building systems designers to create parks and civic spaces that reflect community identity and enhance quality of life. Our award-winning parks and recreation work—ranging from neighborhood playgrounds to regional athletic complexes—blends aesthetic design with practical site engineering, ADA accessibility, and sustainable stormwater management. We design irrigation and lighting systems that reduce energy and water demand while maintaining usability and safety. For public facilities, our architects and engineers coordinate structure, MEP, and site design under one roof, ensuring fully integrated solutions that respect budget and schedule. Each project is grounded in stakeholder engagement and constructability, producing community amenities that are functional, maintainable, and built to last.

ARCHITECTURE

CPH has quickly become a leader in architecture, urban design, and interior space design. The team is fully staffed to provide Architecture, Urban Planning and Design, LEED Analysis and Design, Master Planning, Interior Design, Urban Design, Programming, Space Needs Assessment and Planning, Cost Estimating, and Program Management services. Our architects have provided space planning and complete design services for over 300 buildings, including numerous fire stations, EOC's, police stations, fire aid centers, training facilities, and medical complexes. Our projects have included new projects as well as expansions and remodel programs. Our team has completed projects that range from gateway enhancements and fire/police stations, to historic renovation projects.

CPH's architectural practice began in 2004 with the addition of one architect and has grown to over 25 team members (including five licensed architects). The firm also added in-house MEP engineers in 2012, and structural engineers in 2014. Combined with our already established design practice that included civil/utility/transportation engineers, planners, landscape architects, surveyors, and construction managers, CPH provides a comprehensive architecture and engineering team. Our team has been creating sustainable places to live, work, learn, and play. Our portfolio of completed projects has given us the insight and expertise that will allow us to successfully complete this project for the Town. We understand how important it is to create a space that functions not only now, but for the long term.









KEY RELEVANT PROJECTS COMPLETED

- Miramar's Regional Park - Outdoor Skate Park
- Miramar's Regional Park - 9/11 Memorial
- Lake Deaton Park – Concept Master Site Plan, New Water Launch, Grass Parking Improvements and Stormwater/Flooding Evaluation - Wildwood, FL
- Islamorada, Village of Islands – Founder's Park Dog Park
- Wedge Preserve Park
- Casselberry Wirz Park Planning & Design
- Monroe County Fire Station – Cudjoe Key
- Monroe County – Rockland Key Fleet Management Facility
- Islamorada – Green Turtle Hammock Nature Preserve Improvements
- Key Colony Beach City Hall
- FDEP William J. Rish Recreation Area Fishing and Viewing Pier

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING

CPH provides comprehensive civil, structural, and MEP engineering services for commercial, municipal, and residential projects. Our civil engineering team delivers due diligence, site civil, traffic and roadway design, utility and stormwater analysis, construction administration, and land planning and zoning support. The structural engineering staff brings extensive experience across public and private sectors, including commercial, healthcare, office, mixed-use, hospitality, educational, and landmark facilities, as well as specialized expertise in seismic retrofits, bridges, and other complex structures. Every project begins with a collaborative design strategy session, ensuring flexible, economical, and constructible solutions supported by thorough preconstruction consultation and post-construction evaluation. Our MEP engineers and designers provide mechanical, electrical, and plumbing design for institutional, educational, industrial, public works, retail, medical, and hospitality projects, leveraging advanced CAD software and delivering efficient systems and fire sprinkler performance drawings to accelerate the permitting process.









KEY RELEVANT PROJECTS COMPLETED

- Miramar West Treatment Plant Raw Watermain
- Pembroke Pines Raw Water Main
- Lauderhill Sunrise Interconnect
- Lauderhill Forcemain Risk Assesment
- Everglades City Chokoloske Pump Station
- Everglades Pump Station Rehabilitation
- Miami Dade Home Chemical Center
- Miccosukee Admin Building
- Miccosukee Learning Center
- Parkland Wedge Preserve Park
- Islamorada Fire Station MTS
- Islamorada VPS MTS
- Miami Dade Airport Hanger 30-Year Certification
- Miramar Towncenter Plumbing Improvements
- FKAA Boca Chica Fire Pumping Station
- Pembroke Pines Seepage Pump Station

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

CPH's Transportation and Mobility group focuses on developing transportation solutions to improve how communities connect by creating equitable, sustainable, and advanced transportation solutions to help build stronger communities. Our holistic multimodal transportation approach creates corridors for each individual to interact and move through communities while providing safe means to access spaces and destinations. Our transportation and traffic engineering experts provide thoughtful, strategic, and effective solutions. Whether you have a vision for a single site, regional infrastructure, statewide system, or an even broader transportation program, our teams are well-qualified, ready, and willing to partner with you and take your projects to the next level! Through decades of experience, we bring first-hand understanding of the challenges faced during the development of infrastructure and balancing cost and schedule to develop creative, functional plans and designs. Our services include:

- ADA and Accessibility Analysis and Design
- ATMS Design
- Bikeway & Pedestrian Planning & Design
- Corridor Safety Analysis and Design
- Highway/Roadway Design & Engineering
- Maintenance & Protection of Traffic
- Multimodal Transportation Planning & Design
- Roundabout Planning and Design
- Parking Studies, Design & Engineering
- Pavement Marking Plans
- Signal Warrant Analysis, Design, and Permitting
- Traffic-Calming Design
- Traffic Engineering and Safety Analysis
- Traffic-Simulation Modeling
- Travel-Demand Forecasting & Modeling
- Trip-Generation Analysis









KEY RELEVANT PROJECTS COMPLETED

- Miami Beach Dade Blvd Milling & Resurfacing
- Voorhis Avenue Complete Street - DeLand, FL
- Bluford Ave Complete Streets Utility Improvements - Ocoee, FL
- Florida Coast To Coast Trailhead At Parrish Park (FDOT LAP)
- Ocoee Down Streets Redevelopment
- Vineland Avenue Utility Improvements Project (Little Lake Bryan Pwky to Plantation Park Circle)
- Leesburg Downtown Street Implementation
- Myrtle Ave. Streetscape - Sanford, FL
- Miami Beach Mill and Resurface of Dade Boulevard
- Dunedin Streetscape and Roadway/ADA Improvement Project
- Melbourne Misc. Design Contract for LAP Projects – Pineapple Avenue, Country Club Rd, and Front Street
- Preliminary Engineering Report (PER) Westshore Area Roadway Improvements

LANDSCAPE ARCHITECTURE

CPH's multidisciplinary Urban Design and Planning team helps shape people-centered urban experiences that consider how to creatively balance site opportunities and constraints, permitting challenges, and budgets for clients across the public and private sectors. Our team is passionate about assisting our clients in building stronger communities together through a collaborative approach focused on creating value for our clients and user groups. Our team connects nature, technology, and people, incorporating resilience and sustainability, to create places that transform the user experience. Our services include:

- Master Planning
- Urban Planning and Design
- Landscape Architecture
- Climate Adaptation and Resiliency Planning
- Community Engagement
- Branding and Graphic Design
- Signage and Wayfinding
- Hardscape Design
- Irrigation Design
- Monument Design
- Low-Voltage Lighting Design
- Sustainability & Native Design Services
- ADA Review & Documentation









KEY RELEVANT PROJECTS COMPLETED

- Miramar's Regional Park - 9/11 Memorial
- Lake Deaton Park – Concept Master Site Plan, New Water Launch, Grass Parking Improvements and Stormwater/Flooding Evaluation - Wildwood, FL
- Islamorada, Village of Islands – Founder's Park Dog Park
- Wedge Preserve Park
- Red Bug Slough Preserve
- Casselberry Wirz Park Planning & Design
- City of Sarasota – Martin Luther King, Jr. Park Restroom Modification
- Islamorada – Green Turtle Hammock Nature Preserve Improvements
- FDEP William J. Rish Recreation Area Fishing and Viewing Pier

DEPTH OF RESOURCES

CPH has the capability to sustain the potential loss of key personnel and still adequately meet the requirements of this contract and any assigned projects. This ability is due in part to the depth of resources and staffing level of 435+ qualified team members. For each discipline and specialty, CPH has second tier, and further back-up team members that would be able to pick up in the event of the loss of any key personnel. In addition, many of our team members are cross trained in multiple project types and within different disciplines, adding another layer or depth to our resources to be able to deliver projects that are assigned under this contract. CPH has maintained this staffing level and has continuously grown over our 44+ year history. To further protect our clients for the duration of projects, we ensure that the complete team under-stands the project, decisions that are made by the client, and changes that have occurred, so everyone is always up to speed and can quickly fill in for any potential loss of team members. This approach allows us to continue seamlessly and without impact on our clients' projects.

85+ LICENSED ENGINEERS

25 LICENSED SURVEYOR TEAM MEMBERS

13 LICENSED ARCHITECTS

67 TECHNICAL SUPPORT

3 LICENSED LANDSCAPE ARCHITECTS

73 ADMINISTRATIVE STAFF

EQUIPMENT, TECHNOLOGY, AND RESOURCES

INTEGRATED FIELD AND DESIGN TECHNOLOGY

CPH's ability to deliver precise, constructible designs begins with the integration of advanced field technology and design software. Our survey and mapping teams utilize Trimble and Topcon total stations, GNSS RTK receivers, and LiDAR-based scanning equipment to capture high-resolution topography and utility data within constrained rights-of-way. This data seamlessly integrates with Autodesk Civil 3D, ArcGIS, and ICPR modeling environments, allowing our engineers to analyze drainage patterns, ADA slopes, pavement profiles, and cross sections in real time. Our field personnel are FDOT-certified for Maintenance of Traffic (MOT) and use digital data collectors that streamline coordination between field surveys and design production.

TRANSPORTATION AND UTILITY DESIGN PLATFORMS

For roadway, trail, and utility corridor design, CPH employs a unified suite of design and modeling tools:

- Autodesk Civil 3D & AutoTurn for roadway geometry, traffic control, and turning-path analyses.
- ICPR, PONDS, and StormCAD for hydrologic and hydraulic modeling, storage design, and flood routing.
- WaterCAD, SewerCAD, and HAMMER for pressurized and gravity system analysis, surge control, and pumping evaluation.
- ArcGIS Pro and GeoHECRAS for floodplain and watershed integration with permitting and FEMA mapping.

CONSTRUCTION-READY DELIVERABLES

Our design teams utilize 3D visualization, cross-discipline model coordination, and clash detection to ensure constructability before plans reach the field. All plan sheets are generated directly from live models, reducing drafting errors and maintaining data integrity. We produce FDOT-compliant bid documents and cost estimates using BidTabs and On-Screen Takeoff, ensuring consistency between plan quantities and specifications. Our in-house large-format scanners and plotters allow rapid production of sealed plan sets and construction documents for Town and agency submittals.

INSPECTION, DOCUMENTATION, AND FIELD VERIFICATION

During construction and post-design verification, CPH field staff use digital inspection forms, GPS-enabled cameras, and field tablets for real-time documentation. Our inspectors coordinate with the Town through Bluebeam Studio, SharePoint, and secure FTP portals, enabling instant comment tracking, photo uploads, and RFI response sharing. All testing laboratories under CPH's QA network are AASHTO- and ASTM-certified, providing compaction, concrete, and asphalt testing that meets FDOT and FDEP requirements.

CONNECTIVITY AND COORDINATION

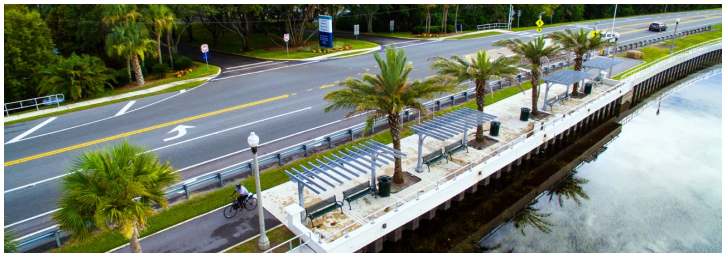
With 19 offices across Florida and the Southeast, all CPH offices are linked via a secure cloud-based virtual network, providing real-time access to shared project files, QA/QC checklists, and Town correspondence. Each project team operates within a centralized project management platform that tracks milestones, budgets, and submittals across disciplines, allowing for fully transparent coordination with Town project managers.





FIRM EXPERIENCE WITH MUNICIPAL CLIENTS

For more than four decades, CPH has partnered with municipalities across Florida to plan, design, and deliver resilient public infrastructure. Our portfolio reflects extensive experience in right-of-way, drainage, utility, and parks improvement projects; many performed under continuing service contracts similar to this solicitation. With a multidisciplinary team of engineers, architects, landscape architects, and construction professionals, CPH provides the Town of Pembroke Park with a partner capable of managing every phase from concept through closeout. The following summaries highlight representative clients and projects completed within the past five years, demonstrating our consistent record of meeting budget, schedule, and permitting objectives. Together, they showcase a firm with the scale, technical depth, and proven performance to successfully support the Town's ongoing capital improvement and maintenance programs.

CLIENT	PROJECT IDENTIFICATION
CITY OF MIRAMAR **Kirk F. Hobson-Garcia, P.E., BS, MBA** **Acting Public Works Director** Phone: 954.883.5101 Email: kfhobson-garcia@miramarfl.gov	 • Miramar 9/11 Memorial • Miramar Regional Skate Park • Towncenter Plumbing • Towncenter Kitchen Improvements • Towncenter Restroom Remodel • Miramar Parkway Christmas Tree Lighting • West Water Treatment Plant Raw Water Main • Country Club Ranches Water Easements
CITY OF SANFORD **Brady Lessard** **Economic Development Director** Phone: 407.688.5015 Email: Brady.Lessard@Sanfordfl.gov	 • US 17-92 RiverWalk Complete Street, Phase III • Sanford Operations and Emergency Response Facility • Sanford City Hall – Breezeway Addition/Renovations • Georgetown Sewer Upgrades, Post Design and Inspection Services, Initial Construction • Sanford-SR46 Watermain Replacement Post Design • Myrtle Ave. Streetscape

CLIENT	PROJECT IDENTIFICATION

CITY OF DELAND

Ray Bahrami, P.E. PMP, CPM, CFM
Deputy Public Services Director/City Engineer
Phone: 386.626.7189
Email: Bahramir@deland.org



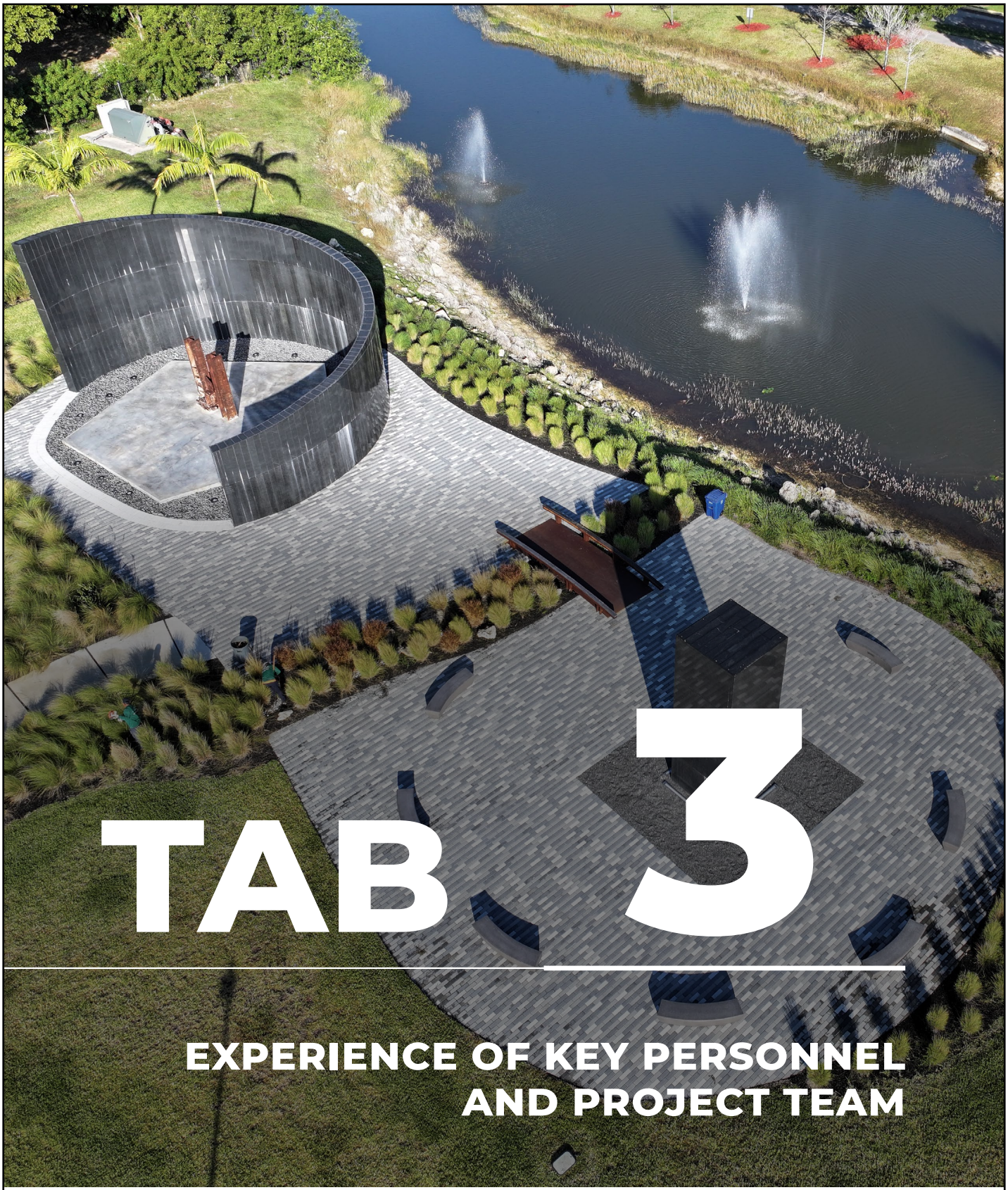
- Voorhis Avenue Complete Street
- DeLand Downtown Complete Street Redevelopment and Safety Improvements
- Charles Paiva Greenway Trail Phase 1 & 2 (FDOT LAP)
- MLK Recreation Center Master Plan
- DeLand New Public Works Complex
- DeLand City Hall Complex
- Melching Field NCAA Stadium
- Sperling Sports Complex
- Earl Brown Park Improvements

VILLAGE OF ISLAMORADA

Peter Frezza
Environmental Resources Manager
Phone: 305.664.2345
Email: peter.frezza@islamorada.fl.us



- Green Turtle Hammock Nature Preserve Improvements
- Founder's Park Dog Park
- Islamorada Breakwater



TAB 3

EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

3 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

STAFFING RESOURCES OVERVIEW

CPH maintains a robust staffing infrastructure, with over **435 qualified professionals** capable of supporting multiple concurrent projects while ensuring continuity in the event of personnel changes. For this engagement, our team includes:

- Principals/Program Managers: dedicated to strategic oversight and client coordination
- Project Managers: providing day-to-day management, QA/QC, and schedule oversight

Kyle M. Bechtelheimer, P.E.
Principal-in-Charge

PRINCIPAL

John M. Lenti, AIA, NCARB, ENV SP, LEED AP
Architecture

Alfonso Suarez, PMP
Civil/Structural/MEP

Justin R. Reck
Transportation, Traffic & Roadway

Rodney "Chip" Smith
Landscape Architecture

PROGRAM MANAGERS

Our resources span multiple in-house disciplines, including:

85+ LICENSED ENGINEERS

3 LICENSED LANDSCAPE ARCHITECTS

67 TECHNICAL SUPPORT

13 LICENSED ARCHITECTS

25 LICENSED SURVEYOR TEAM MEMBERS

73 ADMINISTRATIVE STAFF

Many team members are **cross-trained across disciplines**, adding depth and flexibility to our delivery capability. This ensures that if key personnel are unavailable, second-tier or backup team members **can seamlessly step in without disruption**. Over our 44+ year history, this approach has enabled CPH to consistently deliver projects on time and within budget, providing clients with **reliable continuity, institutional knowledge, and proactive project support.**

EXPERIENCE AND CAPABILITY OF KEY PERSONNEL



John Lenti, AIA, NCARB, ENV SP, LEED AP

Program Manager - Architecture

MEET YOUR ARCHITECTURAL LEAD

John Lenti is a forward-thinking architect with over 33 years of experience in sustainable and community-focused design. As Program Manager for CPH's Community Development team, he specializes in parks and civic architecture, resilient design, and quality assurance. A Registered Architect (FL AR100548) with LEED and Envision accreditation, Mr. Lenti is dedicated to creating durable, environmentally responsible spaces. His diverse portfolio spans government buildings, parks, and public facilities—ranging from historic restorations to modern health and accessibility improvements. With strong leadership and communication skills, he ensures that every project meets the highest standards of functionality, inclusivity, and long-term performance.

DESIGNING RESILIENT PUBLIC FACILITIES:
John led the full design and permitting of the FDOH Bradford County Health Department's satellite office in Starke, Florida. His work included architectural, engineering, and construction administration services, coordinating with SRWMD and the City of Starke to deliver a cost-effective, grant-compliant facility that supports public health and operational efficiency.

MODERNIZING MUNICIPAL SPACES:
John provided design and QA/QC oversight for the City of Sarasota's Annex Building renovations, transforming the second and third floors into modern workspaces for the Finance and HR departments. His leadership ensured ADA compliance and seamless integration of programming and interior design, aligning with the City's goals for accessibility and modernization.

STRATEGIC PLANNING FOR LONG-TERM GROWTH:
John led planning and programming efforts for Apopka's 100-acre Public Works Complex, conducting stakeholder interviews and workshops to develop a phased master plan that supports operational efficiency and future expansion. He also developed the Design Criteria Package and conceptual designs for Temple Terrace's Whiteway Utility Service Center, aligning functional needs with aesthetic goals to deliver a resilient, community-enhancing facility.



Apopka - Public Services Department Fleet Facility Design



Whiteway Utility Service Center Replacement Design Criteria

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Alfonso Suarez, PMP

Program Manager - Civil, Structural, and M/E/P

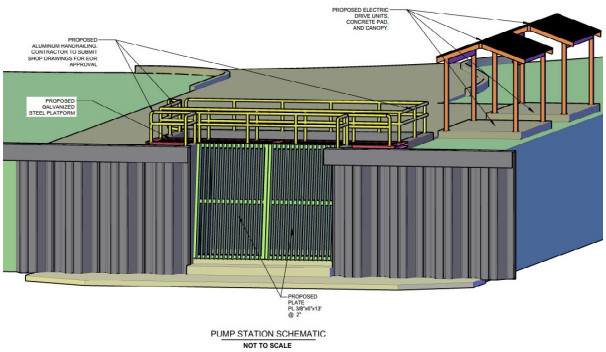
MEET YOUR CIVIL LEAD

As CPH's Civil Lead Manager, Alfonso brings extensive experience as a Civil Engineer and Project Manager specializing in urban infrastructure projects, including stormwater and wastewater conveyance systems, hydrology and drainage studies, water distribution networks, roadway design, and public utility improvements. Throughout his career, he has demonstrated strong leadership in guiding multidisciplinary teams, coordinating with municipal clients, and delivering projects that balance technical precision, community impact, and sustainability. Known for his proactive approach and commitment to quality, Alfonso ensures each project is managed efficiently from concept through construction, maintaining open communication and alignment with client goals. His expertise in financial management and resource allocation helps optimize project outcomes while staying within budget. Dedicated to continuous learning and innovation, he brings both technical depth and strategic foresight to every project, ensuring excellence in service and delivery.

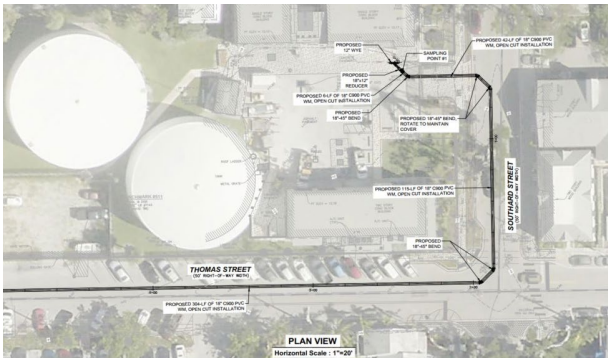
RESILIENT WATER & STORMWATER DESIGN:
Alfonso led the CPH civil team for the City of Pembroke Pines' Stormwater Seepage Pump Station, delivering a bid-ready design with robust pumping options and approximately 1,100 feet of 30-inch force main under FDOT right-of-way. He collaborated with SFWMD and SBDD to coordinate lake operations, pre-storm storage, and conveyance upgrades, ensuring system integration. In Miramar, he managed the Huntington Wellfield & Raw Water Main project, overseeing alternatives and permitting studies, and refining the alignment to avoid SFWMD delays. His proposed route reduced expected change orders, keeping the City on schedule and within budget.

LEED-ALIGNED, PERMIT-READY SITE DEVELOPMENT:
For Miami-Dade's LEED-aligned Home Chemical Collection Building & Site, Alfonso led the CPH team, providing technical guidance and quality control to deliver a comprehensive civil package. This included building placement, access and queuing, and stormwater design for a challenging, contaminated site. Collaborating with County staff, DERM, WASD, SFWMD, reviewers, and a LEED specialist, the team balanced sustainability goals with operational needs and produced clear, coordinated plans ready for timely approval.

SMART UTILITY SOLUTIONS IN CONSTRAINED CORRIDORS:
For FKAA's Key West Terminus, Alfonso managed the CPH team to design approximately 10,000 feet of potable transmission main replacement and rerouting, and to prepare repair plans for the existing pump station. Through close utility coordination, phasing strategies, and constructability reviews, the team maintained service in dense urban streets and reduced risks at critical tie-ins by translating concepts into clear, buildable details.



Pembroke Pines - Stormwater Seepage Pump Station



FKAA - Key West Terminus

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Justin R. Reck

Program Manager - Transportation, Traffic and Roadway



MEET YOUR TRANSPORTATION LEAD

With over 18 years of experience working with FDOT and local agencies, this seasoned Senior Transportation Project Manager has successfully managed 115+ projects throughout Florida. Specializing in roadway and traffic projects, Justin has a proven track record of overseeing complex transportation initiatives and delivering them on time and within budget. Justin's expertise spans project design oversight, schedule management, and cross-departmental coordination, ensuring accurate and efficient project execution. Known for a collaborative approach and commitment to excellence, Justin excels in building strong client relationships and fostering productive teamwork.

TRANSFORMING CASSELBERRY'S VISION INTO REALITY:
Justin is proud to support the City of Casselberry's bold goal of becoming Central Florida's most walkable, rollable, and bikeable city through the **Winter Park Drive Complete Street Improvements Phase 1**. Justin and the CPH team applied innovative subsurface utility engineering and surveying strategies to navigate complex underground conditions, coordinated closely with utility providers like Duke Energy, and leveraged best practices in pedestrian safety and traffic calming design. From raised crosswalks and roundabouts to strategic lighting and drainage upgrades, this project reflects our commitment to thoughtful infrastructure and the lessons learned from decades of complete street experience.

TRANSFORMING INFRASTRUCTURE WITH PEOPLE IN MIND:
Justin led the CPH design team for the design and permitting of the 1.2-mile **S. Bluford Avenue Complete Streets** project, converting a rural corridor into a pedestrian-friendly urban connector. With widened sidewalks, roundabouts, and innovative drainage solutions, the project prioritized safety and accessibility. Utility upgrades were carefully phased to reduce conflicts, and strategic coordination with property owners supported seamless right-of-way acquisition. The result: a resilient, community-focused corridor that links downtown Ocoee and enhances mobility.

SMART SOLUTIONS IN TIGHT SPACES:
Justin and the CPH team is leading the way on utility and roadway upgrades along **Westmoreland Drive** in downtown Orlando, replacing aging infrastructure with modern systems while navigating a highly congested right-of-way and a challenging railroad crossing. Our team's innovative coordination with multiple permitting agencies and two utility owners—Orlando Utilities Commission and the City of Orlando—ensures seamless integration of water main and sanitary sewer improvements. With full curb-to-curb roadway reconstruction and careful preservation of historic brick elements, this project reflects our commitment to thoughtful design, collaboration, and lessons learned in complex urban environments.



Casselberry Winter Park Drive Improvements Phase



South Bluford Ave Phase I & II

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Rodney “Chip” Smith

Program Manager - Landscape Architecture

MEET YOUR LANDSCAPE ARCHITECTURE LEAD

Rodney “Chip” Smith is a seasoned project manager with two decades of experience leading the planning, design, and construction of parks and civic facilities across Florida. He thrives in the collaborative environments these projects demand—bridging architects, engineers, contractors, and community stakeholders to deliver creative, buildable results. Chip’s strength lies in turning vision into action: he guides complex, multi-phase park developments and public facility improvements with precision, ensuring design intent, budget discipline, and user experience remain at the forefront. For the Town of Pembroke Park, he brings proven expertise in aligning design teams and Town priorities to create public spaces that are functional, inspiring, and lasting community assets.

DESIGNING THE FUTURE OF PUBLIC SPACES:
Chip and the CPH team collaborated with the City of Orlando on the **Design Criteria Package for Lake Eola Park** and its iconic amphitheater, guiding future improvements across key zones such as the Washington Street Plaza, Meditative Garden, and Family & Play areas. Through a series of workshops with City staff, Chip helped define priorities, phasing, and operational requirements to ensure the DCP reflects both the vision of the Master Plan and the practical needs of a high-use urban park. By integrating thoughtful design standards and leveraging our experience with complex public spaces, we’re helping shape the next chapter of one of Orlando’s most beloved destinations.

COLLABORATIVE DESIGN FOR COMMUNITY RECREATION:
Chip led the planning, design, permitting, and construction administration for **Wedge Preserve Park**—a 36-acre regional community park in Parkland, Florida—merging active and passive recreation through features like trails, environmental overlooks, and unique amenities such as a Ninja Warrior course and “Bank Shot” basketball. A key driver of project success was the structured bi-weekly meetings held internally and with the Design/CMAR/Client team, which fostered consistent cross-discipline coordination, early identification of design challenges, and proactive resolution of potential conflicts. This collaborative framework streamlined the design process, minimized construction-phase change orders, and ensured a well-integrated park experience aligned with the City’s long-term vision.

EFFICIENT PLANNING THROUGH SMART COLLABORATION:
Working with the City of Casselberry, Chip was part of the team that reimagined **Wirz Park** through a comprehensive planning and design process that helped secure bond funding for its transformation. By leveraging Smartsheet for real-time project tracking and coordination, we fostered transparency, efficiency, and seamless communication across all disciplines—ensuring a smooth path from concept to construction.



City of Parkland - Wedge Preserve Park



City of Casselberry – Wirz Park

ROLES AND RESPONSIBILITIES OF SUBCONSULTANTS

CPH will be teaming with the firms listed in the subconsultant chart below to provide specialized expertise and support across key disciplines. These partnerships will ensure a comprehensive and coordinated approach to project delivery, leveraging the strengths of each firm to meet client goals effectively. Please refer to the following pages for each personnel's qualifications.

ROLE	FIRMS	PERSONNEL	PAST PROJECTS WITH CPH
Civil Engineering	REINA ENGINEERING Reina Engineering	Francisco Reina, P.E.	• **Borward County -** Professional Civil Engineering for the Parks and Recreation Division ***(Pending Opportunity)***
Geotechnical	NADIC NADIC Engineering Servcies, Inc.	Godwin Nnadi PhD, P.E.	• Iron Bridge Headworks Grit Removal Project, Orlando, FL • City of Orlando Conserv II, Orlando, FL • Winter Park Drive Improvements (Marigold Road to Seminole Blvd), Seminole County, FL • Eatonville Vereen Lift Station Replacement, Town of Eatonville, FL • Wekiva Retrofit Project Phase 6A – Pipelines and Pump Station, Orange County, FL • Lake Berge Road & Iroquois Road Force Main Replacement, Orange County, FL

ORGANIZATIONAL CHART

The CPH team combines multidisciplinary expertise with the advantage of long-standing collaboration—**many of our staff have worked together for decades.** This continuity means the Town of Pembroke Park will benefit from a cohesive team that communicates seamlessly, anticipates challenges, and delivers efficiently. The organizational chart below illustrates the structure and communication pathways that will guide this project to completion, with our team functioning as an extension of Town staff throughout every phase.

* Indicates Resume is Provided for Key Staff



***Kyle M. Bechtelheimer, P.E.**
Principal-in-Charge



***Justin R. Reck**
Program Manager - Transportation, Traffic & Roadway



***Alfonso Suarez, PMP**
Program Manager - Civil, Structural, M/E/P



***Rodney "Chip" Smith**
Program Manager - Landscape



***John M. Lenti, AIA, NCARB, ENV SP, LEED AP**
Program Manager - Architecture

TRANSPORTATION, TRAFFIC AND ROADWAY

- ***Alejandro Mejia, P.E.** — Project Manager
  - **Matthew Cushman, P.E.** — Project Engineer
  - **Christopher Todd** — Project Design Manager
  - **Sandra L. Gorman, P.E.** — Traffic Engineer
  - **Benjamin Kelk, E.I.** — Project Engineer

CIVIL, STRUCTURAL, AND M/E/P

- **Tyler Fitzgerald, P.E.** — Project Engineer
- **Casie O. brown. P.E.** — Project Engineer
- **José M. Ortiz, MCE, P.E., S.E** — Structural Engineer
- **Kayla Lockuff, P.E.** — Project Engineer
- **Eduardo Aviles, P.E.** — Structural Engineer
- **Amanda Martin, E.I.** — Project Engineer
- **Christopher J. DeWaal, P.E., LEED AP** — M/E/P Engineer
- **Francisco Reina, P.E. (REINA)** — Project Engineer
- **Jeffrey A. Deal, P.E.** — M/E/P Engineer

LANDSCAPE ARCHITECTURE

- ***Galen Pugh, RLA, AICP** — Project Manager
  - **Danita Bryant, PLA** — Landscape Architect
  - **Katherine Shaffer** — Senior Land Planner
  - **James K. Winter, RLA, CLARB** — Landscape Architect

ARCHITECTURE

- ***Mimi Falcon, P.E.** — Project Manager
  - **Brandan DeCaro, R.A.** — Architect
  - **Sidney K. (Ket) West II, AIA, NCARB** — Architect
  - **James Tirado** — Architectural Designer

ANCILLARY SERVICES

SURVEY
CPH Consulting, LLC

ENVIRONMENTAL
CPH Consulting, LLC

GEOTECHNICAL
NADIC Engineering Services, Inc.

KEY STAFF RESUMES



KYLE M. BECHTELHEIMER, P.E.

PRINCIPAL-IN-CHARGE

Mr. Bechtelheimer serves CPH as market director, project manager, and engineer of record. He manages and design municipal projects. He is responsible for civil and environmental engineering, including: utility design, utility relocations for transportation projects, stormwater system design and integration, civil site design of streetscape improvements, right-of-way permitting, FDOT permitting, and environmental permitting.

YEARS OF EXPERIENCE

12

EDUCATION

B.S. in Environmental Engineering, University of Central Florida

LICENSES/CERTIFICATIONS

Professional Engineer - FL (No. PE86673)

Miami-Dade County WASD Force Main Replacements (Project No. EDP-WS-S-196) - CPH was contracted by Miami-Dade County Water & Sewer Department (WASD) to provide design, permitting, and construction-phase services for three separate projects for the replacement of approximately 10,736 LF of deteriorated asbestos cement (ACP) and cast iron (CI) force mains across three separate projects located in Kendall, Homestead Air Reserve Base, and the City of Miami Gardens. The projects involved abandoning in-place ACP/CI pipelines and replacing them with new ductile iron pipe (DIP) ranging from 4-inch to 12-inch diameter in compliance with WASD standards. Work included complex site conditions such as aerial canal crossings in residential corridors, coordination and secure access within a federal military installation, and construction in community-sensitive areas with schools and parks. Each project was successfully designed, constructed, and placed into operation to improve system reliability and service delivery.

Islamorada Village Wide Septic to Sewer Design-Build - CPH was part of a design build team for a $100+ Million septic to sewer project for the Village of Islamorada. CPH's areas of responsibility included the design and permitting of the vacuum collection system, and limited CEI services. All buildings were designed to withstand hurricane force winds of 150 mph and associated storm surge. The project consisted of 43,957 LF of PVC pipe ranging in size from 4–10 inches, provided using a combination of conventional and trenchless technology. The low-pressure force main collection systems for Upper Matecumbe Key and Windley Key incorporated connections for approximately 1,755 (UMK) and 678 (WK) equivalent dwelling units (EDU). Combined the project consists of 37,410 LF of HDPE pipe ranging in size from 1¼ to 6 inches.

Miami Shores Village Central Business District Septic to Sewer and Water Main Design-Build - Responsible for the engineering, design, permitting, and inspection to support the construction, installation, testing, and commissioning activities associated with the construction of a new low-pressure sewer system in the Central Business District of Miami Shores Village with discharge to a new MDWASD Regional Pump Station, as well as the associated grinder stations, water main. Approximately 3,112 LF of 8-inch internal diameter DIP force main. New regional pump station, donated to Miami Dade County that consists of a wet well with centrifugal pumps and standby generator and generator building. Approximately 4,300 LF of 3-inch to 4-inch HDPE low-pressure sewer (LPS) force mains to collect the effluent from the low-pressure grinder stations and convey them to the new regional pump station. Approximately 4,100 LF of upgraded 12-inch water mains will replace the existing undersized mains.



JUSTIN R. RECK

PROGRAM MANAGER - TRANSPORTATION, TRAFFIC & ROADWAY

Justin Reck is a Program Manager with 18 years of experience delivering municipal and FDOT projects. He has managed 115+ roadway and traffic projects throughout Florida, demonstrating a keen ability to oversee complex transportation initiatives on schedule and within budget. Mr. Reck specializes in road reconstruction, sidewalk and trail projects, and traffic safety improvements, backed by certifications in Advanced Maintenance of Traffic and Road Safety Audits. His collaborative approach and attention to detail ensure effective coordination across departments and stakeholders, from initial design through construction. Notably, he has led projects like the Legion Field Pedestrian Improvements in Pensacola and the Crystal Lake Safe Routes sidewalks in Polk County, balancing technical requirements with community needs. Mr. Reck's extensive work with both FDOT and local agencies means he is well-versed in permitting and compliance, making him a valuable asset to Miramar for managing right-of-way enhancements, traffic calming measures, and other public works projects.

YEARS OF EXPERIENCE

18

EDUCATION

Masters in Law, Saint Leo University

B.A. in Criminal Justice, Saint Leo University

A.A. in Law Enforcement, Pasco-Hernando State College

LICENSES/CERTIFICATIONS

Advanced MOT

Final Estimates 1 (CTQP)

Accessing Transit & Bus Facilities

Road Safety Audits (RSAs)

Legion Field LAP – CIty of Pensacola - The Improvements under this Contract consist of the construction of concrete sidewalk, curb and gutter, signing and pavement markings and conduit, power service and miscellaneous incidentals for roadway lighting to be constructed by others on N. L Street, W. Gregory Street, and W. Wright Street in the City of Pensacola, Florida.

Casselberry Winter Park Dr Complete Street (FDOT LAP) - Project consists of a 2-lane rural to 4-lane urban widening/reconstruction projects from Town Center Blvd to Palm Coast Pkwy, approx. 4.5 miles, and improvements along Town Center Blvd from Royal Palms Pkwy to Old Kings Road, approx. 0.75 miles. CPH is responsible for Project Management of the entire project, and design of the Town Center Blvd portion which includes Complete Elements, multi-Use Trail, two roundabouts, and landscape/ hardscape elements complimenting the Town Center Development. CPH is also responsible for the relocation of 4 miles of 12" water main, 16" reclaim water main, and the utility connections to existing developments within the corridor.

Crystal Lake Safety LAP Sidewalks – Polk County - Construction of 5-foot-wide concrete sidewalks on Galvin Dr, Haywood St, Meadow Lane, Ellerbe Way, Crosby St, Jamestown Ave, and Colonial Ave, it also included reconstruction of most residential driveway for harmonization and to meet ADA criteria. Signing and pavement marking plans were required for crosswalks, stop bars, stop signs, and upgrades to the existing mid-block crossings and school zones for Crystal Lake Elementary school. *Completed with another firm.*

Elgin Blvd from Deltona Blvd to Mariner Blvd LAP – Hernando County - Construction of a 5-foot-wide concrete sidewalk along the south side of Elgin Blvd for approximately 2.4 miles. The sidewalk required reconstruction of some residential driveways, gravity wall, and relocation of many power poles and back flow preventers. *Completed with another firm.*

Sulphur Springs SRTS Sidewalks LAP – City of Tampa - Construction of 5-foot-wide concrete sidewalks on N 12th Street, N 13th Street, W Seward Street, and E Yukon Street. The project also included a raised intersection on N. 12th Street at E. Fairbanks Street and at E. Yukon Street, crosswalk lighting, and minor drainage improvements. *Completed with another firm.*



ALFONSO SUAREZ, PMP

PROGRAM MANAGER - CIVIL, STRUCTURAL & M/E/P

Experienced Civil Engineer and Project Manager with extensive expertise specializing in urban infrastructure projects, including stormwater and wastewater conveyance systems, hydrology studies, water supply networks, road design, and public utilities. Demonstrated leadership in successfully driving projects forward, ensuring high quality service delivery and efficient project management. Proficient in financial management, with a track record of effectively managing project budgets and resources to achieve project objectives. Committed to continuous learning and innovation to ensure project excellence.

YEARS OF EXPERIENCE

18

EDUCATION

B.S. in Hydraulic Engineering (Municipal Engineering), Universidad De Oriente

LICENSES/CERTIFICATIONS

Project Management Professional (PMP) - (No. 2647209)

Wedge Preserve Park - Planning, design, permitting, and construction administration for the development of a new regional community park for City of Parkland. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.

Miramar's Regional Park - 9/11 Memorial - Planning and design consulting services for the 9/11 Memorial at Miramar's Regional Park. CPH provided architectural, landscape architecture, MEP, civil, and wayfinding/signage services for the development of the new feature, which provides a gathering space to reflect and includes two structures as a focal point of the memorial from the Twin Towers.

Miramar's Regional Park - Outdoor Skate Park - The City of Miramar recently awarded the design for a new Skate Park to CPH and skate park designer, Gridline Skateparks. The project will include an approximately 4,000 to 8,000 SF community-oriented skate park consisting of "poured-in-place" concrete that is suitable for all age groups. The project will need to integrate with any current and future uses at the site.

Monroe County – Harry Harris Park Jetty and Wilkinson's Point - The project included study phase, design phase, and construction observation for the repair of two submerged land structures at Monroe County Harry Harris Park. The two coastal structures were damaged during a Hurricane in 2017. CPH was hired to perform a resilient study to determine the cost and most resilient methods to re-build the two structures. CPH completed wave action modeling and worked with FEMA and the County to secure funding for the project. CPH completed the survey, geotechnical analysis, full design, environmental permitting, and the construction observation for the redevelopment of both structures.



RODNEY “CHIP” SMITH

PROGRAM MANAGER - LANDSCAPE ARCHITECTURE

Rodney “Chip” Smith is a multidisciplinary project manager with 20 years at CPH, specializing in park development and public facility projects. As a Client Services Manager, he excels at coordinating complex project schedules and design teams across various disciplines. Mr. Smith’s strengths lie in conceptual site and landscape design coupled with hands-on project management – ensuring that architects, engineers, clients, and contractors work in sync. He has guided high-profile municipal park projects from visioning through construction, including the City of Orlando’s Lake Eola Park improvements where he helped facilitate design criteria and phasing for an iconic urban park. He also led the delivery of Parkland’s 36-acre Wedge Preserve Park, organizing bi-weekly cross-team workshops (with city staff, CMAR, and designers) to proactively resolve design challenges and integrate amenities like trails, sport courts, and unique playgrounds. In Casselberry’s Wirz Park redevelopment, Mr. Smith implemented a cloud-based project management tool to track submittals, comments, and RFIs in real time, greatly enhancing transparency and keeping the bond-funded project on schedule. An expert in landscape and streetscape design, he ensures that functionality and aesthetics go hand in hand. For the Town of Pembroke Park, Chip Smith offers proven leadership in delivering park and right-of-way enhancement projects – orchestrating multi-department efforts so that the Town’s vision is achieved with efficiency, creativity, and community buy-in.

YEARS OF EXPERIENCE

20

EDUCATION

N/A

LICENSES/CERTIFICATIONS

N/A

City of Orlando – Lake Eola Design Criteria Package - CPH is honored to collaborate with the City of Orlando on the Design Criteria Package for Lake Eola Park and its iconic amphitheater, guiding future improvements across key zones such as the Washington Street Plaza, Meditative Garden, and Family & Play areas. Through a series of workshops with City staff, our team helped define priorities, phasing, and operational requirements, ensuring the DCP reflects both the vision of the Master Plan and the practical needs of a high-use urban park. By integrating thoughtful design standards and leveraging our experience with complex public spaces, we’re helping shape the next chapter of one of Orlando’s most beloved destinations.

City of Parkland - Wedge Preserve Park - CPH led the planning, design, permitting, and construction administration for Wedge Preserve Park—a 36-acre regional community park in Parkland, Florida—merging active and passive recreation through features like trails, environmental overlooks, and unique amenities such as a Ninja Warrior course and “Bank Shot” basketball. A key driver of project success was the structured bi-weekly meetings held internally and with the Design/CMAR/Client team, which fostered consistent cross-discipline coordination, early identification of design challenges, and proactive resolution of potential conflicts. This collaborative framework helped streamline the design process, reduce construction-phase change orders, and ensure a well-integrated park experience aligned with the City’s vision.

City of Casselberry – Wirz Park - CPH partnered with the City of Casselberry to reimagine Wirz Park through a comprehensive planning and design effort that led to a successful bond referendum and full funding for park improvements. As part of the final design phase, our team utilized Smartsheet—a web-based project management tool—to track scheduled submittals, jurisdictional comments, and construction RFIs in real time. This centralized platform enabled seamless coordination across disciplines, ensured timely responses, and helped mitigate potential delays, reinforcing our commitment to efficient project delivery and transparent communication throughout the design and construction process.



JOHN M. LENTI, AIA, NCARB, ENV SP, LEED AP

PROGRAM MANAGER - ARCHITECTURE

John Lenti is a forward-thinking architect with over 30 years of experience in sustainable design and public facilities. Serving as Program Manager for CPH's Community Development team, he brings a broad skill set in parks and civic facility architecture, resilient design, and quality assurance. Mr. Lenti is a Registered Architect (FL AR100548) and accredited in LEED and Envision sustainability, reflecting his commitment to green, long-lasting infrastructure. His portfolio includes leading the design of government facilities and park structures – from restoring the historic Wauchula Farmers Market building to designing the FDOH Bradford County health offices – where he balanced stakeholder input, life-cycle costing, and regulatory compliance. He has also overseen accessibility and safety upgrades, as seen in the Rish Park ADA boardwalk improvements, ensuring public spaces are inclusive and durable. With strong client-management and communication skills, Mr. Lenti provides rigorous QA/QC oversight for the Town of Pembroke Park's projects, ensuring architectural designs for municipal facilities, parks, and public spaces meet the highest standards of excellence, sustainability, and resilience.

YEARS OF EXPERIENCE

30

EDUCATION

MBA, University Of Saint Francis

M.S. Architecture, University Of Illinois

B.S Architecture, University of Wisconsin

LICENSES/CERTIFICATIONS

Registered Architect - FL (No. AR100548)

National Council of Architectural Registration Boards (NCARB)

ISI ENV SP

ISI Trainer

ISI Verifier

LEED AP BD+C

FDOH West Palm Roof Replacement - CPH performed an initial assessment of an FDOH facility's leaking roof. The assessment reviewed existing conditions and developed recommendations for replacement. FDOH extended CPH's contract to include the design, permitting, and construction management of the 59,000-SF roof replacement.

FDEP Rish Park – Boardwalk ADA Survey, Improvements, and Repairs - CPH provided design services for FDEP at Rish Park, a barrier-island recreation area serving individuals with disabilities. The project focused on accessibility and safety upgrades to the boardwalk network, including railing repairs, sidewalk improvements, and installation of a low retaining wall with regrading. Turtle-friendly lighting and ADA-compliant viewing platforms were incorporated to enhance environmental protection and universal access. Design and permitting were supported by detailed site assessments and phased construction documents.

FDOH Bradford County Health Department – Starke Office Building - CPH provided full design and permitting services for the Bradford County Health Department's new satellite office in Starke, Florida. Funded in part by a federal grant administered through the Suwannee River Water Management District, the 2,000-square-foot facility was designed as a stand-alone wood-frame and masonry structure situated on County-owned property. The building program included private offices, restrooms, a shared conference and break area, and a covered walkway canopy linking the new facility to the existing building. CPH evaluated material options to identify the most cost-effective system for the Starke area and delivered bid-ready architectural, structural, mechanical, electrical, plumbing, and civil construction documents. The firm also provided site surveying, permitting coordination with the City of Starke and SRWMD, and construction administration services to ensure all work was completed and invoiced prior to the federal grant's closing date of September 13, 2025. The total project budget was approximately $952,000.



ALEJANDRO MEJIA, P.E.

PROJECT MANAGER - TRANSPORTATION, TRAFFIC & ROADWAY

Alejandro Mejia is a Professional Engineer and Project Manager with a focus on streets, sidewalks, and drainage projects, bringing 6 years of experience in transportation design. As a project manager in CPH's Transportation Department, he contributes technical expertise in roadway drafting (AutoCAD Civil 3D), field investigations, and cross-department coordination to ensure designs are both accurate and constructible. Mr. Mejia is well-versed in FDOT standards and has helped deliver multimodal improvement projects such as the Voorhis Avenue Complete Streets initiative, which incorporated traffic calming, pedestrian lighting, and 3D laser-scanned survey integration for public involvement. He has also played a key role in complex utility improvement projects (e.g. Bluford Avenue in Ocoee), managing the relocation of water, sewer, and reclaimed lines in congested corridors while coordinating closely with roadway designs. With experience meeting tight deadlines and ensuring regulatory compliance, Mr. Mejia offers the Town of Pembroke Park a detail-oriented approach to civil engineering – delivering safe sidewalk networks, efficient drainage systems, and well-planned street improvements that enhance community connectivity.

YEARS OF EXPERIENCE

6

EDUCATION

B.S. in Civil Engineering, University of Central Florida

A.A. in Arts, Palm Beach State College

LICENSES/CERTIFICATIONS

NCEES No. 21-097-64

Professional Engineer - FL (No.99836)

Voorhis Avenue Complete Street - Through the City of DeLand Community Redevelopment Association (CRA), CPH was tasked with analyzing and developing multiple options to incorporate various Complete Street components, including traffic-calming elements, multi-modal facilities, on-street parking, pedestrian-level and street lighting, and landscape and hardscape elements to revitalize the corridor and promote redevelopment. The project also included collecting topographic survey by means of 3-D laser scan survey techniques, which is not only being used for the design, but also being used to develop true-to-scale graphic images to assist with the Public Involvement phase.

City of Ocoee – Bluford Ave Complete Streets Utility Improvements - CPH provided comprehensive design and permitting services for the City of Ocoee's Bluford Complete Streets project. Project includes improvements to the roadway, stormwater system and municipal utilities from the intersection of Old Winter Garden Rd. to E. Delaware. The utilities component of the project included relocation of approximately 3,500 LF of 12-inch water main; installation of 2,750 LF of new reclaimed water main, 2,600 LF of new 8-inch sanitary sewer; 1,350 LF of new 4-inch sanitary force main; and a new duplex lift station. The utilities installation is within a congested corridor, requiring close coordination and phasing planning between the roadway and utilities design teams to mitigate conflicts and reduce overall project costs.

Ocoee Downtown Streets Redevelopment - Civil engineering and landscape architecture to design four local streets associated with the City of Ocoee Downtown Redevelopment. The Oakland Avenue project consists of a complete reconstruction to develop a two-lane divided roadway, with a multi-use trail in the median, parallel parking, and wide sidewalks. The Taylor Street project includes a multi-use trail along the east side, connecting to the Oakland Avenue multi-use trail. Taylor Street also includes two roundabouts that are the gateways into Downtown: one at the Franklin Street intersection, with the other at the McKey Street intersection. Kissimmee Avenue includes realignment to the west to attain proper clearance from the railroad and a new stormwater management pond.



GALEN PUGH, RLA, AICP

PROJECT MANAGER - LANDSCAPE ARCHITECTURE

Galen Pugh is a Landscape Architect and certified Planner with 35 years of experience, including over three decades dedicated to parks and recreation projects. He has a dual background in landscape design and urban planning, having served as a senior landscape architect and senior planner in governmental roles. Mr. Pugh offers comprehensive services from early visioning and consultant procurement to final construction documents and landscaping plans. He has driven the rehabilitation of community parks like Joe Moody Park, where he orchestrated the reconstruction of a hurricane-damaged facility to include a new community center, improved playgrounds, sports amenities, and storm-resilient landscaping and wetlands overlooks. He is also steering the development of the Lake Eola Park Design Criteria Package for the City of Orlando, translating a Master Plan into actionable guidelines and phased priorities for this high-profile urban park (including managing operations during construction). For the City of Wildwood's 90-acre Millennium Park, Mr. Pugh updated the vision and master plan and then guided the design of Phase 1 & 2 amenities – from roads and trails to ballfields, courts (including an "Airnasium" covered court), and all supporting utilities and drainage. In every project, he emphasizes user experience and sustainable design, as well as crafting capital improvement plans that communities can implement over time. With his extensive parks and recreation planning experience and CPTED training, Galen Pugh will help the Town shape its parks, trails, and public spaces into safe, engaging environments that reflect strategic long-term planning and community input.

YEARS OF EXPERIENCE

35

EDUCATION

B.A. Landscape Architecture, Louisiana State University

LICENSES/CERTIFICATIONS

Registered Landscape Architect - FL (No. LA 1522)

CPTED Course Completion

Certified Planner (AICP)

Joe Moody Park - Planning and design for reconstruction of a park facility that was damaged due to hurricanes. The new facility includes an 8,000-SF community center building, a restroom building utilizing a Client-provided proto-type, walk/jog track, lighting, playgrounds for ages 2-5 and 5-12, landscape and irrigation, tree replacement, hardscape including benches, trash receptacles, signage, parking improvements, stormwater retention, outdoor fitness areas, redevelopment of the wetland edge including scenic overlook, disk golf course re-establishment, and demolition of the existing boardwalk.

Lake Eola Design Criteria Package - CPH has been working with the City of Orlando to establish a Design Criteria Package (DCP) for the prominent Lake Eola Park and amphitheater. The park has continued to see increased use and many of the amenities are reaching the end of their useful life. A Master Plan was created to identify overall goals and design intent for the various project "zones" within the park. The DCP will be used by the Design-Build team as the standard for the established minimum criterion, phasing and priorities, park operational requirements during construction, and the overall goals and design intent of the Master Plan.

Wildwood Millennium Park Master Planning and Phases 1 & 2 Development - Vision and Master Plan Update for 90+ acre park to include new amenities and recreational programming as well as optimization for the user experience and the development of a 5- and 10-Year Capital Plan for Implementation. CPH also provided full architecture and engineering design for the first two phases of the park development. Phases 1 and 2 consist of designing the internal roadway network, parking, trails, softball and soccer fields, covered basketball courts building design (Airitorium), tennis courts, racquetball courts, food truck parking, utility and all associated drainage improvements for the master plan.



MIMI FALCON, P.E.

PROJECT MANAGER - ARCHITECTURE

Mimi Falcon is a Professional Engineer with 15 years of experience in the municipal industry, including a background as a client in heavy industrial settings. Her unique perspective – having been the owner's representative – equips her with insight into what clients need for project success. At CPH, Ms. Falcon excels in efficient communication, contractor oversight, and managing multi-faceted projects to meet tight deadlines. For example, when the City of Clearwater faced an urgent deadline to establish a railroad Quiet Zone, she coordinated a rapid response by leveraging sister-firm expertise, performing field inspections and federal compliance checks that enabled an on-time submission to the FRA. She has also led infrastructure projects with significant environmental and safety components – such as overseeing a natural gas pipeline relocation in Washington state, where she managed wet-weather construction impacts, enforced best management practices around sensitive water bodies, and secured permitting exemptions through diligent code analysis. Additionally, Ms. Falcon managed a fast-track asbestos abatement project over a holiday period, aligning the work with fiscal schedules and ensuring regulatory compliance under tight time constraints. As a Project Manager, she is adept at facilitating client success – anticipating needs, maintaining safety and compliance, and steering projects to completion no matter the challenge. The Town of Pembroke Park can count on Ms. Falcon to navigate complex continuing services tasks, from grant-driven improvements to emergency repairs, all with a client-focused, results-driven approach.

YEARS OF EXPERIENCE

15

EDUCATION

M.S. in Environmental Engineering, Cornell University

B.S. in Environmental Engineering, University of Central Florida

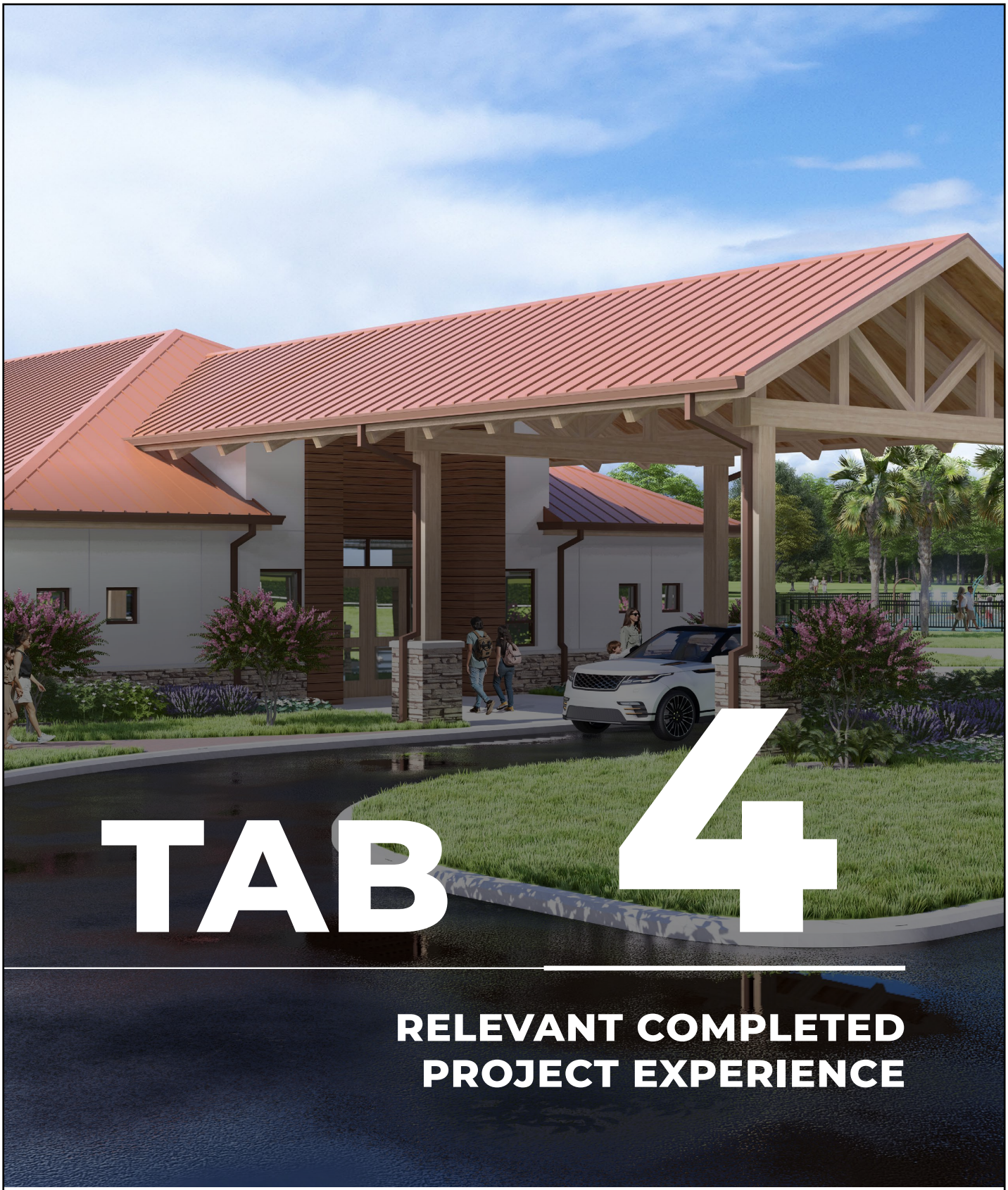
LICENSES/CERTIFICATIONS

Professional Engineer - FL (No. 102028)

City of Clearwater- Railroad Quiet Zone Affirmation Submittal - When the City of Clearwater faced a tight deadline for its Railroad Quiet Zone affirmation, CPH mobilized quickly—drawing on the specialized Quiet Zone experience of sister firms DRMP and Horrocks. Together, the team conducted inspections, performed calculations, and compiled documentation to meet Federal Railroad Administration requirements. This cross-company collaboration showcased the depth of resources available within the Trilon network, enabling Clearwater to regain compliance and submit on time despite initial setbacks.

Natural Gas Pipeline Relocation - Longview, WA - In Longview, WA, the natural gas pipeline relocation project required careful planning and collaboration with mechanical and construction contractors. The team led oversight of sensitive waterbody impacts during wet-weather construction, selecting best management practices and conducting regular site inspections. By analyzing local, state, and federal codes, the design team successfully secured environmental permitting exemptions—demonstrating how technical expertise and proactive mitigation can drive responsible infrastructure development. *Completed with another firm.*

Abatement of Asbestos Containing Material (ACM) - Longview, WA - In Longview, WA, this ACM abatement project required swift coordination with site operations to identify priority areas for removal. Despite a tight schedule spanning the Christmas and New Year holidays, the team worked closely with the accounting department to align fiscal timing and managed the abatement contractor through daily inspections and final disposal documentation. The project's successful delivery under time pressure underscores our commitment to safety, compliance, and schedule—no matter the season. *Completed with another firm.*



TAB 4

RELEVANT COMPLETED PROJECT EXPERIENCE

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPH Consulting, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

PROPOSERS QUALIFICATIONS AND EXPERTISE

CPH provides comprehensive architectural services supported by in-house structural engineering, ensuring seamless coordination and efficient project delivery. Our team has designed more than 70 facilities—including fire stations, police departments, healthcare centers, parks, and historic restorations—each demonstrating our commitment to quality, functionality, and community value. This extensive experience has given us a strong understanding of the specialized design standards, schedules, and budget priorities essential to public architecture. The projects provided below correspond to the scope of service categories indicated in the accompanying matrix. Project pages have been included following this section to highlight relevant experience with the specified types of work.

PROJECTS

	SCOPE OF SERVICES			
	ARCHITECTURAL SERVICES	TRANSPORTATION/TRAFFIC/ROADWAY ENGINEERING	CIVIL/STRUCTURAL/MEP ENGINEERING	LANDSCAPE ARCHITECTURAL SERVICES
City of Labelle Fire Station Renovation and Expansion	✓			
Key Colony Beach City Hall	✓	✓	✓	✓
Green Turtle Hammock Nature Preserve Improvements	✓		✓	✓
Miramar's Regional Park - 9/11 Memorial	✓		✓	✓
Wedge Preserve Park	✓	✓	✓	✓
Oakland Avenue, Old Highway 50, & J.W. Jones Road Intersection Safety Project		✓		
US 17-92 Riverwalk Complete Street, Phase III		✓		
Melbourne Misc. Design Contract For Lap Projects – Pineapple Avenue, Country Club Rd, and Front Street		✓		
DeLand Downtown Complete Street Redevelopment and Safety Improvements		✓		
Shingle Creek Trail Design (FDOT LAP)		✓		
Miramar's Regional Park - Outdoor Skate Park	✓		✓	✓
Esplanade at Aventura			✓	
City of Pembroke Pines - Seepage Pump Station	✓	✓	✓	
Islamorada - Founder's Dog Park				✓
Casselberry Wirz Park Planning & Design	✓			✓
Millennium Park Master Planning and Phases 1 & 2 Development	✓			✓

CITY OF LABELLE FIRE STATION RENOVATION AND EXPANSION - **LABELLE, FL**



CPH is working with the City of LaBelle, Florida, to renovate and expand their existing fire station. The City was awarded funding for $4,000,000 to bring their fire station to new code compliance for emergency responder use, fleet storage, DeCon area, and general safety. CPH was selected through an RFQ process for the full design, permitting, and bidding assistance for their 9,500+ SF fire station. In addition, the project includes a two-bay expansion of the facility to accommodate newly purchased fire trucks. CPH is currently completed with the 60% Design and is progressing quickly to complete the design prior to the end of 2025, for the City to be in compliance with their grant award.

YEAR COMPLETED:
2027 (Est.)

COST:
$4 Million (Est.)

INITIAL CONSTRUCTION ESTIMATE:
$4 Million

INITIAL CONTRACT AWARD:
Currently in Bid

NUMBER OF CHANGE ORDERS:
1

TOTAL VALUE OF CHANGE ORDERS:
$3,500

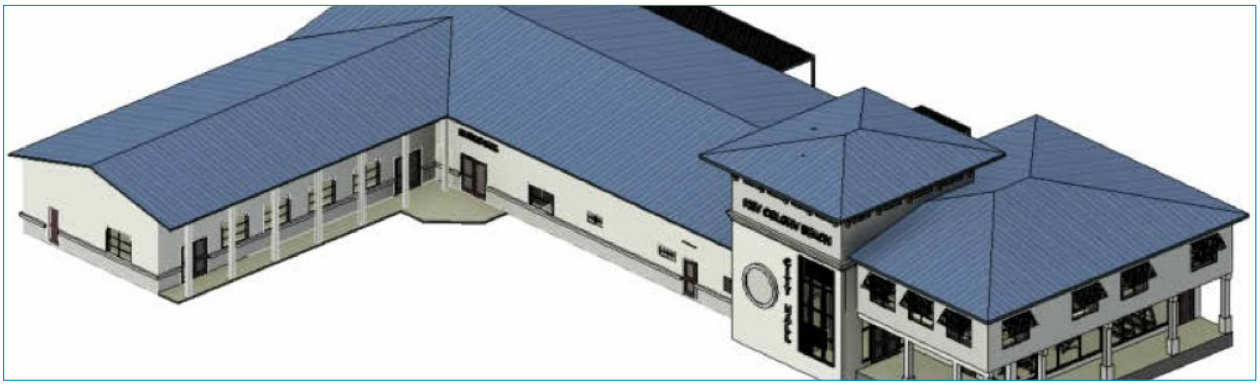
AMOUNT OF INITIAL DESIGN FEES:
$353,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
$356,500

CLIENT:
City of LaBelle
Chief Brent R. Stevens
P: 863.675.1537
E: bstevens@citylabelle.com

APPLICABLE DISCIPLINE:
- Architectural Services

KEY COLONY BEACH CITY HALL - **KEY COLONY BEACH, FL**



CPH was selected through a Request for Qualifications for the renovation of the City of Key Colony Beach's City Hall. The City received grant funding for hardening the existing 10,000 SF building, which includes the City Post Office, City Hall, and administrative space. A large portion of the building received flood damage during a past hurricane. CPH's scope includes hardening the building to satisfy the requirements of the grant; interior redesign and renovation of the old administrative area; and a new, two-story expansion integrated into the existing structure.

YEAR COMPLETED:
2026 (Est.)

COST:
$5 Million

INITIAL CONSTRUCTION ESTIMATE:
$4 Million

INITIAL CONTRACT AWARD:
$5 Million

NUMBER OF CHANGE ORDERS:
1

TOTAL VALUE OF CHANGE ORDERS:
$40,000

AMOUNT OF INITIAL DESIGN FEES:
$252,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
$296,000

CLIENT:
City of Key Colony Beach
Doug Colonell, City Commissioner
P: 410.382.4444
E: doug.colonell@keycolonybeach.net

APPLICABLE DISCIPLINE:
- Architectural Services

GREEN TURTLE HAMMOCK NATURE PRESERVE IMPROVEMENTS - **ISLAMORADA, FL**



CPH assisted Islamorada, Village of Islands (Village) with permitting and designing the restoration and improvements to recreational facilities for public use within the Green Turtle Hammock Nature Preserve (Preserve). These improvements include restoring the existing seawall, installing additional riprap for basin stabilization and a non-motorized kayak launch, and other improvements for a two-story, 2,500-SF pavilion with ADA-accessible ramp, improved parking area, boardwalk and lift station improvements. CPH performed upland and wetland habitat assessments, protected species surveys, wetland delineation, benthic survey, plan design to meet ADA requirements, stormwater assessment to demonstrate proposed improvements where below the threshold for stormwater management treatment requirements, topographic and benthic surveys, prepared construction drawings including architectural design and bid plan sets including technical specifications. CPH scientists collaborated with the project engineer to develop a plan that minimized wetland impact, avoided mangrove impacts, provided seagrass protection during construction activities, avoiding impact to tropical hardwood hammock forest that met the project requirements of the Village. Engineering plans and environmental reports were submitted to SFWMD and the ACOE and applications were processed for permit issuance. After permit issuance, CPH attended pre-bid meetings and responded to requests for information, will assist the Village with construction management, prepare protected species posters for posting at the construction site and installed seagrass caution markers for protection of the resource during construction as required by the ACOE permit.

YEAR COMPLETED:
TBD

COST:
$3 Million (Est.)

INITIAL CONSTRUCTION ESTIMATE:
$3 Million

INITIAL CONTRACT AWARD:
$3 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$250,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Islamorada, Village of Islands
Peter Frezza, Environmental Resources Manager
P: 305.664.2345
E: peter.frezza@islamorada.fl.us

APPLICABLE DISCIPLINE:
- Architectural Services
- Civil, Structural, & M/E/P Services

MIRAMAR'S REGIONAL PARK - 9/11 MEMORIAL - **MIRAMAR, FL**





CPH was recently awarded a contract with the City of Miramar to perform professional design consulting services for the 9/11 Memorial at Regional Park. The project is intended to include:

- A water element and hardscape that will provide a social element for visitors.
- A unique, powerful, and serene area for families and friends to quietly reflect on the loss of their loved ones.
- Distinction from other memorial structures, like museums or visitor centers.
- Structural relics the Miramar Fire Department received from the World Trade Center Towers.
- Appropriate walking path transitions and/or approaches from the general parking area to the featured memorial, where the parking area will not be seen from the area where the WTC Relics are situated.
- CPH also anticipates providing Architectural, Landscape Architecture, MEP, Civil, and Wayfinding/Signage services.

YEAR COMPLETED:
2023

COST:
$1.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$1 Million

INITIAL CONTRACT AWARD:
$1.2 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$54,980

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Miramar
Daryll Johnson, Project Management Administrator
P: 954.602.3302
E: djohnson@miramarfl.gov

APPLICABLE DISCIPLINE:
- Architectural Services
- Civil, Structural, & M/E/P Services
- Landscape Architecture Services

WEDGE PRESERVE PARK - **PARKLAND, FL**





CPH provided planning, design, permitting, and construction administration for the development of a new regional community park in Parkland, Florida. The new park is approximately 36 acres and is partially funded through an FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.

YEAR COMPLETED:
2026 (Est.)

COST:
$43 Million

INITIAL CONSTRUCTION ESTIMATE:
$40 Million

INITIAL CONTRACT AWARD:
$43 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$2.8 Million

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Parkland
Christine Garcia, Senior Director of Operational Services and Projects
P: 954.757.4121
E: cgarcia@cityofparkland.org

APPLICABLE DISCIPLINE:
- Architectural Services
- Landscape Architecture Services

OAKLAND AVENUE, OLD HIGHWAY 50, & J.W. JONES ROAD INTERSECTION SAFETY PROJECT - **OAKLAND, FL**



The intersection safety improvement project for the Town of Oakland in Orange County, FL, involved the realignment of Oakland Ave., Old Hwy 50, and J.W. Jones Rd. to convert the existing offset intersection into a four-point, roundabout intersection. The project also included the realignment of the West Orange Trail from its current location to accommodate both the roundabout and the new developments north of the intersection on J.W. Jones Road. As both roads and the trail were being removed and reconstructed along different alignments, this project includes significant right-of-way acquisition and utilities relocation coordination. Furthermore, the conversion from a rural to an urban section of road required the design of a new storm sewer system that includes culverts, structures, and retention ponds. Because the roundabout is located just 400 feet north of the intersection of Oakland Ave. with S.R. 50, there was a significant amount of FDOT coordination associated with this project, which required an additional southbound left turn lane at the Oakland Ave./S.R. 50 intersection and retiming of that signal. The reconstruction of this intersection, and the related work on the trail and at S.R. 50, served to stimulate development within the western half of the Town of Oakland by replacing an increasingly congested intersection that was a detriment to further growth and progress in the area.

YEAR COMPLETED:
2022

COST:
$1,708,000

INITIAL CONSTRUCTION ESTIMATE:
$1,708,000

INITIAL CONTRACT AWARD:
$1,708,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$246,663

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Town of Oakland
Mr. Mike Parker, Public Works Director
P: 407.656.1117, Ext. 2302
El: MParker@oaklandfl.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

US 17-92 RIVERWALK COMPLETE STREET, PHASE III - **SANFORD, FL**



CPH provided planning, survey, and design services for a 1.7-mile extension to the Sanford RiverWalk project. The RiverWalk project included extending the multi-use trail along Lake Monroe and designing streetscape/traffic calming elements to create a Complete Street corridor.

The roadway improvements for this project followed the complete street design elements. In addition to the multi-use trail, the roadway safety improvements included the multiple traffic-calming elements to increase safety. These included two roundabouts, three mini-roundabouts, roadway chicaning to incorporate landscaped medians, raised mid-block crossings, bike lanes, and added on-street parking. The two roundabouts created book-end entry features to signify the entrance to the RiverWalk corridor. The single-lane roundabout included a three-leg roundabout with a 120-ft inscribed circle. The two-lane roundabout at the interchange with Interstate 4 included a 180-ft inscribed circle with two right-turn slip lanes. The three mini-roundabouts created entry features to the Central Florida Zoo and two residential neighborhoods, and all included 80-ft inscribed circles with decorative traversable center islands.

The multi-use trail extension connects the RiverWalk Ph II trail (previously designed by CPH) to the adjacent Seminole County Rinehart Trail, the downtown Sanford RiverWalk Trail system, and the Florida Coast-to-Coast trail. Additionally, this segment of trail completed the largest remaining gap within the Lake Monroe Trail Loop system that spans both Seminole and Volusia Counties.

CPH services for this project also included roadway & trail lighting, utility design, structural seawall design, drainage improvements/ design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, and wetland mitigation. The project included funding through a Local Joint Project Agreement between the City of Sanford, Seminole County, and the FDOT. CPH was also involved with facilitating the transfer of ownership of the US-17-92 corridor within the project limits, from the FDOT to the City of Sanford.

YEAR COMPLETED:
2021

COST:
$25.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$25.2 Million

INITIAL CONTRACT AWARD:
$25.2 Million

NUMBER OF CHANGE ORDERS:
3

TOTAL VALUE OF CHANGE ORDERS:
#1, $1,860,580; #2, $2,285,840; #3, $2,354,200

AMOUNT OF INITIAL DESIGN FEES:
$1,860,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
3, $1,860,000

CLIENT:
City of Sanford
Chris Smith, Planning and Development Services Department
P: 407.688.5000
E: chris.smith@sanfordfl.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

MELBOURNE MISC. DESIGN CONTRACT FOR LAP PROJECTS – PINEAPPLE AVENUE, COUNTRY CLUB RD, AND FRONT STREET - **MELBOURNE, FL**



This project, funded through the Space Coast Transportation Planning Organization, included Pineapple Avenue Street Design from Montreal Avenue to Aurora Road, Country Club Road Sidewalk Design from Edgewood Drive to Peekskill Place, and Front Street Design from Bean Park to New Haven Avenue.

The Country Club Road Sidewalk Design project includes the design of approximately 2,560 LF of 6-ft concrete sidewalk along Country Club Road, 850 LF of 5-ft sidewalk along Melbourne Avenue, and 900 LF of 5-ft sidewalk along Edgewood Drive, for a total of 4,310 LF of sidewalk (0.82 miles). Other design elements include driveway reconstruction, crosswalks, curb ramps construction and reconstruction, guardrail relocation, curb and gutter, re-grading of slopes, signage, thermoplastic striping, detectable warning surfaces, and a rectangular rapid flashing beacon (RRFB) on Edgewood Drive at Fairway Drive.

The Pineapple Avenue Street Design project includes the design of new bicycle and pedestrian facilities along Pineapple Avenue from Montreal Avenue to Aurora Road for a total project length of approximately 2,600 LF. Design elements include reduction of travel lane width, milling and resurfacing, raised medians, and replacement of existing sidewalk with a 10-ft-wide, multi-use path on the east side of the roadway. The project also included decorative lighting, driveway reconstruction, 5-ft bike lanes in each direction, raised crosswalks with sidewalk connections, curb ramps, curb and gutter, signage and pavement markings, and basic landscaping. Drainage improvements include bioswales, recessing inlets, and the addition of new manholes and inlets.

The Front Street design project includes the design of new bicycle and pedestrian facilities along Front Street from Melbourne Avenue to New Haven Avenue and along Melbourne Avenue from Bean Park to Front Street for a total project length of approximately 600 LF. Design elements along Melbourne Avenue include reduction of travel lane width to 11 feet, a 12-ft-wide multi-use path on the north side of the roadway and reconstruction of the existing sidewalk to 6 feet on the south side of the roadway. Design elements along Front Street include reduction of travel lane width to 11 feet, pavement widening with full-depth reconstruction, a parallel parking section, 5-ft-wide bike lanes in each direction and 6-ft-wide sidewalks on both sides of the roadway. Drainage improvements include bioswales and relocation and installation of manholes and inlets.

YEAR COMPLETED:
2022

COST:
$2.15 Million

INITIAL CONSTRUCTION ESTIMATE:
$2.15 Million

INITIAL CONTRACT AWARD:
$2.15 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$ 368,492

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Melbourne
Tami Gillen, P.E., Assistant City Engineer
P: 321.608.7311
E: tami.gillen@mlbfl.org

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

DELAND DOWNTOWN COMPLETE STREET REDEVELOPMENT AND SAFETY IMPROVEMENTS - **DELAND, FL**

The CPH team has been working with the City of DeLand and the City's CRAs from visioning/master planning through implementation of their safe streets and walkable communities' initiative. As part of the implementation, the team designed multiple complete street and safety upgrades throughout the downtown area. Various Complete Street components were incorporated, including traffic-calming elements, multi-modal facilities, on-street parking, pedestrian-level and street lighting, and landscape and hardscape elements to revitalize the corridor and promote redevelopment. The projects also included collecting topographic survey by means of 3-D laser scan survey techniques, which is not only being used for the design, but also being used to develop true-to-scale graphic images to assist with the Public Involvement phase. One of the projects also utilized an innovative method to create an urban shared street by raising the roadway to the sidewalk level. This not only eliminated the tripping hazards traditional curb and gutters create but also addressed the numerous ADA accessibility issues at the existing driveways. The Georgia Avenue roadway was designed with an inverted crowned section sending the stormwater to the center of the street, and Old Castle Adobe concrete pavers were used in a decorative herringbone pattern down the street. Removable bollards are used to define the festival area limits at both ends of the street, which allows for closure during events.

The projects included unsignalized intersection safety improvements, pedestrian corridor safety and access improvements, safe routes to transit, bicycle corridor network improvements, corridor speed management, safe systems approach, crash analysis mitigation strategies, road and vulnerable roadway user safety audits and field reviews, safety assessments and studies, roadway and intersection lighting evaluation, proven transportation safety countermeasures, design of bicycle and pedestrian facilities, signing and marking plans, design of traffic controls, warning devices, and roadway safety improvements, corridor and intersection safety retrofit design, and temporary traffic control.

YEAR COMPLETED:
Varies Per Project

COST:
$850,000

INITIAL CONSTRUCTION ESTIMATE:
$850,000

INITIAL CONTRACT AWARD:
$850,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$650,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of DeLand
Ray Bahrami, P.E., PMP, CPM, CFM,
Deputy Public Services Director/City Engineer
P: 386.626.7189
E: Bahramir@deland.org

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

SHINGLE CREEK TRAIL DESIGN (FDOT LAP) - **ORLANDO, FL**



CPH was selected by the City of Orlando for the Shingle Creek Trail Design project, which consists of a 12–14-ft-wide, 2.5-mile segment of a regional 33-mile trail corridor. This segment of the Shingle Creek Trail corridor was identified as a north-south bicycle route through the Metropolitan Orlando Region connecting to Oak Ridge Road/ International Drive and creating economic development opportunities. The project is an FDOT Local Agency Program (LAP) project, which includes $500,000 from FDOT for design and permitting.

Approximately 1 mile of the trail meanders along a berm that separates a large retention pond and the Shingle Creek wetlands. Three prefabricated pedestrian bridges were designed as part of this project. The project also crossed under OUC Power Transmission lines, requiring all facilities to be grounded, and a heavy-duty pavement section to account for the maintenance vehicles. Three respite areas were designed along the trail, two of which were elevated decks with wooden substructure and composite decking located along the water's edge overlooking the headwaters of Shingle Creek. Safety was also of concern as the trail was located in a rural wooded area; therefore, CPH coordinated with the Orlando Police Department and the City's Traffic Division to provide security cameras within the wooded areas. The trail required obtaining right-of-way and easements for 90% of the project and were all obtained through a value-and-exchange process, which resulted in zero costs to the City.

YEAR COMPLETED:
2020

COST:
$4.57 Million

INITIAL CONSTRUCTION ESTIMATE:
$4.57 Million

INITIAL CONTRACT AWARD:
$4.57 Million

NUMBER OF CHANGE ORDERS:
2

TOTAL VALUE OF CHANGE ORDERS:
$48,414.75

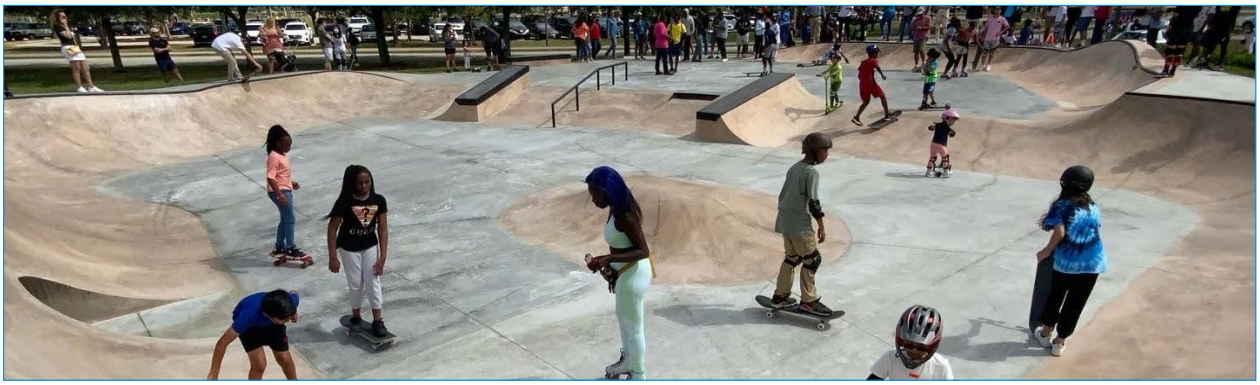
AMOUNT OF INITIAL DESIGN FEES:
$574,853

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
2, $48,414

CLIENT:
City of Orlando
Ed Bryant, P.E., PTOE, Project Manager, Project Management Division
P: 407.246.3271
E: edgar.bryant@orlando.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

MIRAMAR'S REGIONAL PARK - OUTDOOR SKATE PARK - **MIRAMAR, FL**





The City of Miramar recently awarded the design for a new Skate Park to CPH and skate park designer, Gridline Skateparks. The project will include an approximately 4,000 to 8,000 SF community-oriented skate park consisting of "poured-in-place" concrete that is suitable for all age groups. The project will need to integrate with any current and future uses at the site.

YEAR COMPLETED:
2022

COST:
$1 Million

INITIAL CONSTRUCTION ESTIMATE:
$1 Million

INITIAL CONTRACT AWARD:
$1 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$54,905

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Miramar
Aubrey Boyd, AA, BA, MA, CHC
Operations Manager
P: 954.602.3850
E: aboyd@miramarfl.gov

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

ESPLANADE AT AVENTURA - **AVENTURA, FL**





CPH provided site planning and civil design services for a large redevelopment project in South Florida. The Esplanade at Aventura featured a contemporary open-air collection of shops and restaurants, envisioned as a vibrant shopping and entertainment village that complements Aventura Mall's indoor offering, yet provided its own unique destination. Esplanade at Aventura was a complete redevelopment of the 12.3 acres owned by Sears Holdings that previously featured a Sears full-line store, Sears Auto Center, and adjacent surface parking areas. The new development included quality retail and restaurants, office space, a hotel, and ample parking, as well as a Sears presence.

YEAR COMPLETED:
2024

COST:
$250 Million

INITIAL CONSTRUCTION ESTIMATE:
$250 Million

INITIAL CONTRACT AWARD:
$250 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

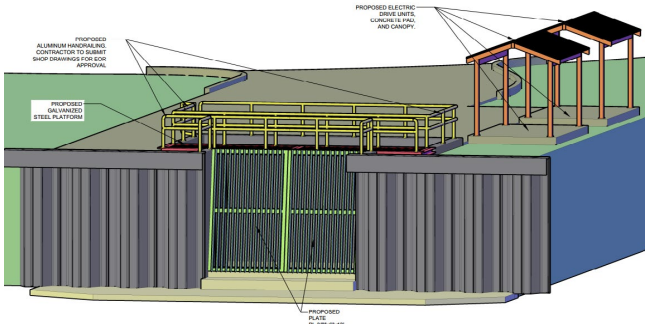
AMOUNT OF INITIAL DESIGN FEES:
$1,359,247

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Seritage Growth Properties
Paul D'Arelli
P: 954.880.1080

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

CITY OF PEMBROKE PINES: SEEPAGE PUMP STATION - **PEMBROKE PINES, FL**



PUMP STATION SCHEMATIC
NOT TO SCALE

CPH is currently in design of a large 20,000 GPM stormwater pumping station for the City of Pembroke Pines. CPH was hired for this work under our continuing contract with the City. The work included modeling and hydraulic calculations of a large, interconnected pond system, review of historical rainfall data, and design of a new pump station. The pump station is designed to pump 20,000 GPM of lake water into an canal system that leads to a flood gate control system. The methodology of the system is to allow for pre-storm pumping to drain down the lake system, which will drastically alleviate flooding during storms of residential areas and roadways within the vicinity. The design also included a large 36-inch water main from the proposed pump station to the canal, with a large diameter jack and bore crossing on a FDOT highway.

YEAR COMPLETED:
TBD

COST:
TBD

INITIAL CONSTRUCTION ESTIMATE:
TBD

INITIAL CONTRACT AWARD:
TBD

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

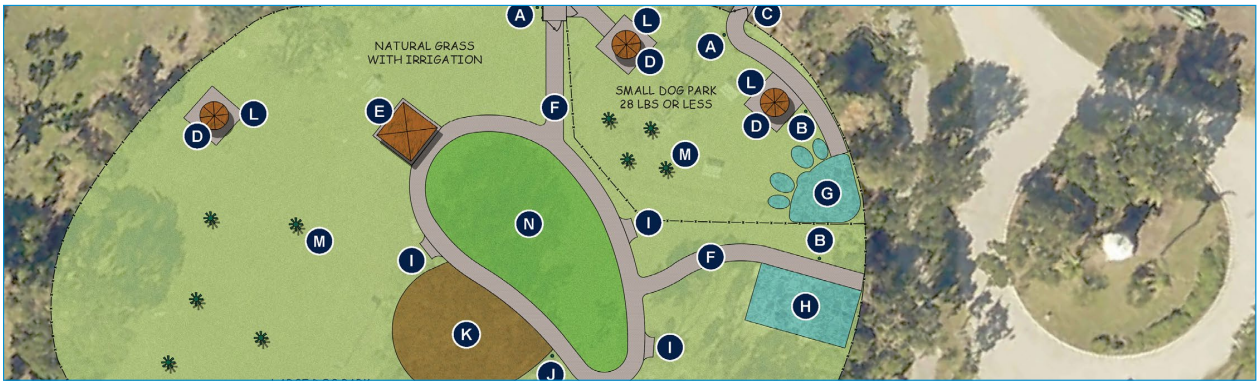
AMOUNT OF INITIAL DESIGN FEES:
$217,343

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Pembroke Pines
Francisco Reina
P: 954.518.9045
E: freina@ppines.com

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

FOUNDER'S DOG PARK - **ISLAMORADA, FL**



Islamorada, Village of Islands owns and maintains an existing 1.6-acre dog park located at the Founder's Park in Islamorada. The dog park was mostly sod and had no extra amenities. CPH met with the Village and the residents to discuss features of the park that the community needed. CPH designed the plan and features for the new dog park and worked with the Village through the design, permitting, and bid phases of the project. The project was federally funded through a grant and CPH worked with the Village to meet their budget requirements during the bidding process.

YEAR COMPLETED:
2023

COST:
$170,000

INITIAL CONSTRUCTION ESTIMATE:
$170,000

INITIAL CONTRACT AWARD:
$170,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$18,000

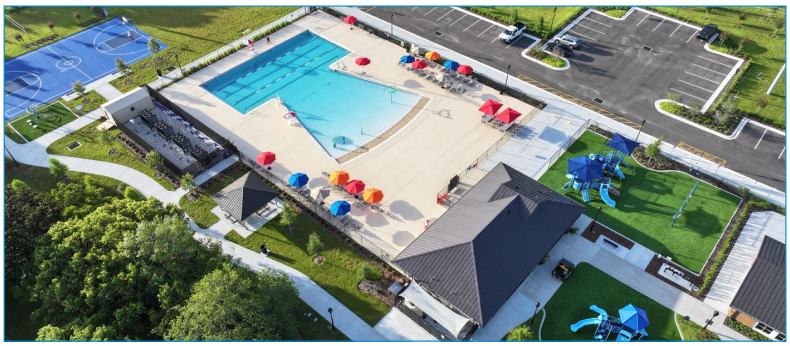
CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Islamorada, Village of Islands
Maria Bagiotti, Founders Park Director
P: 305.853.1685
E: maria.bagiotti@islamorada.fl.us

APPLICABLE DISCIPLINE:
- Landscape Architecture Services

CASSELBERRY WIRZ PARK PLANNING & DESIGN - **CASSELBERRY, FL**





CPH provided planning, space programming, conceptual/preliminary design, and design development for the City of Casselberry's reinvestment and master plan update for Wirz Park, a regional 26.46-acre facility with multiple uses. The CPH team was tasked with holding multiple stakeholder meetings to develop a reinvestment program and update the facility's master plan. The conceptual/preliminary design was utilized by the City as part of a bond referendum to rank and fund park improvements throughout the City. The City's bond referendum and funding for Wirz Park was approved, and CPH was retained to work with a Construction Manager at Risk for the final design and implementation of the improvements.

YEAR COMPLETED:
2025

COST:
$7,861,772

INITIAL CONSTRUCTION ESTIMATE:
$7,861,772

INITIAL CONTRACT AWARD:
$7,861,772

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

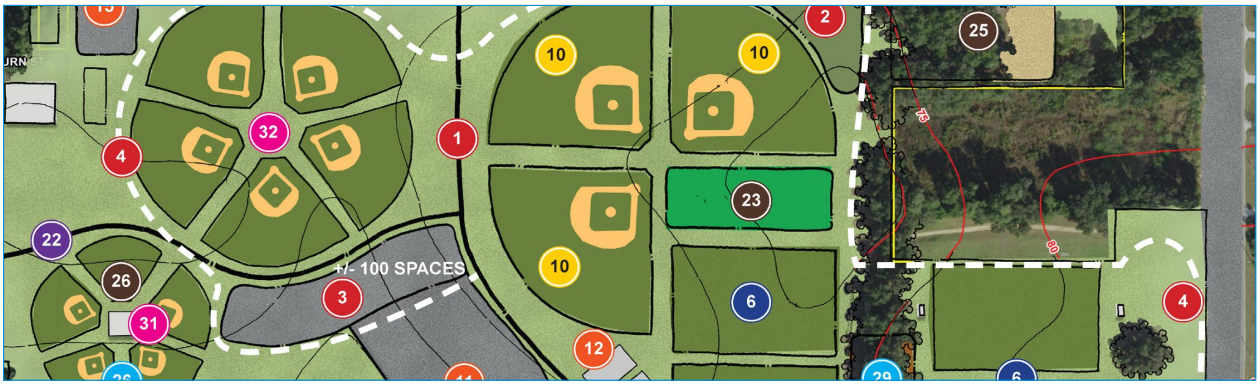
AMOUNT OF INITIAL DESIGN FEES:
$410,718

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Casselberry
Mr. Kelly Hans Brock, Ph.D., P.E., CFM, LEED AP, ENV SP, Public Works & Utilities Director
P: 7, 407.262.7725 ext. 1235
E: kbrock@casselberry.org

APPLICABLE DISCIPLINE:
- Landscape Architecture Services

MILLENNIUM PARK MASTER PLANNING AND PHASES 1 & 2 DEVELOPMENT - **WIDLWOOD, FL**



CPH updated the master plan of a regional 90+ acre park. This park currently hosts events and weddings at the on-site center, as well as multiple tournaments at the baseball and soccer/multi-purpose fields. To meet the growing needs of the City, CPH worked to help master plan the park improvements to include new parking, internal roadway system, overlooks/pavilions, trails, and reconfigured fields. As well, the new master plan analyzed the potential for new activities and recreational components for the ultimate build out of the overall 90-acre facility. As part of the master plan, CPH provided a multi-year phasing plan along with a capital improvement plan/budget. CPH is currently under design of the proposed Phases 1 and 2 improvements that include an estimated $10.5 million towards internal roadway network, parking, trails, softball and soccer fields, covered basketball courts building design (Airitorium), tennis courts, racquetball courts, food truck parking, and utility and drainage improvements. Services provided included Landscape Architecture, Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Bidding Assistance, and Construction Administration.

YEAR COMPLETED:
2024

COST:
$9.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$9.2 Million

INITIAL CONTRACT AWARD:
$9.2 Million

NUMBER OF CHANGE ORDERS:
N/A

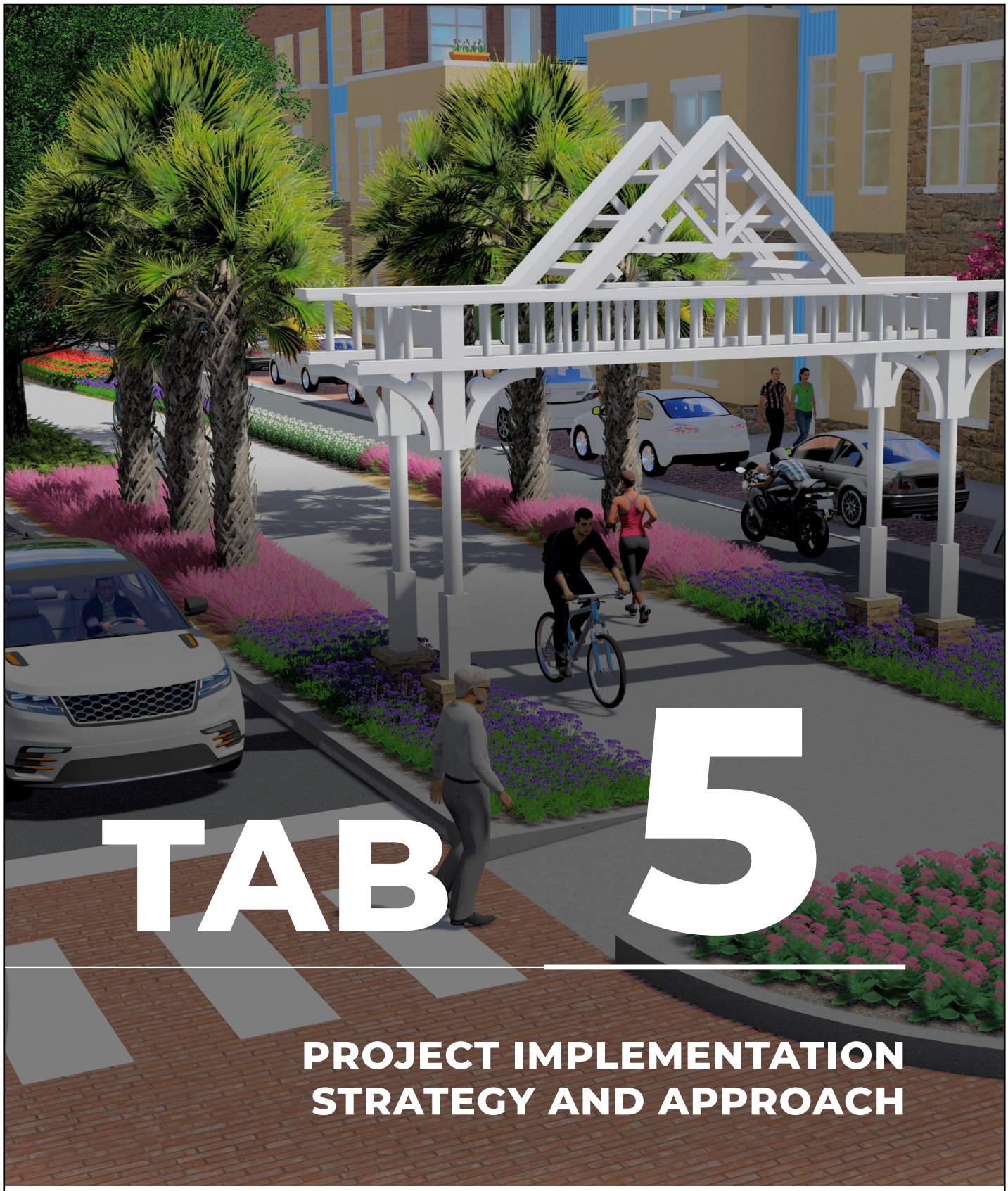
TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
Phase 1 - $259,000; Phase 2 $398,750

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Wildwood
Jeremy Hockenbury, Public Works Director
P: 352.330.1343 x 1402
E: Jhockenbury@wildwood-fl.gov

APPLICABLE DISCIPLINE:
- Landscape Architecture Services



TAB 5

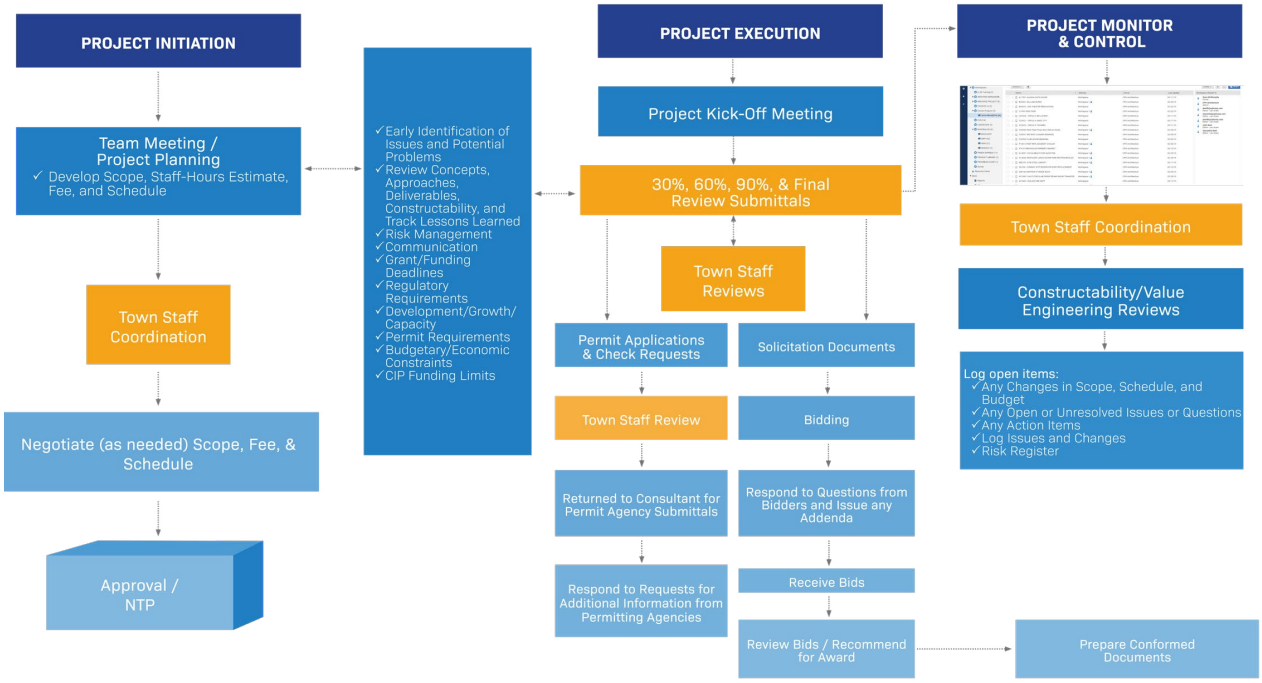
PROJECT IMPLEMENTATION STRATEGY AND APPROACH

5 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

CPH's approach to providing services to the Town of Pembroke Park will be a collaborative effort between the consultant team, Town staff, departments, officials, and the public. Excellent communication protocols will be established between all parties to develop an understanding of the Town's goals and budget to assist in the development of specific scopes and schedules to complete projects assigned through the continuing services contract. Critical attention will be focused on the planning, conceptual design, implementation, maintenance, quality assurance, communication, and management of each assignment, assuring that completed projects exceed expectations.

CPH understands that the Town of Pembroke Park is seeking a qualified consulting firm to provide on-going design and construction services for continuing contracts. CPH will continue to provide the Town with unmatched expertise and resources for projects under this contract. CPH can provide the Town with services required for the design/construction/repair of identified project(s), which may include, but not be limited to, conferences, consultation and preparation of studies, working drawings, preliminary design, specifications, estimates, drawings, modeling, design, drafting of bids/proposals, construction administration, cost planning, inspection, testing plan review, grant/funding assistance, site analysis, bidding/selection recommendation, presentation/recommendation to staff and/or commission, etc. Our resumes and the professional histories of the various team members clearly demonstrate a vast and broad background of experience, which will be effectively applied to the Town's benefit. CPH is highly qualified to provide continuing services for the Town's projects.

The following outlines our past successful approach that has been implemented on services projects. Each project is unique, and this approach would be refined per project requirements.



PLAN OR APPROACH TO ACCOMPLISH THE TASKS IDENTIFIED IN THE SCOPE OF WORK

We have outlined our overall project management plan and our process of production in this section. This process is proven, and has been successfully utilized on our past projects with all of our clients.

SCOPE DEVELOPMENT

In order to develop a scope of work that fulfills the Town's objectives, it is extremely important to initially discuss the proposed project in as much detail as possible. Identifying any options for the design, permitting, and construction issues is critical to properly completing the project. Pre-proposal discussions with the Town will be conducted prior to developing a final scope of work, to thoroughly understand the project objectives, desired outcomes, time constraints, and budget. The pre-proposal discussions will include documentation gathered and potential options for the project. Up-front planning used by CPH identifies key design criteria, and allows for early identification of critical decisions related to utility coordination requirements of various private land owners, specific permitting agencies, and field conditions. This process assists in providing a detailed final scope that will meet the Town's goals and objectives.

CPH is committed to providing an experienced local team to execute the projects, and will develop a work plan and schedule that meets the Town's expectations and objectives. Our team's goal is to meet and exceed the Town of Pembroke Park's expectations while establishing clear lines of communication and responsibilities between all parties. CPH's project management plan will address the expectations for the project, lines of communication, project participants, project goals and objectives, and project design standards. Our team will work in close collaboration with the Town of Pembroke Park to continue our established working relationship and to structure each project to meet the Town's expectations.

CPH's approach to providing services to the Town will be a collaborative effort between the Town of Pembroke Park and CPH. Excellent communication protocols will be established between all parties to develop an understanding of all goals and budget constraints to assist in the development of specific scopes and schedules to complete projects assigned through the continuing services contract. Critical attention will be focused on the planning, conceptual design, implementation, maintenance, quality assurance, communication and management of each assignment, assuring that completed projects exceed expectations, with the overall goal of completing projects on time and within budget.

PRELIMINARY DESIGN

During the conceptual design phase, the CPH team will focus on finalizing the preferred design solution and to identify areas of concern, including construction methods. CPH will obtain any additional data (record drawing, existing reports, and survey) that is critical in this stage of the project. The result of this phase will be 30 percent plan along with a technical memorandum, which will includes a summary of the project and recommendations, permit requirements, standard details, updated opinion of probable construction cost, construction methods, and definition of challenges/solutions..

CPH's quality review team will provide a review of the documentation and provide any feedback to be included in updated documents. A progress meeting will be held to review and discuss the 30-percent layout and incorporate any of Town's comments into the final concept of design.

SURVEY AND GEOTECHNICAL

Survey and geotechnical work typically commences at the start of the project once the Town and CPH together have determined the most logical and cost-effective approach. CPH has in-house surveyors capable of conventional surveying and high-definition laser 3D surveys (the complexity of the project, such as crowded, heavily traveled road right-of-way or plant sites containing numerous facilities, may warrant laser 3D surveys). Our 3D laser equipment is state of the art in surveying technology, which allows for a more efficient, detailed, and cost-efficient surveying product. The laser scanner can also provide the Town of Pembroke Park with precise construction information, including grade elevations, to allow for other project related studies, or follow-up design efforts.

CPH understands the needs for a comprehensive topographic survey and subsurface utility engineering (SUE) mapping. Our team has prepared designs based on all levels of utility designation levels. In addition to quality topo and SUE mapping, CPH also coordinates with all local utilities known to be within a project area to assure no utility conflicts are being created after the project survey is complete and while design and project award are underway.

PERMITTING & DESIGN

CPH believes in a proactive approach to permitting. For larger and more complicated projects, this includes pre-application meetings between CPH, Town of Pembroke Park, and regulatory agencies to define elements of the project and foster continuous interaction. For smaller projects, CPH has the experience to put together a permit application and package that can be directly submitted to the agency that is responsible for review. We find that the interaction between the parties expedites the process and eliminates unnecessary review questions. CPH will assist in preparing and submitting the permit applications when the plans are at 90 percent completion and have been approved by the Town. In some cases (such as where there are wetlands or threatened and endangered species), early submittal (typically at the 60% phase) to the review agencies is recommended to minimize the impact to the overall project schedule.

CPH's goal with all of its projects is to develop complete construction documents for the project. CPH makes sure the Town is kept aware of the key submittal dates and updates the Town on its progress throughout. Each milestone deliverable (typically consisting of construction plans, specifications, and construction cost estimates) will be reviewed by CPH's quality assurance and control team. Review meetings are held with the Town after each submittal in order to address Town comments or concerns, and follow-up written responses are also provided to the Town addressing its comments. The goal is to help the Town actively monitor the project and confirm that the expected budget for the project will be met.

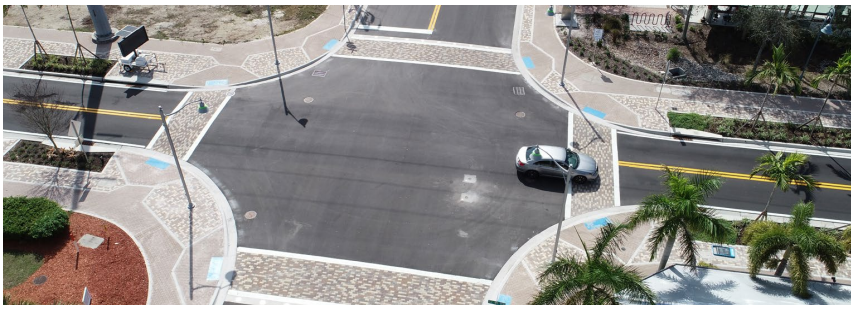
CPH has extensive experience with Bidding and Construction Phase services. During Bidding, CPH prepares written responses to Bidder questions and prepares draft addenda items as needed to address questions forwarded by the Town.

CPH typically assists the Town during construction by reviewing submittals, attending meetings, conducting site visits, responding to requests for information, preparing record drawings, attending walk-throughs, and preparing punch lists. If needed, CPH has a number of construction field representatives to assist the Town with inspections for plant work, processes, site construction, and pipeline construction.









QUALITY CONTROL/QUALITY ASSURANCE

CPH has an established culture that places emphasis on quality control and assurance for our clients. The firm and team members are dedicated to this process and incorporation of good design and construction practices from the inception of projects. CPH's corporate quality initiatives includes developing a quality control/assurance standardization committee, benchmark reviews by experienced, qualified technical personnel, and means and methods quality reviews by licensed general and utility contractors. The team routinely meets with clients to conduct completed project reviews to evaluate team performance and identify opportunities to enhance service. CPH's established culture is instilled in every team member and requires that the staff act as an extension of our clients staffing, providing them with services that are on time, within budget, cost effective, and of the highest level of quality. CPH has Standard Operating Procedures (SOP) for all of our major programs (transportation, infrastructure, utilities, stormwater, commercial, residential, and municipal) that include project management techniques, cost estimating, design alternative reviews, subconsultant design reviews, and client communication requirements.

Four Level Quality Control Review System

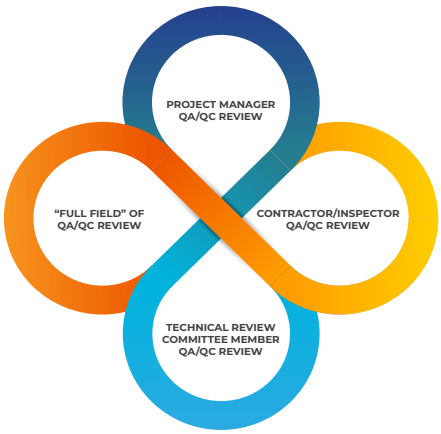
CPH's quality control system is separated into four distinct levels described as follows:

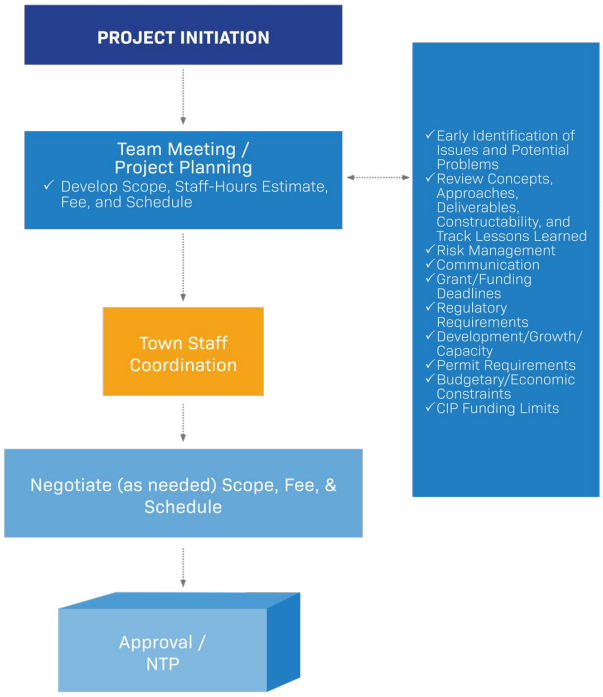
1. PROJECT MANAGER QA/QC REVIEW: CPH project managers are trained to review all documentation, including information received from the client, other agencies, subconsultants, and internal drawings and specifications. This is the first step in assuring accurate information and proper project design. The project manager is responsible for reviewing the project for accuracy and required changes.

2. TECHNICAL REVIEW COMMITTEE MEMBER QA/QC REVIEW: Throughout the design phase, starting from inception, CPH provides one to two team members that will work with the project manager and designer to review areas of concern and offer additional technical expertise. This person is not involved in the daily design facets, but is kept up-to-date through the use of monthly design updates. The technical review committee provides a quality check various design options, plans, and other construction documents at the 30, 60, 90, and 100 percent completion intervals.

3. "FULL FIELD" OF QA/QC REVIEW: At the 30, 60, and 90 percent stages of the design, the project documentation and specifications are turned over to engineers from other fields to review alternative options and quality of plans. For example, an infrastructure project will be turned over to an independent engineer in our roadway or utility department. This provides a complete internal audit from personnel that have not been involved in the project and are "seeing the project for the first time".

4. CONTRACTOR/INSPECTOR QA/QC REVIEW: In addition to architects/engineer and construction personnel, the team has the added value of having on-staff licensed general and utility contractors that can review projects from various perspectives. With experienced personnel that have provided construction services for over 30 years, we are able to review the project from a constructibility and/or mean and methods view point. In addition, the licensed on staff contractors review projects and provide "real-time" cost estimates throughout the duration of the project. This construction experience allows the team to view projects through the eyes of a contractor with the ability to identify intangible cost factors, elements such as restricted site conditions, specialized equipment requirements, excessive material and labor costs, impacts on schedules, etc. that may not be apparent to a designer.

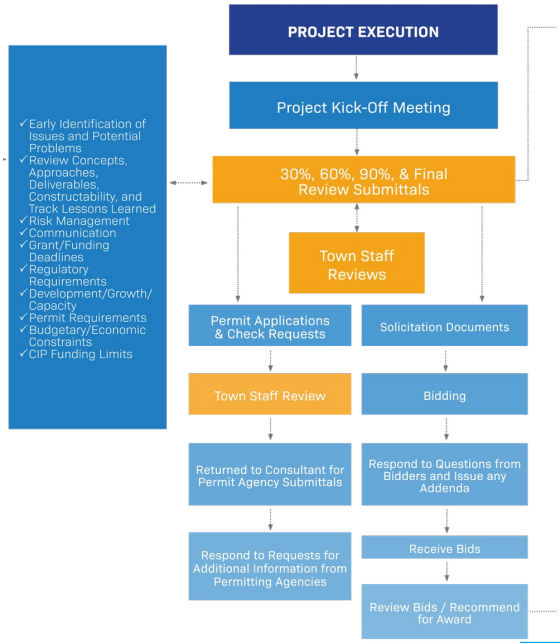




MANAGING BUDGETS, RISKS, SCHEDULES, AND EXPECTATIONS

The key to successful management of continuing contracts and projects is to ensure that project challenges and risks are identified early, and a plan is developed to ensure the Town's goals are achieved. CPH has developed a process in which when our clients notify us about a potential project, our Program Manager and any lead project engineer perform upfront due diligence. This includes performing a field visit to understand the project, limitations, opportunities, the overall area, etc. From this visit, we then brainstorm ideas for possible solutions, as well as a risk register that outlines concerns that may affect the project's schedule and budget. This register is then presented, along with our preliminary findings from the field as well as any desktop data we may be able to obtain to the Town's PM in a preliminary discussion about how to approach the project. From this meeting, the team then defines and creates a scope of services and man-hours. This extra legwork by the CPH team, saves our clients time and money, as well as minimizes scope creep. This process allows us to begin with cost savings in mind even before a notice to proceed is ever issued, and makes sure our expectations of project outcomes are in line with the Town.

As we continue throughout the design, the risk register is updated for the project. This could include new additions such as funding deadlines, community concerns, etc., or a verification that an item has been "solved." Throughout the life of the project, our team will communicate these items to the Town, to help the Town understand what and how items impact the projects cost and schedule. Each risk is given a priority level in relation to its effect on the project, and as any major risk is identified, our team will immediately coordinate with the Town. This could be something such as an environmental or geotechnical/soils concern from any preliminary data gathering, to feedback from the community that may affect the proposed design option such as the need for easements. This level of coordination is tracked through our internal project management programs and sheets.





TAB 6

PROFESSIONAL LICENSURE

6 PROFESSIONAL LICENSURE

PROFESSIONAL ENGINEERS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
	CPH (DBA Name)
Main Address:	**500 W. FULTON STREET** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**36945**
Status:	**Current**
Licensure Date:	**03/21/2023**
Expires:	

ARCHITECTURE

Licensee Information

Name:	CPH CONSULTING, LLC (Primary Name)
Main Address:	500 WEST FULTON STREET SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	04/04/2005
Expires:	

Special Qualifications	Qualification Effective
Fictitious Name	04/04/2005

State of Florida
Department of State

I certify from the records of this office that CPH CONSULTING, LLC is a Florida limited liability company authorized to transact business in the State of Florida, qualified on May 31, 2022.

The document number of this limited liability company is M22000008499.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 8398782316CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

LANDSCAPE ARCHITECTS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
Main Address:	**500 W FULTON ST** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Landscape Architecture Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**07/11/2022**
Expires:	

SURVEYORS & MAPPERS

CPH CONSULTING, LLC
500 W FULTON ST, SANFORD, FL 32771-1220
Phone 407-322-6841

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7143	12/03/01	02/28/27	Active
Surveyor of Record	LS6549	07/18/06	02/28/27	Active

PERSONNEL LICENSES

KYLE M. BECHTELHEIMER, P.E.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
BECHTELHEIMER, KYLE MICHAEL
3339 VIRGINIA ST APT 313 MIAMI FL 33133
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JOHN M. LENTI, AIA, NCARB, ENV SP, LEED AP


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BOARD OF ARCHITECTURE & INTERIOR DESIGN
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LENTI, JOHN M
5601 MARINER STREET SUITE 305 TAMPA FL 33609
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ALEJANDRO MEJIA, P.E.


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MEJIA, ALEJANDRO
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MATTHEW CUSHMAN, P.E.


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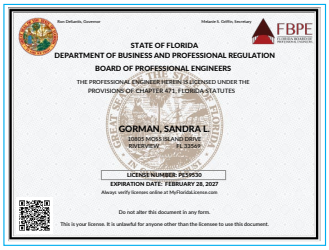
SANDRA L. GORMAN, P.E.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
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GORMAN, SANDRA L
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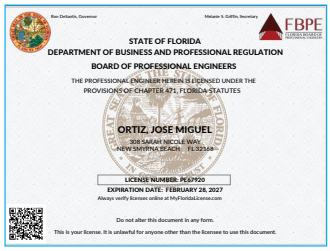
TYLER FITZGERALD, P.E.


LICENSEE DETAILS
Licensee Information
Name: FITZGERALD, TYLER DEVYN (Primary Name)
Main Address: 506 CANYON STONE CIRCLE LAKE MARY Florida 32746
County: SEMINOLE
License Information
License Type: Professional Engineer
Rank: Prof Engineer
License Number: 97392
Status: Current,Active
Licensure Date: 10/10/2023
Expires: 02/28/2027
Special Qualifications / Qualification Effective
Civil 10/10/2023
8th Edition, Florida Building Code 09/30/2024

JOSÉ M. ORTIZ, MCE, P.E., S.E


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
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ORTIZ, JOSE MIGUEL
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EDUARDO AVILES, P.E.


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JEFFREY A. DEAL, P.E.


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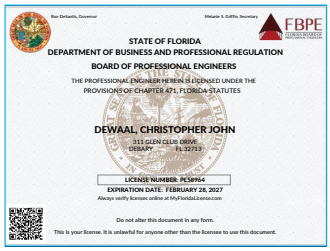
CHRISTOPHER J. DEWAAL, P.E., LEED AP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DEWAAL, CHRISTOPHER JOHN
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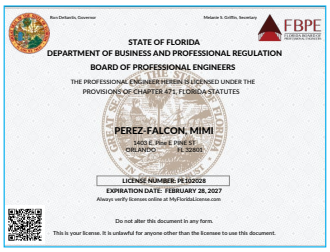
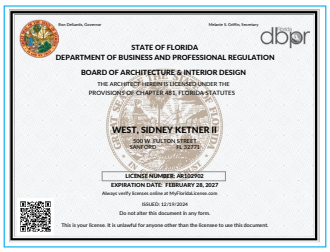
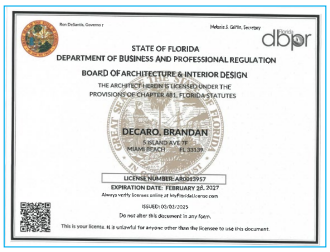
MIMI FALCON, P.E.



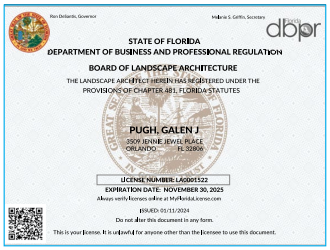
SIDNEY K. (KET) WEST II, AIA, NCARB



BRANDAN DECARO, R.A.



GALEN PUGH, RLA, AICP



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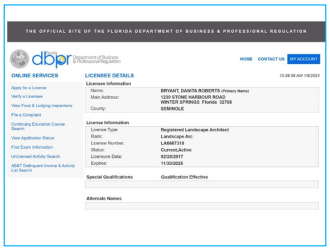
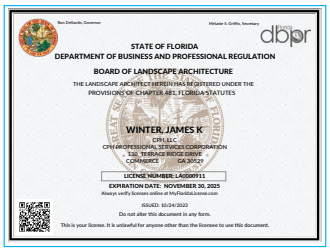


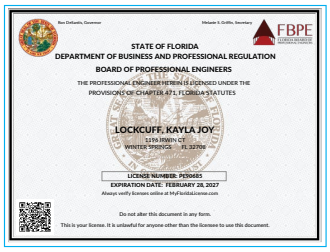
CASIE O. BROWN, P.E.



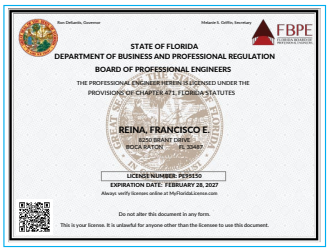
JAMES K. WINTER, RLA, CLARB

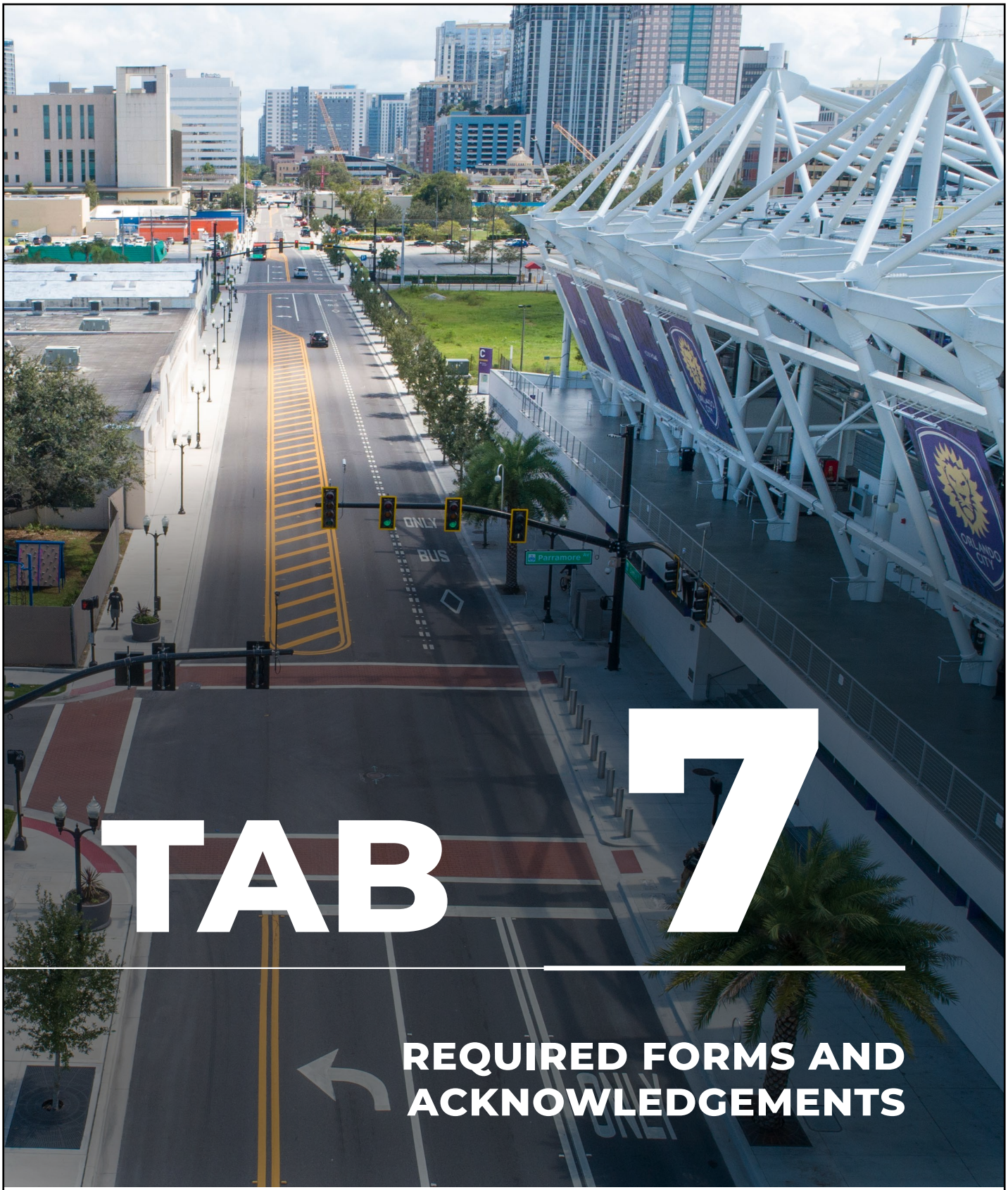


KAYLA LOCKCUFF, P.E.



FRANCISCO REINA, P.E. (REINA)





TAB 7

REQUIRED FORMS AND ACKNOWLEDGEMENTS

7 REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: CPH Consulting, LLC

D.B.A.: _____ Federal I.D. No.: 59-2068806

Business Address: 1992 SW 1st Street

City : Miami State: Florida Zip: 33135

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: I Dated: 10/22/2025 Addendum No.: III Dated: 11/5/2025

Addendum No.: II Dated: 11/4/2025 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☐ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☐ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 348305

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

CPH Consulting, LLC
Consultant Name

Affiant Signature

November 6, 2025
Date Signed

Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM
Chief Strategy and Success Officer
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was affirmed, subscribed, and sworn to before me this 11th day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM who is personally known to me or who produced the following identification:_____.

(Notary Seal)

Notary Public State of Florida
Alexander Jordan Brickey
My Commission HH 345949
Expires 1/3/2027

Notary Public for the State of _____

My commission expires: _____

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6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of CPH Consulting, LLC, a nongovernmental entity.

3. CPH Consulting, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Kimberley Olson

Witness #2 Print Name: Jesse Suda

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM
Title: Chief Strategy and Success Officer
Entity Name: CPH Consulting, LLC

OATH OR AFFIRMATION

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 20 25, by Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM (name of person) as Chief Strategy and Success Officer (type of authority) for CPH Consulting, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

Notary Public State of Florida
Alexander Jorge Starkey
My Commission HH 345949
Expires 1/3/2027

Noncoercive Conduct Affidavit
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6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. CPH Consulting, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Kimberley Olson

Witness #2 Print Name: Jesse Suda

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM
Title: Chief Strategy and Success Officer
Entity Name: CPH Consulting, LLC

OATH OR AFFIRMATION

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 2025, by Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM (name of person) as Chief Strategy and Success Officer (type of authority) for CPH Consulting, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

Notary Public State of Florida
Alexander Jordan Brickey
My Commission HH 345949
Expires 1/3/2027

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: CPH Consulting, LLC
2. Doing Business As / Fictitious Name: (if applicable): _____
3. Federal Employer I.D. No. (FEIN): 59-2068806
4. Website address: (if applicable): www.cphcorp.com
5. Principal place of business address: 500 West Fulton Street, Sanford, FL 32771
6. Office location responsible for this project: 1992 SW 1st Street, Miami, FL 33135
   Telephone No.: 305.274.4805
7. Type of business *(check appropriate box):*
   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:
   Name: Nikhel Jindal, GCC, Assoc. DBIA,ENNV SP, CPSM
   Title: Chief Strategy and Success Officer
   E-mail: info@cphcorp.com
   Telephone No. 305.274.4805

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Name: Jason L. James, P.E.

Title: Branch Manager

E-mail: info@cphcorp.com

Telephone No. 305.274.4805

9. List name and title of each principal, owner, officer, and major shareholder:

a) Please see attached

b)

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) N/A

b)

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers:

LIST OF OFFICERS

The firm has been delivering services throughout Florida since the late 1950s under its original ownership and has operated continuously since 1981—today as CPH Consulting, LLC. Guided by a longstanding philosophy of responsive, cost-effective service, CPH has expanded significantly, now employing over 435+ professionals across branch offices in Florida, Maryland, North Carolina, South Carolina, Wisconsin, Connecticut, and Puerto Rico. The company is headquartered in Sanford, Florida. CPH's continued success is rooted in its commitment to personalized service, provided in an affordable manner, with the direct involvement of senior-level personnel in every project.

OFFICERS OF CPH	
	**Peter-John F. Sutch, P.E., LEED AP** President/CEO
	**Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM** Chief Strategy and Success Officer
	**Todd H. Hendrix, P.E.** COO - A&E Services
	**David E. Mahler, P.E.** COO - Infrastructure
	**Jeffrey M. Satfield, P.E., ENV SP** Chief Development Officer
	**Carlos J. Sanchez, P.E.** Chief of International Operations
	**Jason L. Toole, P.E., LEED AP** Chief Revenue Officer
	**Tim Pfizenmayer, CPA** Chief Financial Officer

14. How many years has your firm been in business while providing the services offered within this solicitation? 44 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPH Consulting, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

Company ID Number: 348305

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	CPH Consulting LLC
Company Facility Address	500 West Fulton Street Sanford, FL 32771
Company Alternate Address	
County or Parish	SEMINOLE
Employer Identification Number	592068806
North American Industry Classification Systems Code	541
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/30/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	**CONTACT NAME:** WTW Certificate Center **PHONE (A/C, No, Ext):** 1-877-945-7378 **FAX (A/C, No):** 1-888-467-2378 **E-MAIL ADDRESS:** certificates@wtwco.com
INSURED CPH Consulting, LLC 500 West Fulton Street Sanford, FL 32771	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : Liberty Mutual Fire Insurance Company — 23035 INSURER B : Liberty Insurance Corporation — 42404 INSURER C : American Guarantee and Liability Insurance — 26247 INSURER D : Allied World Surplus Lines Insurance Compa — 24319 INSURER E : Indemnity National Insurance Company — 18468 INSURER F : RSUI Indemnity Company — 22314

COVERAGES **CERTIFICATE NUMBER:** W37155095 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			TB2-641-446161-054	12/31/2024	12/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			AS7-641-446161-044	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			AUC 8344746-01	12/31/2024	12/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC7-641-446161-064	12/31/2024	12/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab incl Pollution			0313-8987	12/31/2024	12/31/2025	Each Claim Limit Policy Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED

CERTIFICATE HOLDER

FOR PROPOSAL PURPOSES

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

SR ID: 26998488 BATCH: 3756610

AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Willis Towers Watson Insurance Services West, Inc.	CPH Consulting, LLC 500 West Fulton Street Sanford, FL 32771
POLICY NUMBER See Page 1	
CARRIER: See Page 1 / NAIC CODE: See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURER AFFORDING COVERAGE: Indemnity National Insurance Company NAIC#: 18468
POLICY NUMBER: XS001814 24 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

INSURER AFFORDING COVERAGE: RSUI Indemnity Company NAIC#: 22314
POLICY NUMBER: NHA604323 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

ACORD 101 (2008/01)

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SR ID: 26998488 BATCH: 3756610 CERT: W37155095

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM I
RFQ # 25-02 Architectural and Engineering Services (CCNA)

October 22, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. **Does the Town have local or Small Business preference?**

Response: The Town does not currently have an established Local Business or Small Business Enterprise (SBE) preference policy within its procurement ordinance or CCNA selection process. However, consistent with South Florida municipal practice, the Town encourages participation by local and small firms registered within Broward County and the State of Florida and may include such participation as a qualitative consideration during evaluation.

2. **On page 30 of the RFQ it shows "Emergency Response" as a service under Structural Engineering; can the Town define this service?**

Response: "Emergency Response" within the Structural Engineering category typically refers to professional services related to post-event inspections and stabilization of public infrastructure after declared emergencies (e.g., hurricanes, flooding, or accidents). Under Florida CCNA, this includes structural assessments, shoring recommendations, temporary repair design, damage documentation, and coordination with FEMA or State agencies for reimbursement or hazard mitigation projects.

Response: Yes, firms providing drainage and stormwater services may include grant identification and preparation support when the scope relates directly to project design, permitting, or resilience funding. However, standalone grant writing unrelated to technical engineering work would typically fall under separate professional services and may not be required under this CCNA contract.

4. **Are firms expected to have subconsultants to fill any services they are not qualified to perform?**

Response: Yes. In accordance with Florida Statutes §287.055, firms may form teams or include subconsultants to provide a comprehensive range of services. The Prime consultant remains responsible for overall contract performance but may list qualified subconsultants to fulfill specialty disciplines.

5. **What is the total maximum page count allowed for this proposal?**

Response: The page limits are listed in the RFQ under each section. However, the standard industry practice is 50 pages, excluding covers, tabs, and required forms.

6. **Does the Town expect separate proposals for each category?**

Response: Yes. Firms must submit a separate proposal for each professional category they wish to be considered for. Each submittal will be evaluated independently under its respective category criteria.

7. **Can the Prime apply for only one category (discipline)?**

Response: Yes. Firms may elect to apply for one or more categories based on qualifications. There is no requirement to apply for multiple categories to remain eligible.

8. **Does applying for only one category affect the evaluation?**

Response: No. Evaluations are based on qualifications within each specific category, not on the number of categories submitted. A firm submitting for one category will be evaluated on equal footing with others within that category.

9. **Can architectural firms submit independently under the Architectural category, or must they include a full multi-disciplinary team?**

Response: Architectural firms may submit independently for the Architectural Services category. The Town does not require a full multi-disciplinary team at the qualifications stage.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM II
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 4, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services for clarification to question six in Addendum I issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

Question: is the expectation to submit multiple proposals - one for each area of qualification? If we're qualified in multiple areas, would it not be more expedient to submit one proposal that answers the 4 areas of qualification?

Response: No, separate proposals are not required for each discipline. The solicitation specifically requests that within a single proposal submission; the proposer provide a summary discussion of technical qualifications and expertise for each discipline for which they are submitting statements of qualification (as identified in Form 6.4 – Designation of Qualified Discipline Form).

Each proposer should therefore include, within one comprehensive proposal, the relevant experience, qualifications, and up to five (5) completed projects per discipline as outlined in Section 4.6.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM III
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 5, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. Is the Town expecting the PRIME firm to provide all services under Civil, Structural, and MEP Engineering? For instance, if a firm specializes only in Civil, would we need to include subconsultants for the Structural and MEP components?

Response: Firms may team with subconsultants under Florida Statute §287.055; the Prime remains contractually responsible for overall performance.

2. Can a firm submit solely for MEP Engineering services and omit the civil and structural disciplines if those services are not provided by our firm?

Response: Firms may apply for one subcategory individually, or form teams if pursuing combined services.

3. Would the Town please remove Section 19, Conflict of Interest/Code of Ethics from the sample contract?

Response: The Town recognizes the concern regarding potential conflicts of interest and intends to ensure compliance with Florida Statutes Chapter 112, Part III (Code of Ethics for Public Officers and Employees) and §287.055(4) of the CCNA. The Town will review Section 19 during contract finalization to confirm that it aligns with these statutory

requirements and does not impose restrictions beyond the scope of state law. The final version will clarify that the conflict-of-interest provisions apply only as required under Florida law.

4. Section 3.4 "All work will be performed in accordance with high industry standards…" – Request to modify to Standard of Care language.

Response: Yes. The Town will amend the statement to align with Florida CCNA and professional practice standards, defining performance obligations according to the prevailing professional standard of care. Revised wording will reflect: "All work shall be performed in accordance with the professional standard of care ordinarily exercised by firms providing similar services in the same locality at the time the services are rendered".

5. Can we submit as Prime & be subs in another team?

Response: Firms may serve as Prime on one submission and as a subconsultant on others; however, disclosure of overlapping participation is required for transparency.

6. Do you take preference on a team that has every single discipline, or do you focus more on a team that has high-level experience on a few categories?

Response: The Town evaluates qualifications based on depth of expertise and past performance in the category submitted, not solely on the number of disciplines represented.

7. We are a Civil Engineering Firm. Do you prefer a team with specific disciplines?

Response: Single-discipline firms are eligible; inclusion of qualified subconsultants is optional but may enhance scoring where multidisciplinary capability is relevant.

8. Is the intent of the Town to hire a full multi-disciplinary team for this contract comprised of architecture and engineering?

Response: The Town may award to multiple firms across categories; multidisciplinary teams are encouraged but not mandatory.

9. If the application is only submitted for "architecture," will the Town pair the selected architect with the other engineering disciplines?

Response: Architectural firms may submit independently; the Town does not automatically pair firms but may encourage future teaming.

10. If the Town will not pair the selected architect, will said selected architect then have the opportunity to bring on board their multi-disciplinary team of engineers?

Response: Yes, primes may include subconsultants for supporting disciplines.

11. Please confirm whether a page limit applies to Submittal Requirements: 4.7 Project Implementation Strategy and Approach section.

Response: Unless otherwise specified, the 50-page industry standard applies to the total submittal, excluding forms and tabs.

12. Water Systems is listed for Civil Engineering, under the Design of Infrastructure projects bullet; could you please clarify under which category Sewer will be evaluated?

Response: Sewer and wastewater infrastructure fall under the Civil/Structural/MEP category — generally the Civil subcategory.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

CATEGORY 1:
Architectural Services

Town of Pembroke Park

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Park

RFQ: 25-02| Due: Thursday @ 10: a.m. November 13th, 2025







CPZ Architects, Inc.

4316 West Broward Boulevard, Plantation, FL 33317
1601 Belvedere Rd, S-305, West Palm Beach, FL 33406
1717 20th Street Unit 1, Vero Beach, Florida 32960
200 N. El Mar Drive, Suite 201, Jensen Beach, FL 34957
341 N. Maitland Avenue, Maitland, FL 32751
Joseph J. Barry AIA | (954) 792-8525 | Joe@cpzarchitects.com



4.3 Cover Letter / Executive Summary

4.4 Professional Capabilities And Project Experience

4.5 Experience Of Key Personnel And Project Team

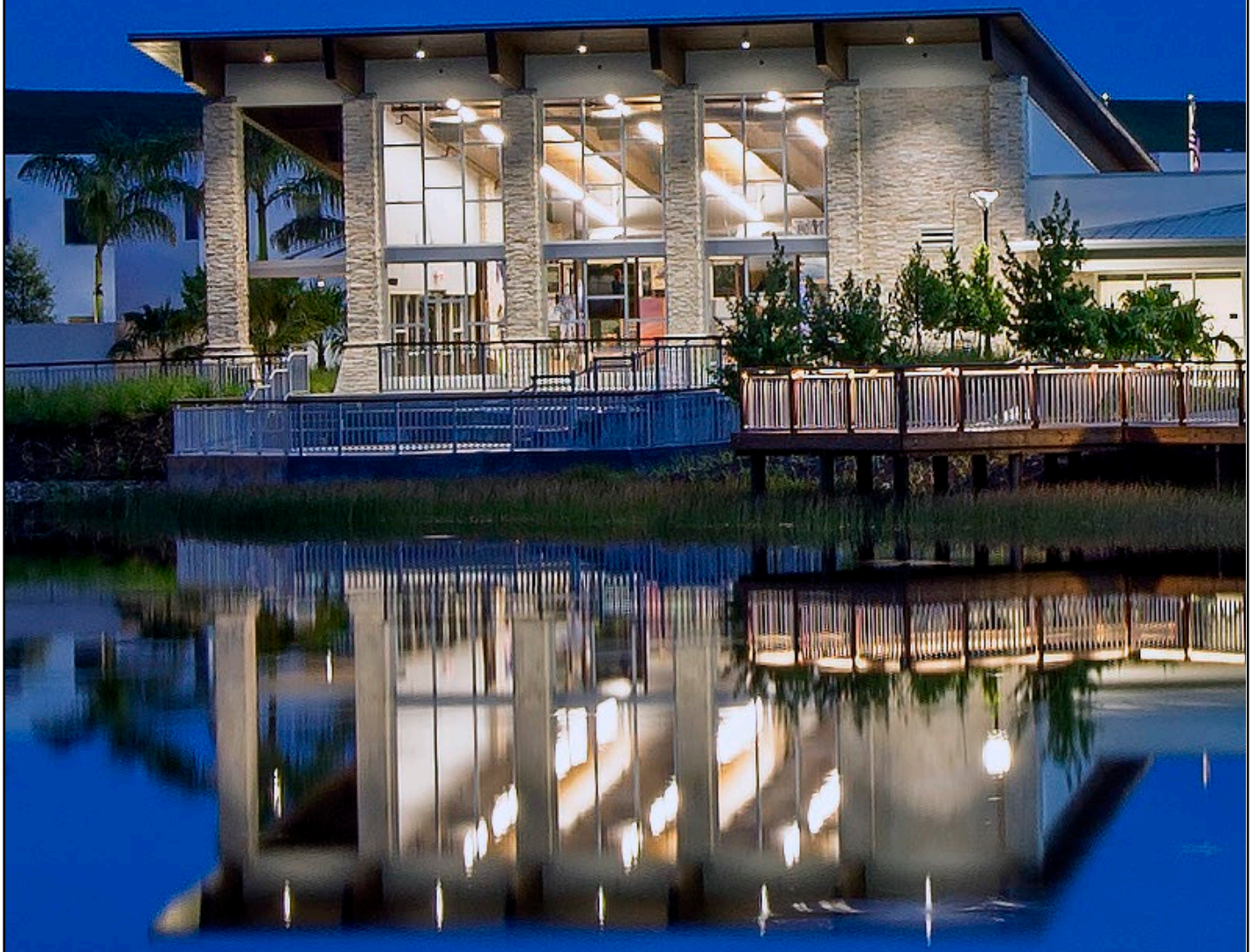
4.6 Relevant Completed Project Experience – 5 Projects

4.7 Project Implementation Strategy And Approach

4.8 Professional Licensure

4.9 Required Forms And Acknowledgments

4.3 Cover Letter / Executive Summary



GLADES PARK
DORAL, FLORIDA

November 13th, 2025



3150 SW 52nd AVE.
Pembroke Park, FL 33023

RFQ NO. 25-02

Dear Selection Committee;

CPZ Architects, Inc., is pleased to submit our qualifications to the ***Town Of Pembroke Park Architectural And Engineering Services Through Continuing Contracts*** contract. CPZ Architects has served over **20 municipal Clients** throughout Florida. The greatest testament to the ***quality of our service*** can be seen in our ***repeat Clients***. The experience we have gained has provided us with an ***understanding of the Government Owner and the pride of Ownership for your own buildings and City Image***.

CPZ Architects is a mid-size Architectural firm with a ***local office in Plantation, FL***. CPZ is a 21-person firm including 6 registered architects, 5 project managers, 6 associate architects and 2 office support staff. This comprehensive staff provides a wide variety of design and construction experience to assist in the successful completion of your project. ***Your project will be managed from our Plantation office. CPZ warrants and represents that at all times during the terms of the Agreement, we will maintain in good standing all required licenses, certifications and permits required under federal, state and local laws necessary to perform the services.***

CPZ Architects believes in staffing your projects with a single contact and support staff from the start of the projects until the final construction punch lists are completed. Joe Barry, AIA, Principal, will be your continued single point of contact for this project. He will lead production staff as needed to maintain the schedule of your project. During each phase of the project, the use of additional technical staff and administrative staff will be assigned to the projects as dictated by project demands / goals. As back-up for Joe, Heidi Rodriguez, AIA, Principal, will maintain knowledge of the project and provide PEER review throughout the project. ***Heidi and Joe are licensed architects in the State of Florida and CPZ Architects, Inc is a registered corporation in the state.***

CPZ Architects' design approach centers on the philosophy, proven by experience, that even the most basic building can be designed to provide an economical, innovative, and award-winning solution. Toward this end, we work in full collaboration with our client to achieve the optimum design solution and desired project results. Functionality, image, and quality requirements are balanced with budgetary and schedule parameters. The results of this approach are seen in the success of the diverse designs of the firm, from ***public safety complexes to parks and recreational facilities that foster pride in the communities*** they serve. We continually strive for design excellence, transforming our clients' vision into a striking expression of their mission and principles – ***delivered on time and within budget*** with value added each step of the way.

Our commitment to client satisfaction has built more than 20 long-term client/CPZ relationships and a reputation for superior, responsive client service. We strive to not only meet but exceed our clients' expectations at all levels. Our philosophy is to maintain a small office environment, where you, our client, receive the benefit

of having the Firm Principal involved specifically in your projects from the beginning of design until the final punch list item is completed. It is this personal attention that assures the Town of Pembroke Park will receive the best possible projects. Our goal is to develop projects that our clients, their community, and we can be proud of. ***As testament to our professionalism, design quality, and dedicated service, we take pride in our record of repeat work for multiple clients – a 75% repeat client rate.***



Your facilities deserve the attention of an Architectural Team that understands the needs of a Building Owner; ***"Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and Within Budget."*** As an office that specializes in Municipal and Governmental Projects, we realize how important it is to maintain both the project schedule and budget throughout the project. We feel that this process starts in the beginning with the overall project management philosophy. ***As Architects, we are the team leader, and we are well versed in maintaining the project on time and on budget. We are committed to providing the city with the most professional service possible and our Design Team is excited about continuing to work with the Town of Pembroke Park.*** CPZ will be able to start immediately on your project. We look forward to the opportunity of presenting to the Selection Committee and further discussing how we may be of service.

Respectfully,

Joseph J. Barry, AIA,
President
joe@cpzarchitects.com

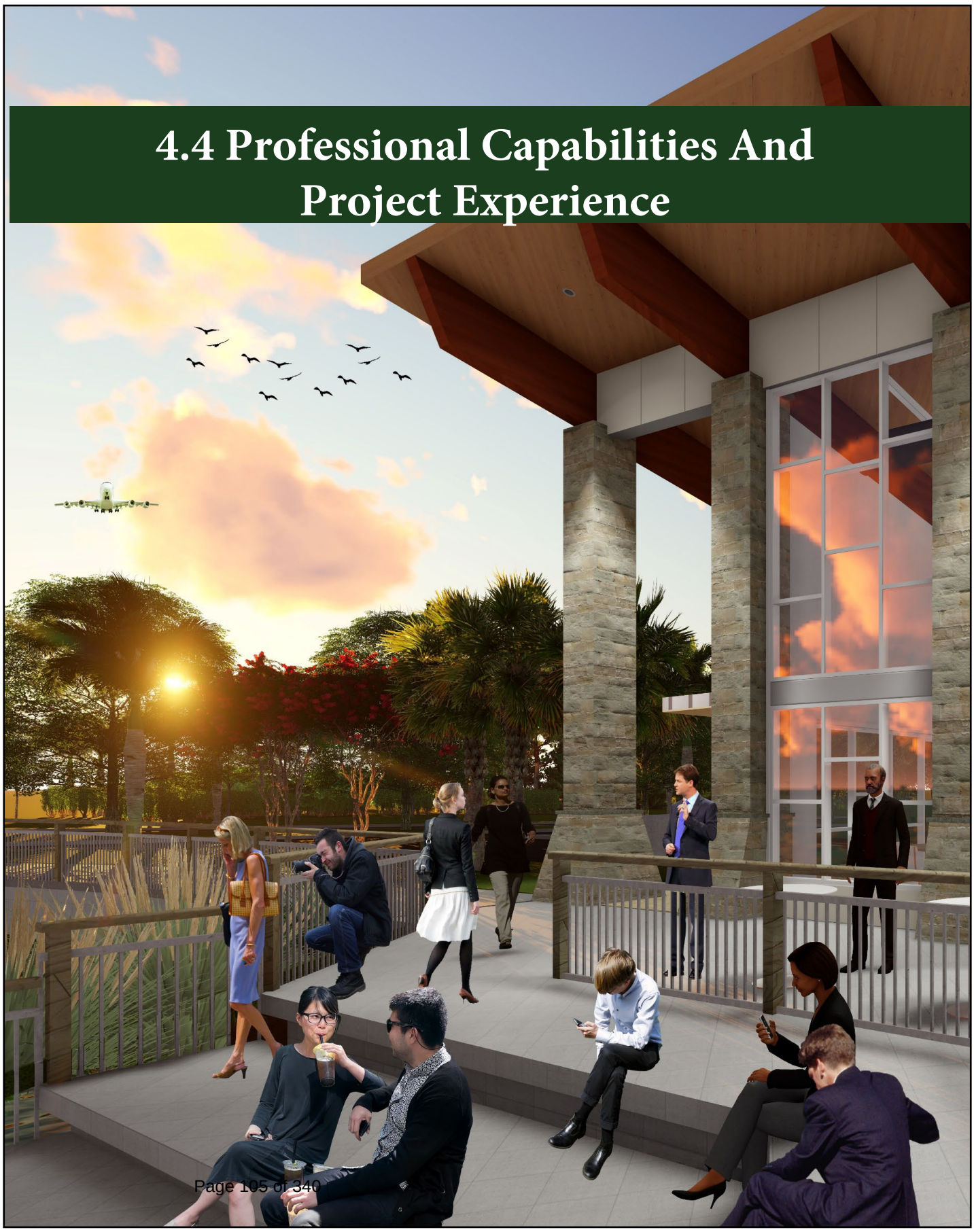
EIN #57-1140055



"I have worked for the City of Coral Springs for 28 years and have to say that CPZ Architects is one of the best firms the City has ever hired." **Chief Curan**

Joseph J. Barry is authorized to make representations of the firm.

4.4 Professional Capabilities And Project Experience





The CPZ Architects team, **a sub-S corporation in South Florida** and has served over **20 municipal Clients** throughout Florida. The greatest testament to the ***quality of our service*** can be seen in our ***repeat Clients***. The experience we have gained has provided us with an ***understanding of the Government Owner and the pride of Ownership for your own buildings and City Image***.

CPZ Architects is a mid-size Architectural firm with a ***local office in Plantation, FL***. CPZ is a 21-person firm including 6 registered architects, 5 project managers, 6 associate architects and 2 office support staff. This comprehensive staff provides a wide variety of design and construction experience to assist in the successful completion of your project. A project manager(s) is also assigned to each "client" and not just to a project. This establishes a relationship with our clients and will assist us in gaining a full understanding of their needs. You will have the same project manager(s) from the start of a project through to the end of construction, also providing the continuity required for a successful project completion.

CPZ Architects has successfully completed the design for over 200 municipal facilities over the past 22 years. We have a unique understanding of the design of municipal buildings. We have also designed award-winning fire stations and recreational buildings. We understand the Town, as a long-term building owner, requires buildings to be functional with material choices that provide low maintenance.

CPZ'S Quality of Work - As an office that specializes in municipal and governmental Projects, CPZ realizes how important it is to meet and maintain technical requirements and provide complete designs. We feel that this process starts in the beginning with the overall project management philosophy. As architects, we are the team leader, and we are well versed in maintaining the project on time and on budget.

SERVICES
Site/space Planning
Project Phasing
Feasibility Studies
Conceptual Design
Architectural Design
Eng./Consultant Coord.
Bidding/Permitting
Construction Administration
LEED Design
Computer-Aided Design
Building Information Modeling (BIM)
Renderings

PROFESSIONAL AFFILIATIONS
American Institute of Architects
County Business Enterprise (CBE)
Plantation Chamber of Commerce

REPRESENTATIVE CLIENTS
Martin County
St. Lucie County
Broward County
City of Coral Springs
City of Fort Lauderdale
City of Lauderdale Lakes
City of Margate
City of Miami Gardens
City of Sunrise
City of Coconut Creek
City of Miramar
City of Palm Bay
City of Dania
City of Tamarac
City of Hollywood CRA
Town of SW Ranches
Town of Davie
Midgard Management
Crimson Services Patrinely
U.S. Federal Reserve Bank
Broward Sherriff's Office

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MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317
954-792-8525 www.cpzarchitects.com

CPZ Architects prides itself on the technical quality of our construction documents and specifications. Clarity in communicating the complete design and construction details is valued as a part of company culture. As testament to that commitment, it becomes evident when the project is "bid" by the client. When the bids are spread apart and vastly different it shows that the documents were not clear to all bidding the project. Our projects are consistently bidding with the bids remarkably close, proving those documents were clear and detailed.

EFFECTIVE PROJECT MANAGEMENT.
Communication and coordination are key elements in CPZ Architects' approach to project management. CPZ serves as the project team's single point of contact for all client communications. The engineering and other professional consultants are chosen for their direct experience and expertise for the specific project.

The firm's breadth of experience covers civic, municipal, educational, and recreational facilities, with a strong record of success in working with local governments to improve essential community infrastructure. CPZ has partnered with numerous municipalities, including the **Cities of Hollywood, Coral Springs,** and **Miramar,** on projects that range from fire stations, city halls, and community centers to parks, public works facilities, and recreational complexes.



For the **Town of Pembroke Park**, CPZ Architects has a deep understanding of the Town's goals for long-term community enhancement, infrastructure modernization, and quality public spaces. Our team brings a proven ability to navigate municipal approval processes, work within budgetary parameters, and coordinate effectively with town staff, consultants, and contractors to ensure smooth project execution.

CPZ's **depth of resources** includes a multidisciplinary in-house staff supported by long-standing partnerships with highly qualified consultants in civil, structural, mechanical, electrical, and plumbing engineering. This integrated team approach allows CPZ to provide responsive, detail-oriented service from concept through construction.

The firm's reputation is built on delivering **functional, cost-effective, and community-centered design solutions** that reflect the identity and aspirations of the municipalities we serve. Our team's experience with public-sector projects ensures an understanding of the accountability, transparency, and technical precision required to serve the Town of Pembroke Park effectively.

BUILDING LASTING RELATIONSHIPS. Our commitment to client satisfaction has built more than 20 long-term client/CPZ relationships and a reputation for superior, responsive client service. We strive to not only meet but exceed our clients' expectations at all levels. Our goal is a project of

which our clients, their community, and we can be proud. We take pride in our record of repeat work for multiple clients- a **75% repeat client rate**. This is clearly proven by a partial list of continuing services contracts:

- Town of Davie (18 years)
- City of Coral Springs (16 years)
- City of Sunrise (15 years)
- Federal Reserve Bank (15 years)
- City of Tamarac (7 years)
- City of Lake Worth Beach (6 years)
- City of Delray Beach (5 years)
- Martin County (4 years)
- City of Port St. Lucie (4 years)
- St. Lucie County (3 years)
- Town of Palm Beach (3 years)
- Indian River County (3 years)



Working with municipal clients and numerous commercial clients on continuing contracts has provided us with a very diverse project experience. This diverse experience with numerous project types and experience navigating through regulatory agencies, both state and federal, enables us to provide your staff with successful projects of any scope.

CPZ Architects provides extensive experience in the planning, design, permitting, bidding, and construction administration of public facilities across the region. With a deep understanding of the unique environmental, regulatory, and climatic challenges of South Florida, our firm consistently delivers context-sensitive, resilient, and code-compliant design solutions that meet the needs of our clients and their communities.

CORE COMPETENCIES

- **Architectural Planning & Design:** Expertise in conceptual and schematic design, space programming, and sustainable design strategies that reflect community identity and long-term operational efficiency.
- **Permitting & Regulatory Coordination:** Proven success navigating complex multi-jurisdictional permitting processes involving local, state, and federal agencies.
- **Bidding & Procurement Support:** Preparation of detailed bid documents and support throughout contractor selection to ensure quality and value alignment.
- **Construction Administration:** Comprehensive oversight during construction, including review of submittals, RFI responses, site inspections, and project closeout documentation.

REGULATORY EXPERTISE

CPZ Architects maintains thorough working knowledge of the **Florida Building Code**, and all relevant municipal ordinances governing land use and development. Our team routinely coordinates with:

- **Florida Department of Environmental Protection (FDEP)**
- **South Florida Water Management District (SFWMD)**
- **U.S. Environmental Protection Agency (EPA)**
- **U.S. Army Corps of Engineers (USACE)**

This experience ensures our projects fully comply with environmental, zoning, and permitting requirements while advancing sustainable and resilient community goals.

DISTINCT QUALIFICATIONS

- Six architects registered with the Florida State Board of Architecture and Interior Design
- Decades of combined experience delivering municipal and public facility projects
- In-depth understanding of South Florida's environmental and regulatory conditions
- Proven collaborative approach with public agencies, engineers, and contractors
- Commitment to sustainability, resilience, and lifecycle cost efficiency



As a testament to our quality design, construction documents and dedication to our clients, CPZ Architects has ***NEVER been involved in litigation on any municipal projects. CPZ has NEVER filed for bankruptcy, and has NO restraints imposed by Federal or State agencies.***

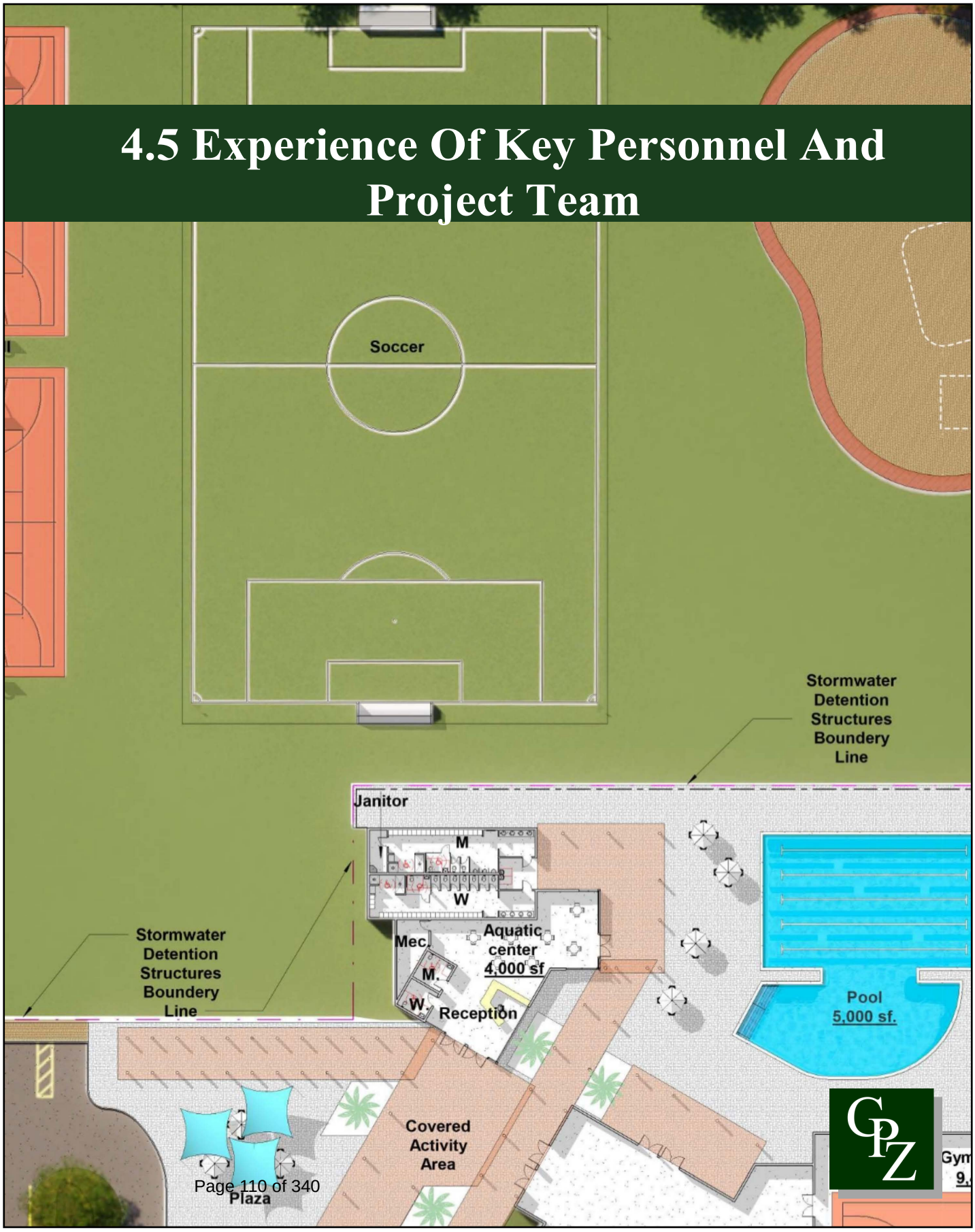
CONCLUSION

Our firm has an established record of service to municipalities throughout South Florida, including projects for city halls, public safety complexes, community centers, parks and recreation facilities, and infrastructure improvements. We have partnered with agencies from South Broward to Indian River County, providing architectural leadership from project inception through completion.

CPZ Architects combines technical expertise, regulatory understanding, and local insight to provide exceptional architectural design services for municipal clients across South Florida. Our team's experience in managing every phase of the project life cycle—guided by a strong commitment to public stewardship and design excellence—ensures the successful delivery of facilities that serve their communities for generations to come.

"Designing Quality Architecture that Builds Lasting Relationships"

4.5 Experience Of Key Personnel And Project Team



Team Organizational Chart

"Designing Quality Architecture that Builds Lasting Relationships"

Town of Pembroke Park

Prime Professional / Team Leader



CPZ Architects, Inc.

Plantation Office

Joseph Barry, AIA, Principal
Heidi Rodriguez AIA, Principal
Gus Santos, Sr. Project Manager/Architect, AIA, NCARB
Chris Zimmerman, AIA, Quality Control

- Architectural, Planning, Operations, Maintenance, Financial, Management

Civil & Landscape
Kimley Horn
Tiffany Stanton, PE
Tom Hargrett, PLA, ASLA

1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411

Structural
MUEngineers
Marcus Unterweger, PE.E., S.I, LEED AP
Yusuf Rangoonwala, P.E.
Ricardo Madriz, P.E. LEED AP
3440 NE 12th Ave, Oakland Park, FL 33334

Building Envelope
Paul w. Just III

Mechanical, Electrical, & Plumbing
Delta G
George San Juan, P.E., LEED AP

1800 Eller Drive, Suite 570 | Ft. Lauderdale, FL 33316

Geotechnical/Environmental
Terracon Consultants
Hugo E. Soto, P.E.
Mark J. Frickle, CIH, CSP, LAC
Mark M. Kearns

3347 NW 55th St, Ft Lauderdale, FL 33309

Survey
Stoner
James D. Stoner, P.S.M.

4341 S.W. 62nd Avenue, Davie, FL 33314

G&T
Construction Management Services
Alex Halli
Dennis Vasin

One Alhambra Plaza, Suite 1435, Coral Gables, FL, 33134

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954-792-8525 www.cpzarchitects.com

Prime and Subconsultant Collaboration Experience

Over the past five years, **CPZ Architects, Inc.** has established strong working relationships with several of its trusted consultant partners on numerous public-sector projects throughout Florida. These long-standing collaborations have resulted in efficient project coordination, responsive communication, and high-quality deliverables that meet or exceed client expectations.

CPZ Architects serves as the **Prime Consultant**, leading overall project management, architectural design, coordination, and quality control. CPZ oversees all design disciplines, ensuring that each consultant's work aligns with the project's goals, schedule, and budget.

Kimley-Horn provides **civil engineering and site design services**, including grading, drainage, utilities, permitting, and coordination with local jurisdictions. CPZ and Kimley-Horn have successfully worked together on multiple municipal and park improvement projects across South Florida, where Kimley-Horn's extensive permitting experience and technical expertise complement CPZ's architectural leadership.

MUE Engineers serves as the **structural engineering consultant**, responsible for design and analysis of building systems and ensuring compliance with Florida Building Code and municipal standards. CPZ and MUE have partnered on several civic and public safety facilities, including fire stations and community centers, ensuring structural integrity that supports both function and design intent.

Delta G Consulting Engineers provides **mechanical, electrical, and plumbing (MEP) engineering services**, ensuring that each facility operates efficiently and sustainably. CPZ and Delta G have a long history of collaboration on municipal and educational projects, working closely to integrate building systems seamlessly within the architectural framework.

Terracon Consultants delivers **geotechnical, environmental, and materials testing services**. Their early involvement in site analysis supports CPZ's design and planning decisions with accurate subsurface data, contributing to safe and cost-effective design solutions. CPZ and Terracon have worked together on numerous public facility and park projects across Florida, providing a consistent foundation for reliable design outcomes.

G&T Consulting Engineers provides **cost estimating and construction phase support**, ensuring budget accuracy and value-driven decision-making. Their collaboration with CPZ enhances the team's ability to align design aspirations with fiscal responsibility, particularly on publicly funded projects.

Stoner & Associates provides **surveying and mapping services**, delivering critical base mapping and topographic data to support early planning and design coordination. CPZ and Stoner have worked jointly on multiple municipal and recreation projects where accuracy and responsiveness are essential to early project success.

Collectively, these firms have demonstrated an effective and proven working relationship across numerous projects in Florida, including civic, recreational, and infrastructure improvements. The team's established communication structure and shared commitment to public-sector excellence ensure a coordinated and responsive approach tailored to the needs of the **Town of Pembroke Park**.

JOSEPH J. BARRY, AIA

PRINCIPAL

PROFESSIONAL PROFILE



Joseph Barry has over 25 years of experience in architectural design, project development and owner's representation. Joe is one of CPZ Architects' Presidents and Senior Project Manager/Senior Architect for the firm. His role is essential to the management and coordination of all projects. Joe is responsible for the coordination of all project efforts, administrative and technical, to assure the most efficient and cost-effective execution of assigned projects. He prepares strategic plans for project success and serves as primary liaison contact with clients to bring projects to completion on schedule, within budget and with maximum client satisfaction.

Mr. Barry has designed and supervised the implementation of many industrial, municipal, residential, commercial, and corporate projects as Architect, Owner's Representative, and as Construction Project Manager. He is a strategic thinker with proven ability to manage projects, motivate teams and cultivate strong professional relationships. and implement quality control methods that exemplifies CPZ's motto: ***"Designing Quality Architecture that Builds Lasting Relationships."***

YEARS' EXPERIENCE 25

REGISTRATION

Architect:
Florida, #AR96502
NYS #030787
NCARB Certification,

EDUCATION

Bachelor of Architecture
Pratt Institute 1994

AFFILIATIONS

American Institute of Architects

Wildflower Park, Boca Raton



CPZ Architects provided Design and Construction Administration Services to the City of Boca Raton for the construction of Wildflower Pavilion and Silver Palm Restroom Buildings. Wildflower & Silver Palm Parks are on the north and south side of Palmetto Park Road and on the west side of the intercoastal. The site consists of new pedestrian promenade, boat ramp, picnic pavilion and restroom facility.

Howard Park, West Palm Beach



In an effort to preserve the beautiful landscape of Howard Park, this conceptual design blends building and landscape. The existing building from 1961 inspired the design with heavy timber trusses. Multipurpose rooms, a youth area, an indoor/outdoor cafe lounge, covered outdoor area for yoga, art, parties, and many other uses provide a positive community driven space for all ages.

Flamingo Gardens Welcome Center, Davie, Florida



CPZ provided design services for the Welcome Center at the Flamingo Gardens, a botanical garden and bird sanctuary park in Davie, Florida. The facility will include a Visitors Center, gift shop, restaurant, multi-purpose rooms, and administrative offices and supporting spaces. Site improvements include new parking, site lighting and landscape upgrades.

Container Business Park, Delray Beach



CPZ Architects was commissioned to develop a conceptual design for what could be the next new trend for Delray. Envisioned was a destination filled with several restaurants and businesses housed in what could be prefabricated metal containers, a business park for Delray's West Atlantic Ave that would bring flexibility and an affordable place for many new businesses while staying sensitive to the surrounding area.

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317
954-792-8525 www.cpzarchitects.com

HEIDI RODRIGUEZ

PRINCIPAL

PROFESSIONAL PROFILE



As one of CPZ Architects' Presidents, Heidi's commitment to excellence is reinforcement of the standard set by this established firm. She emphasizes the importance of communication, good planning and coordination of projects and seeks quality in all her projects. Heidi's project experience includes both new construction and existing facility renovations. She has served as project manager on such diverse project types as Port of Miami Cruise Terminals, residential and multi-family projects and light commercial. All her experience has included working with both the public and private sectors.

Heidi's project experience includes new construction as well as tenant interior improvements and building upgrades. She has fully developed projects such as office and public safety buildings, recreational complexes, commercial facilities, community centers and educational buildings. Heidi has been involved in the schematic design, design development, code research, construction documents, engineering coordination, bidding, permitting, and construction administration of the following projects:

YEARS EXPERIENCE 13

REGISTRATION
Architect:
Florida: AR102411

EDUCATION
Florida International University
Master of Architecture
2018 Summa Cum Laude

University of Florida
Bachelor in Design (Architecture) 2010
1st Place Luminaire

Federal Reserve Bank – *Miami Branch*



- ***East Wing***: Addition and renovation to the Federal Reserve Bank building.
- ***Site:*** Egress/ingress project to make traffic bi-directional and add lanes for ingress traffic and replace existing hydraulic bollards with wedge barriers at egress lanes.
- ***Generators:*** Generator replacement project to replace 2 old generators with 3 new ones.
- ***LE Post 4:*** Law Enforcement Post renovation to include all new finishes and state of the art equipment to protect Bank personnel.
- ***AP TI:*** Tenant improvement project to reclaim
- tenant space.
- ***Exterior LE Post:*** Exterior Law Enforcement post to accommodate bi-directional traffic and a separate entrance for visitors and deliveries.

Port St. Lucie Police Building Renovation



A complete ground floor as built was conducted at Port St. Lucie's existing police station. This provided a current and accurate base for our renovation project. The renovation encompassed a complete gut-out of the first-floor restrooms, gym and locker rooms, as well as new finishes for the lobby and breakroom. The material selection was based on cost and durability, featuring epoxy flooring, luxury vinyl tile, and new furniture, cabinetry, and appliances. The scope of the project also included a new ballistic-rated partition and double doors at the lobby to resist a Level 3 ballistic threat.

Meadows Park Preserve – *Southwest Ranches, Florida*

Meadows Park is a Restroom Pavilion within Southwest Ranches' preserve. The pavilion will feature a covered canopy area with picnic tables for public events and a neutral-colored metal standing seam roof to fuse with the Town's existing architectural fabric.

GUSTAVO A. SANTOS, AIA, NCARB

SENIOR PROJECT MANAGER/ARCHITECT

PROFESSIONAL PROFILE



Gustavo A. Santos has over eight years of experience within the A/E/C industry and holds a wealth of building and design knowledge. Gustavo is a Senior Project Manager/Architect at CPZ Architects and plays a key part in CPZ ventures. His role is central for the coordination and execution of projects at the firm. He clarifies and guides project and client requirements through the project's development with office and consultant staff to ensure the client's, stakeholders', and end-users' needs are successfully met.

Gustavo earned his bachelor's and master's degrees from the University of Florida; currently, he is a Professor of Architecture at Miami-Dade College and Registered Architect in the state of Florida. Mr. Santos has extensive experience with municipal, commercial, and maritime clients ranging from feasibility studies and existing condition assessments to design and construction administration of projects for various procurement delivery methods. His ability to analyze and solve project specific challenges serves as an asset in providing clients with thoughtful insights and guidance through solutions.

Gustavo enjoys guiding and educating clients on the intricacies of the design and construction processes, while understanding their project needs through discourse, providing feedback, and sharing opinions and opportunities.

YEARS' EXPERIENCE 10

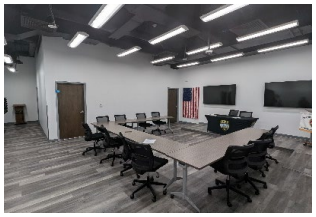
REGISTRATION
Architect:
Florida, #AR103033
NCARB Certification

EDUCATION
Bachelor of Design in Architecture, University of Florida, 2015

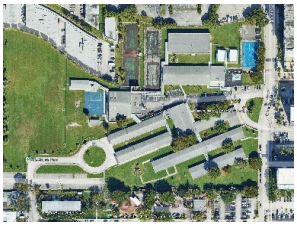
Master of Architecture, University of Florida, 2018

AFFILIATIONS
American Institute of Architects

City of Sunny Isles Beach – Building Department Annex, *BEA Architects, Inc.*
As a response to growing staff and needs for expansion, the City of Sunny Isles Beach is relocating the Building Department Staff offices into a new facility. The project entails programmatic assessments to confirm staffing requirements and future growth projections. The new design totaling 9,353 SF is based on the complete interior renovation of a prior Tony Roma's Restaurant with a building expansion, into the new, state-of-the-art, home for the Building Department. The proposed building further includes a revenue-generating component of a tenant café for use by the public.



City of Opa-locka – Police Department Relocation, *BEA Architects, Inc.*
The relocation of the City's Police Department into the nearby Municipal Complex required programmatic verification to confirm the required staff could be accommodated into the limited space. The 34,000 SF first floor space used to be a day care that was renovated to house officer and non-officer administrative offices, with toxic/narcotic evidence storage, storage of confiscated items, properties/equipment storage, breakroom, and other ancillary spaces.



North Bay Village (NBV) – Treasure Island Elementary School (TIES) Community Park, *BEA Architects, Inc.*
As a result of a Public-Private-Partnership agreement, the NBV Community Park is designed to serve three different user groups: Students from the adjacent public school (TIES), the Argentine Football Associations (AFA), and the local public community. Sitting on 7.5 acres of land, the design includes a running track, baseball/soccer field, exercise equipment and playground, community center that doubles as an emergency response center, and pickle ball courts.

Chris P. Zimmerman, AIA

QUALITY CONTROL/QUALITY ASSURANCE, CONSTRUCTABILITY

PROFESSIONAL PROFILE



Mr. Zimmerman's client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Mr. Zimmerman also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a fact that assures his clients that his designs have been developed to be economically buildable. Mr. Zimmerman brought to his own firm the unique perspective of both architect and client. In his prior position as vice president of Scharf & Associates, he designed and managed more than $50 million of new and renovation projects for both public and private sector clients.

Miami Gardens Community Center,
Owner retained CPZ Architects to replace original architect at start of project construction of this 60,000 square foot complex. Project was successfully put back on track, meeting City's goals for completion.



Coral Springs Public Safety Complex,
Comprehensive 3-phase renovation, expansion and hurricane hardening of existing 60,000 sf facility, including new 2-story, 11,000 sf addition for state-of-the-art



Doral Glades Park, Doral, Florida
CPZ Architects had the pleasure of working with the City of Doral on their brand new $10.5 million Glades Park & Nature Center Building project. Also included is a kayak launch, dock area for gathering and fishing, protected wetlands area boardwalk for nature walks, ample Parking and a 9,000+ S.F. contemporary "Nature Center" building comprised of such finishes as stained large heavy timber roof beams and stone veneered walls.



Lakeside Park Amphitheater
The Lakeside Park Amphitheater project in Coconut Creek, Florida is part of an extensive renovation of an existing parcel as well as the redevelopment of a new adjacent parcel of land totaling approximately 589,633 SF. In addition to the new 2300 SF Outdoor Amphitheater, Park upgrades include a 900 SF Restroom building, (2) 40' x 50' Basketball Courts, (4) 30' x 50' Pickleball courts, (1) multi-purpose athletic field (approximately 195'x330'), Outdoor fitness equipment area, Parking lot for approximately 50 vehicles, an 8' wide pedestrian walkway, Drinking fountains, Park benches, Bicycle racks, Trash/ Recycling receptacles, as well as a Food truck staging area.



YEARS' EXPERIENCE - 40

REGISTRATION

Architect:
Florida, #AR0010995, 1985
North Carolina #9716, 2004
Louisiana #6826, 2008
NCARB Certification, 1986

General Contractor:
Florida, #CGC1507035

EDUCATION

Carnegie-Mellon University Bachelor of Architecture, 1983

AFFILIATIONS

American Institute of Architects

AIA Chap. Pres., 2014

2013 Citizen Architect

Boy Scouts of America
Eagle Scout

City of Plantation
2013-2017 Councilman

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317
954-792-8525 www.cpzarchitects.com

Tiffany Stanton, PE

Civil Engineer

Pembroke Park Stormwater Master Plan, Pembroke Park, Florida — Project Manager. Kimley-Horn collected and evaluated information contained in the original master plan, as well as NPDES permit information, stormwater management and land use GIS coverage, design, and record drawings of completed stormwater management projects, citizen complaint reports, and records of stormwater management problem areas. With this information, Kimley-Horn developed an update to the master plan that contains an existing problems assessment identifying the locations of stormwater problem areas, a hydrologic/hydraulic stormwater model that evaluates the priority sub-basins, a summary of needed improvements based on the collected information, resiliency alternatives, and a vulnerability analysis.

Village Art Plaza, Sunrise, FL — Project Engineer. Kimley-Horn is serving as the landscape architect for the design of a public plaza in the City of Sunrise. The project encompasses streetscape improvements to the existing Village Civic Center, portions of NW 68th Avenue (between Sunset Strip and NE 22nd Court), and areas within the Village Multipurpose Center complex and parking lot. The design focuses on reconfiguring pedestrian and vehicular spaces and enhancing the public realm between two buildings to create a flexible event space for community gatherings and other uses. Key features include an emphasis on artistic expression through the incorporation of public art, an event stage, and enhanced security elements within the plaza.

Aventura General Engineering Contract, Aventura, FL — Project Engineer. Kimley-Horn provides ongoing general engineering services to the City of Aventura under a continuing services agreement. This contract covers a wide range of disciplines, including civil engineering, traffic and transportation engineering, stormwater drainage design, landscape architecture, surveying and mapping, and urban design. Our team supports City staff with tasks such as peer review of traffic impact and parking studies, site plan review, signal design, and representation at public hearings. Additional responsibilities include evaluating infrastructure improvements, coordinating with utility providers, and preparing design plans for roadway and multimodal enhancements.

Continuing Services for Water, Wastewater, Stormwater and Administrative Facilities, Coral Springs, FL — Project Engineer. Kimley-Horn provides ongoing engineering and consulting services to support the City of Coral Springs in managing its water, wastewater, stormwater, and administrative facility needs. Under this continuing services agreement, our team delivers planning, design, permitting, and construction-phase support for a wide range of utility and infrastructure projects. Services include hydraulic modeling, utility system evaluations, stormwater management solutions, and facility improvements to ensure regulatory compliance and operational efficiency.

Parker Playhouse Renovation, Fort Lauderdale, FL — Project Engineer. Kimley-Horn was retained by Wilson Butler Architects to provide professional civil engineering services for the renovations and expansion of the Parker Playhouse in Fort Lauderdale. Managed by the Broward Center for the Performing Arts, the 1,168-seat, fully equipped theater has played an important role in the community for over 50 years. Our services included site plan submittal assistance, design development, permitting, and construction phase services.



Professional Credentials

- Bachelor of Science, Civil Engineering, Florida Atlantic University
- Professional Engineer in Florida, #85268

Special Qualifications

- 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services
- Worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay
- Software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, ArcMap, AGi32, and MS

Kimley»Horn

Tom Hargrett, PLA, ASLA

Landscape Architect

Sunrise Art Plaza Design Services, Sunrise, FL — Landscape Architect. The City of Sunrise is working with Kimley-Horn to redevelop parts of the existing Village Civic Center to include a public art plaza. This project will redesign and reconfigure pedestrian and vehicular spaces between the civic center buildings to create a flexible event space for community gatherings and other uses. Our specific services for this project include conceptual design, schematic design, construction documents, permitting, limited construction phase services, and subconsultant coordination.

Sunrise City Hall and Municipal Campus Improvements, Sunrise, FL — Landscape Architect. Kimley-Horn has been selected to provide professional engineering services for the development of a new city hall and municipal complex in Sunrise, FL. This project will include a new approximately 120,000-square-foot City Hall, a new approximately 800-space parking garage, the expansion of the existing amphitheater, a new water park, covered pedestrian connections, and site infrastructure improvements to support the new and existing facilities. Kimley-Horn's specific services include site investigations, site plan preparation, civil engineering plans and regulatory agency permitting, landscape and hardscape plans, traffic and parking studies, water park design, and construction phase services.

North Andrews Gardens Community Center, Oakland Park, FL — Landscape Architect. Kimley-Horn is providing site development services for the North Andrews Gardens Community Center for the City of Oakland Park. The project includes demolition of the existing building and construction of a new one-story, 7,500-square-foot community center. Kimley-Horn's services include site civil engineering, landscape, irrigation, hardscape plans and calculations, traffic statement, and construction phase services. Additional services include regulatory agency permitting with the City of Oakland Park, Broward County, and the Florida Department of Environmental Protection (FDEP).

Oscar Wind Park, Sunrise, FL — Landscape Architect. Kimley-Horn is providing professional landscape architectural services for the expansion of Oscar Wind Park in Sunrise, Florida. This project includes improvements and renovations to the existing park, as well as the addition of new space from the School Board. The upgrades include new walkways, improvements to the existing parking lot on the School Board Cypress Bay Annex site, and landscaping/irrigation improvements. The project also includes the replacement of the playground and construction of an outdoor fitness court.

South Olive Park Tennis Expansion, West Palm Beach, FL — Landscape Architect. This 12.2-acre park in West Palm Beach is one of three city parks actively pursuing tennis and pickleball-related site improvements with Kimley-Horn. The expansion includes a new 25-space surface parking lot, amenity area, new cushioned tennis courts, resurfaced cushioned courts, new maintenance facilities, and landscape and irrigation enhancements. Kimley-Horn provided master planning, landscape architecture, engineering design, and permitting services, as well as construction observation and administration. The project is currently in permitting and is expected to be completed in Summer 2024.



Professional Credentials

- Bachelor, Landscape Architecture, University of Georgia
- Professional Landscape Architect in Florida, #LA6667512

Special Qualifications

- Nine years of public, private, and institutional design experience
- Experience includes landscape/hardscape design, irrigation design, project management, site planning, due diligence coordination, construction documents, cost estimation, and construction phase services
- Software experience includes Land F/X and Irrigation F/X, Adobe Suites, and GIS

Kimley»Horn

MUEngineers, Inc.



Marcus Unterweger, P.E., S.I., LEED AP

Principal/Principal Engineer

BENEFITS FOR THE TOWN OF PEMBROKE PARK

- **26+ years in professional practice**
- **Previous working experience with various municipalities in Florida including Broward County, City of Miami, City of Hallandale Beach, City of Aventura, Palm Beach County, City of Lake Park, City of Fort Lauderdale, City of Clewiston, City of Pompano Beach, City of Hollywood, City of Coral Springs, Town of Belle Glade, City of Delray Beach, and City of Boca Raton**
- **Project Role: Mr. Unterweger will oversee the project from start to finish. He will represent MUE at meetings, presentations, and/or site visits. He will interact directly with the client, design team and contractors. Mr. Unterweger has extensive experience in the public sector and has structurally designed several public safety complexes and fire stations throughout his career.**
- **LEED Certified**

PROFESSIONAL EXPERIENCE

Mr. Unterweger is the Principal of MUEngineers, Inc. He is a Florida registered professional engineer with over twenty-six years of professional experience. His experience includes the structural design of educational facilities, municipal facilities, high-rise buildings, healthcare facilities, churches, clubhouses, building restoration, office buildings, pedestrian bridges and parking garages.

Marcus Unterweger has owned and operated MUEngineers since 2010, and leads a team of smart, pioneering professionals who share his vision and commitment to delivering superior results for the customers.

EDUCATION

Master of Engineering: Dipl. Ing.
Technical University of Munich, Germany, 1999

Master of Business,
Business School of Edinburgh, Britain, 2004

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 63860

Registered Special Inspector/Threshold Buildings
State of Florida
Reg. No. 7027309

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Principal-in-Charge*. MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

Consulting Services for Port Everglades, Hollywood, FL-*Principal-in-Charge*. A member of the team for the continuing services for civil engineering related to Port Everglades. Our current scope of work includes assessments, upgrades, and modifications to the Port Seacor building

Public Works Complex, Oakland Park, Florida-*Principal-in-Charge*. MUE provided structural inspection services during the construction of three new buildings at the Public Works Complex site for the City of Oakland Park. The three buildings (Fleet, Operations and Warehouse Buildings) were constructed with tilt-up panel installation.

Water Wastewater Plant-Wind Hardening, Coral Springs, Florida-*Principle-in-Charge*. MUE is a member of the team for the assessment of the structural adequacy of six existing building structures and providing structural hardening details to ensure compliance with the current FBC standards at the water-wastewater treatment plant for the City of Coral Springs.

Sawgrass to Seagrass Center, Deerfield Beach, Florida- *Principal-in-Charge*. MUE is a member of the team for the structural design of a new 17,000sf public facility center in Deerfield Beach. The ground floor features an open parking garage and office spaces, while the second level includes open terrace areas, a new community center and an exhibition space. MUE will provide structural special inspections during the construction phase.

Marco Island Academy, Marco Island, Florida- *Principal-in-Charge*. Provided the structural engineering and design of a new public charter high school on Marco Island. The two-story, 55, 000sf building includes classrooms, gymnasium, main entrance lobby and storage rooms.

Wildflower Park, Boca Raton, Florida-Principal-in-Charge. MUE is providing structural design services for a new partially open park pavilion structure with enclosed bathrooms and concession area. Additionally, foundation designs for miscellaneous site structures, including light poles, sitting walls and artwork.

Seawall Assessment and Restoration, Aventura, Florida-Principal-in-Charge. MUE was involved in the restoration of four sections of seawalls located along canals (5.2 miles) for the City of Aventura. Visual observations of the seawalls from both the land and the water and roughly 388 seawall piles were assessed, and our firm prepared the structural design for the repair details and procedures of the deteriorated structures.

Torry Island Seawall & Walkway, Belle Glade, Florida - Principal in Charge – MUE's role on this project was to structurally design a new 800ft long new bulkhead/seawall structure and concrete boardwalk structure. Additionally, MUE engineered foundations and anchor points to secure floating dock structures designed by another company.

Broward County Professional Engineering Consultant Services, Continuing Contract, Various, Broward County, Florida- *Principal-in-Charge*. MUE was a member of the team for this continuing contract with Broward County RFP, as a sub-consultant. We have begun the process of three phases for this contract, a park walkway observation deck/tower remodel, and a gazebo restoration/remodel and light pole assessments and foundation design.

3440 NE 12th Avenue
Oakland Park, FL 33334

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MUEngineers, Inc.



Ricardo Madriz, P.E., LEED AP

Vice President /Sr. Project Manager

BENEFITS FOR THE TOWN OF PEMBROKE PARK

- 17+ years in professional practice
- Previous working experience with various municipalities in Florida including Broward County, City of Coral Springs, Town of Davie, City of Southwest Ranches, City of Delray, City of Pompano Beach, City of Miami Gardens, City of Lauderhill, City of Tamarac, City of Oakland Park, and City of Boca Raton
- Project Role: Mr. Madriz will oversee the daily project management, ensuring timelines are met, project is moving forward, reviewing project engineers work and answering questions, communicating with the entire design team and final overall structural drawings.
- LEED Certified

PROFESSIONAL EXPERIENCE

Mr. Madriz is the V.P. of Engineering for MUE and brings more than seventeen years of structural engineering practice and skill to the table. He is incredibly knowledgeable in building structures and analysis, the latest software, and current building codes and industry standards.

Ricardo Madriz has experience in the structural design of educational facilities, municipal facilities, high-rise buildings, building restoration, residential buildings, water related structures, office buildings and parking garages.

EDUCATION

Master of Engineering:
McGill University, 2004

Bachelor of Civil Engineering
McGill University, 2002

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 68444

RELEVANT PROJECT EXPERIENCE

James Archer Smith Splash Pad, Homestead, Florida-Project Manager. Our role on this project is structural design and engineering related to a new fifty-foot diameter splash pad and aquatic features for the City of Homestead.

McNair Park, Pompano Beach, Florida-Project Manager. MUE is a member of the team for this RFQ. Our scope involves the structural design of a one-story building expansion, a new free-standing restroom and concession building, a new press box structure, picnic shelter and new football goal post foundations.

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Sr. Project Manager.* MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

Coral Springs Westside Maintenance Facility, Coral Springs, FL- *Project Manager.* Our office is a member of the team for this RFQ as a sub-consultant. We are providing structural consultant engineering for the renovation, redesign and repurposing of the Westside Maintenance Facility, Fire Training Academy and Police Firing Range for the City of Coral Springs.

White Course Park, Doral, Florida-Project Manager. MUE was responsible for the structural design and engineering of a new restroom building, foundation systems for new picnic shelters, foundations for light poles and wayfinding signage, and foundations for pre-engineered playground shade structures.

City Park, Oakland Park, Florida-Project Manager. MUE provided structural engineering services related to improvements and modifications to City Park. Our services included the design of a one-story restroom facility, new one-story storage building, structural design of foundation for light poles, wayfinding signage and pre-engineered playground shade structures.

Pedestrian Bridge, All Aboard Train Station, Miami, Florida-Project Manager. MUEngineers, Inc. was involved in the structural evaluation and design of a precast and steel pedestrian bridge to connect the All-Aboard train station to the existing station. We designed the bridge structure and foundation system, all gravity and lateral loads and provided structural construction documents and calculations.

McTyre Amphitheater, West Park, Florida-Project Manager. MUE provides structural engineering and design services for this project for the City of West Park. The new amphitheater is the first phase of the new McTyre Park Cultural Center, and the public facility will feature dressing rooms and other support areas and will be ADA compliant.

Kester Park, Pompano Beach, Florida-Project Manager. MUE is a member of the team for this RFQ with the City of Pompano Beach. Our scope involves the structural design of renovations of the existing baseball fields such as dugout modifications and foundations for picnic shelters.

South Florida Water Management District, Southwest Ranches, Florida- *Project Manager* - MUEngineers, Inc. provided professional engineering services for the design of a one story, 3,000sf maintenance building, a 1,050sf covered parking area and a dumpster enclosure for the South Broward Drainage District.

Mills Pond Park, Fort Lauderdale, Florida – Project Manager – MUE's role on this project was the structural design of a new 10'x10' elevated wood observation deck in the park. The project was awarded in 2016 and was completed in 2017.

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MUEngineers, Inc.



Yusuf Rangoonwala, P.E.

Vice President/Assistant Sr. Project Manager

- **BENEFITS FOR THE TOWN OF PEMBROKE PARK**
- **12+ years in professional practice.**
- **Previous working experience with most type of building structures including high rise residential buildings, hotels, restaurants, water and waste water treatment facilities, city and county recreational parks, office buildings, industrial buildings, car dealerships, townhouses, sing family residential structures, exclusive luxury residential mansions, warehouses, lift stations, pedestrian bridges, docks, boardwalks, residential construction waterside of the coastal construction line, religious facilities, parking garages, vehicular bridges, sport facilities, etc.**
- **Project Role: Mr. Rangoonwala will be assisting Mr. Ricardo Madriz on an as / if needed basis managing the design efforts and the project team resource assignments.**

PROFESSIONAL EXPERIENCE

Mr. Rangoonwala is currently a Vice President at MUE. He is a licensed Florida P.E. and has over twelve years of professional experience. His experience includes the structural design of manufacturing facilities, Residential and Commercial buildings, hotels, recreational facilities, high-rise buildings, residential houses, office buildings, and parking garages.

Yusuf also has over two and a half years of work experience in India as a Structural Engineer. Mr. Rangoonwala also has previous work experience in the petrochemical and oil and gas refineries industries.

EDUCATION

Master of Science: Structural Engineering
Virginia Tech,
Virginia, USA, 2016

Bachelor of Engineering: Civil Engineering
University of Mumbai,
India, 2012

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 90777

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Retail Potable Water and Wastewater Master Plan RFQ, Various Broward County, FL-*Project Manager*. MUE is the structural engineering consultant for this master plan contract. Thus far, we have provided structural observations and assessments for twenty existing wastewater pumping stations and six water repump stations located throughout Broward County. MUE provided a structural condition rating, a description of our findings and assessment for each station observed.

Sintavia New Manufacturing Facility, Hollywood, Florida-*Project Manager*. Our role on this project was providing structural design and engineering for a new two-story manufacturing facility. The total area of the building is approximately 59,000sf with a manufacturing area of 42,000sf and an office area of 19,000sf. The structure consists of a metal roof deck, steel joists and beams, a composite second floor deck and tilt-up panels.

Champion Porsche Dealership, Pompano Beach, Florida-*Project Manager*. This active project involves delivering comprehensive structural design for a new two-story, 71,000sf car dealership, a four-story precast parking garage ~121,000sf, and the structural redesign and repurposing of an existing 116,000sf warehouse into a new car service building.

I&B Medical Offices, Pompano Beach, Florida-*Project Manager*. This project involves the structural design of two separate 1-story buildings in Pompano Beach, Florida, with a combined gross area of 16,536 square feet. One building is designed to serve as a senior center and medical office, while the other is constructed as a shell building for future use. Both buildings utilize tilt-wall panels and hollow core plank framing, ensuring cost-effective, durable construction with flexibility for future adaptations.

Wellington Sports Complex, Wellington, Florida- *Project Manager*. Our role for this ongoing project is structural design and engineering for a new 90,000sf, one-story community sport complex building and a detached and structurally independent 6,000sf enclosed batting cage building. The sports complex gymnasium facility includes fitness area, indoor courts, locker rooms, gym, offices, commercial kitchen & small café and tenant buildouts for chiropractor and physical therapy.

CW Thomas Community Center, Dania Beach, Florida-*Project Manager*-A member of the team for this pursuit involving the structural design of a new 14,600sf community and aquatics center including an indoor basketball court, gymnasium, classrooms, offices, locker rooms and kitchen area.

Sawgrass to Seagrass Center, Deerfield Beach, Florida-*Project Manager*. MUE is a member of the team for the structural design of a new 17,000sf public facility center in Deerfield Beach. The ground floor features an open parking garage and office spaces, while the second floor includes open terrace areas, a new community center and an exhibition space. MUE will provide structural special inspections during the construction phase.

Senior Activity Center, Pompano Beach, Florida- *Project Manager* -A member of the team for the City of Pompano Beach for the structural design and engineering related to a new one-story, ~8,472sf senior community center. The building consists of multiple activity rooms, kitchen, laundry facilities, storage rooms, office spaces, restrooms, a gymnasium and reception and lounge areas.

3440 NE 12th Avenue
Oakland Park, FL 33334

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BUILDING ENVELOPE

PROFESSIONAL PROFILE

PAUL W. JUST, III

LICENSE:	Florida Licensed Architect (since 1991)
CERTIFICATION:	Certified Construction Specifier (1982 - 2018) Certified Construction Contract Administrator (1999 - 2018) Certified, National Council Architectural Registration Boards (1991-2018) LEED Accredited Professional (2009 - 2018)
PROFESSIONAL POSITION:	Building Envelope, LLC Principal Architect Managing Member AR 0013722
EXPERT QUALIFIED:	Roofing and Waterproofing Systems Broward County Court – Civil Division
GENERAL:	Principal Owner / President of an Architectural Consulting firm.
EXPERIENCE; SPECIFIC:	Hands on practical experience with an emphasis on technical documents, including contracts and technical specification writing and specialized building envelope waterproofing consultation. Other expertise includes contract administration, construction compliance inspections and expert witness testimony.
PROFESSIONAL MEMBERSHIPS:	INTERNATIONAL INSTITUTE OF BUILDING ENCLOSURE CONSULTANTS (IIBEC) (p.k.a. RCI) Professional Member
EDUCATION:	UNIVERSITY OF MIAMI School of Architecture, Bachelors of Architecture 1987 Professional Degree Program
CONTINUING EDUCATION:	NCARB Professional Development Program – Webinar/Seminar • Improving Building Performance • Mold and Moisture Prevention • Low-Slope Roofing – Part I • Low-Slope Roofing – Part II Miami Chapter CSI - AIA/CES Continuing Education – Webinar/Seminar • Stucco problems and Solutions • A Primer on Specification Writing • Specification Writing in the A/E Office • Lighting Update
PROJECT LIST:	Four Seasons Condominium • Concrete, Stucco and Painting • Waterproof Pedestrian Deck Coating • Waterproofing of Balcony/Patio Decks • Window and Door Sealant /Waterproofing Replacement

DELTA G CONSULTING ENGINEERS, INC.



EDUCATION:
Bachelor of Science, 1988 from Florida Atlantic University, Associate of Arts in Business Administration from Florida Atlantic University, 1983

LICENSING & REGISTRATIONS:
LEED Accredited professional (2006)

PROFESSIONAL AFFILIATIONS:
United States Green Building Council

George SanJuan, P.E., LEED AP
President/Electrical Engineer
Years of Experience: 38 / Years with Firm: 30

George SanJuan founded Delta G Consulting Engineers Inc. in 1992. Mr. SanJuan has led the firm's growth to twenty-four engineers and staff since October 1992. George SanJuan is an Electrical Professional Engineer with over thirty-eight years' experience as an electrical engineer, project manager, and Principal-in-charge. Mr. SanJuan is the principal of the firm and spends most of his time assisting the project managers of our 4 four fully staffed project teams and support personnel. His responsibilities also include QA/QC and specialty projects. Mr. SanJuan also works very closely with the client's project teams and is instrumental in the management and coordination of projects from the initial kick-off meeting through to final C.O. and commissioning of projects.

Experience

Port Everglades 14th Street Sallyport project, *Ft. Lauderdale, FL*
Project#210712
Provided professional engineering services for vehicular access control/sally port upgrade at Port Everglades in Fort Lauderdale, Florida. The scope of work includes the replacement and upgrade of the existing security permit automated sally port system.

The Government Center West Escalator Replacement, *Broward County, FL*
Project#200803
Complete gut and renovation of the interior area of the building of approximately 8,800 SF. They are renovating a portion of the first floor to accommodate the mobility advancement plan (MAP) administrative team & the surtax oversight board.

Hugo E. Soto, P.E.

Principal Geotechnical Engineer/QA/QC Review



EDUCATION
Master of Science in Geotechnical Engineering, Utah State University, 1980

Bachelor of Science in Civil Engineering, Utah State University, 1979

REGISTRATIONS
Professional Engineer, #36440, Florida, 1985

AFFILIATIONS
American Society of Civil Engineers

Cuban American Association of Civil Engineers

YEARS OF EXPERIENCE: 44

YEARS AT FIRM: 17

OFFICE LOCATION:
Miami Lakes, FL

PROFESSIONAL EXPERIENCE

Hugo is a principal and Manager of Regional Geotechnical Services for Terracon's Fort Lauderdale and Miami offices. He is also an authorized project reviewer (APR) for the firm's Florida Division, providing oversight and guidance on project quality, delivery, and other aspects of each project, including safety, schedule, budget, and meeting Terracon and client expectations. Hugo has more than 40 years of expertise in providing geotechnical engineering, construction materials testing, inspection, and consulting services. Geotechnical services include geotechnical design, analyses, and recommendations related to the design and construction of foundations, as well as geotechnical exploration programs. He is well-versed in performing analysis and evaluation of field and laboratory data, in-situ soil testing, in-place permeability testing, and geophysical explorations.

Hugo's extensive experience includes: evaluating bearing capacity and settlement for different types of shallow and deep foundation systems; analysis/evaluation of retaining walls, sheet piling systems, slope stability analysis of conventional and reinforced embankments, evaluation of drilled shafts, auger cast piles and driven piles; evaluation, design, and implementation of subsurface improvement programs (i.e. application of dynamic compaction, preloading, compaction grouting, and vibro-compaction techniques); and conducting studies including monitoring vibrations of structures during construction.

PROJECT EXPERIENCE

City of Dania Beach DCP for Southeast Stormwater Improvements – Dania Beach, FL
Principal Engineer/Project Manager/QA/QC Review. Hugo provided senior-level supervision and review of Terracon's deliverables to confirm adherence to Terracon standards and regulatory requirements. This project consists of stormwater drainage improvements within the area bound from west to east by Federal Highway and SE 5th Avenue and from the south to the north from SE 10th Street to SE 2nd Street. The proposed structures included two pump stations and an exfiltration trench. Terracon performed subsurface exploration and geotechnical engineering that included the advancement of test borings, exfiltration tests, pavement cores, and double-ring infiltrometer (DRI tests). The samples obtained in the field were laboratory tested. The firm provided information and geotechnical engineering recommendations relative to subsurface soil (and rock) conditions, groundwater conditions, pavement core information, exfiltration test results, and recommendations for the proposed pump stations.

Fire Station No. 114 – Pompano Beach, FL
Principal Engineer/QA/QC Review. The City of Pompano Beach planned to construct a new fire station to reduce response time and enhance fire and emergency services. The project included land acquisition along with a new 2-story, 3-bay fire station. The station was being designed to meet the City's Green Development for Sustainability Standards. Terracon performed exfiltration tests on the project site in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Constant Head" Percolation Tests. Hydraulic conductivity was calculated from the test results and reported in units of cubic feet per second per SF of seepage area per foot of head. The soils at the exfiltration test locations were classified by Terracon. The firm provided a report that included the results from the exfiltration tests and boring logs that graphically represented the soil profile at exfiltration test locations.

Westside Improvements Building Renovation/Addition - Coral Springs, FL
Principal/QA/QC Reviewer. The project consists of an addition on the first floor on the southwest side of the building along with a second-floor addition and mezzanine level on the southwest side of the building. Subsurface exploration and geotechnical engineering services were performed for the proposed improvements. Terracon provided information and geotechnical engineering concerning subsurface soil conditions, groundwater conditions, excavation considerations, site preparation and earthwork, foundation design and construction, and floor slab design and construction.

Terracon

Mark J. Fricke, CIH, CSP, LAC

Licensed Asbestos Consultant/Certified Industrial Hygienist/QA/QC



PROFESSIONAL EXPERIENCE

Mark has worked in the environmental consulting field for more than 25 years. He has extensive experience serving both public and private sector clients and the insurance industry. He has performed numerous property assessments for mold and bacterial contamination, mold cause and origin investigations, building envelope failures, water intrusion, lead-based paint (LBP) inspections/risk assessments, asbestos surveys, and abatement design, as well as industrial/occupational hygiene sampling and exposure assessment. Mark also has extensive ecological consulting and regulatory agency permitting experience for large-scale residential, commercial, and industrial developments, wetland delineation, threatened and endangered species surveys, and property acquisition due diligence investigations.

PROJECT EXPERIENCE

Fire Station – Lighthouse Point, FL

Florida Licensed Asbestos Consultant (FLAC)/Quality Assurance/Quality Control (QA/QC) Reviewer. An asbestos survey was requested due to the planned renovation of the first and second floors of the building. Terracon conducted an asbestos inspection of the Fire Station. The inspection was conducted by an Asbestos Hazard Emergency Response Act (AHERA)-accredited asbestos inspector. The interior two floors, exterior, and roof were surveyed, and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in the EPA regulation 40 Code of Federal Regulations (CFR) 763 (AHERA). Samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

Fire Station No. 43 - The Villages, FL

Certified Industrial Hygienist (CIH). Completed a mold, moisture, and ventilation assessment at the station. Identified negative building pressure issues leading to excessive indoor condensation and mold growth. Collaborated with mechanical engineer to correct HVAC installation deficiencies and prepared mold remediation protocol and performed post-remediation verification. Work performed prior to joining Terracon.

Naval Air Station (NAS) Key West Building A-734 – Key West, FL

FLAC/QA/QC Reviewer. Building A-734 was planned for renovation. A Terracon AHERA-accredited asbestos inspector conducted a pre-renovation asbestos survey of the approximately 13,472-square-foot (SF) building. The structure's components were surveyed and homogeneous areas of suspect ACM were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA regulation 40 CFR 763 (AHERA). Asbestos samples were delivered to an accredited laboratory for analysis. Suspect ACM samples were analyzed by PLM.

Broward County Health Operations Building – Fort Lauderdale, FL

FLAC/QA/QC Reviewer. HVAC and Building Automation System (BAS) upgrades were planned for the two-story 22,800-SF building that was constructed in 1974. A Terracon AHERA-accredited asbestos inspector conducted an asbestos survey of the building. The interior two floors and roof were surveyed, and homogeneous areas of suspect ACM were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA regulation 40 CFR 763 (AHERA). Asbestos samples were delivered to an accredited laboratory for analysis. Suspect ACM samples were analyzed by PLM.

Terracon

EDUCATION

M.S.P.H. Candidate, Industrial Hygiene, Tulane University, New Orleans LA, expected graduation 2024

B.S., Biology, University of South Florida, Tampa, FL 1994

REGISTRATIONS / CERTIFICATIONS

Licensed Mold Assessor: Florida No. 2307

Licensed Asbestos Consultant: Florida No. AX132

Certified Industrial Hygienist, Comprehensive Practice: American Board of Industrial Hygiene No. 12204 CP

Certified Safety Professional: Board of Certified Safety Professionals No. CSP-36837,

Lead-based Paint Inspector/Risk Assessor: Environmental Protection Agency (EPA) No. LBP-R-I191574-2

AHERA Asbestos Inspector, Management Planner and Project Designer

AFFILIATIONS

American Industrial Hygiene Association

American Conference of Governmental Industrial Hygienists

Indoor Air Quality Association

YEARS OF EXPERIENCE 27

YEARS AT FIRM 2

OFFICE LOCATION

Winter Park, FL

Mark M. Kearns
Senior Environmental Scientist



EDUCATION
Bachelor of Science in Anthropology/Archaeology, Millsaps College, Jackson, MS, 2008

CERTIFICATIONS
Water Well Contractor - South Florida Water Management District No. 11364

Qualified Stormwater Management Inspector No. 21269

PROFESSIONAL TRAINING
OSHA 8-Hour HAZMAT/Health and Safety

YEARS OF EXPERIENCE: 17

YEARS AT FIRM: 3

OFFICE LOCATION:
Fort Lauderdale, FL

** Work performed prior to joining Terracon.*

PROFESSIONAL EXPERIENCE
Mark is the Environmental Group Manager for Terracon's Fort Lauderdale and Miami offices. He is qualified as a senior professional with extensive experience managing environmental assessment and remediation projects. He has extensive field experience in Florida and overseas implementing and overseeing safety programs for coworkers, clients and contractors. With 17 years of experience in the environmental field, Mark has demonstrated the ability to manage large, complex projects for local, state and federal agencies. He also has the technical experience, leadership skills, and specialized training to effectively analyze, measure, and resolve site-specific environmental issues.

PROJECT EXPERIENCE
Broward County Consolidated Maintenance Facility – Port Everglades, Fort Lauderdale, FL

Senior Environmental Scientist. The site was being considered for redevelopment as a Consolidated Public Works/Maintenance Facility that would remove the buildings from the east and south sides of the site and incorporate the services provided within the shops, along with shops from other areas within the port, into a common unified facility. Terracon performed a Phase I environmental site assessment (ESA) to identify recognized environmental conditions (RECs) in connection with the site. Terracon also provided a Tier 1 Vapor Encroachment Screen and presentation of construction considerations. A Phase II ESA was conducted by Terracon to assess soil, vapor, and groundwater quality at the site for potential impacts from the RECs and Vapor Encroachment Condition (VEC) identified in the Phase I ESA through the advancement of soil borings and the installation of groundwater monitoring wells and vapor points for the collection of soil, vapor, and groundwater samples from within areas of concern. Terracon conducted two limited asbestos and visual hazardous/regulated materials survey at the maintenance complex and out parcel buildings for various structures (office buildings, trailers, warehouses, shops. Terracon also provided an expanded site investigation, remedial engineering design, subsurface investigation/underground storage tank (UST) removal services, post-occupancy evaluation, and materials testing services.

Hialeah Park and Race Track – Hialeah, FL

Project Manager. Terracon has provided consulting and redevelopment services to the Hialeah Park Race Track/Bal Bay Management, LLC since 2016 to the present day. We have assisted the client with services including regulatory interface and support for a No Further Action with Conditions (NFAC) closure planning with the Miami-Dade County Department of Regulatory and Economic Resources (DRER), Division of Environmental Resources Management (DERM), semi-annual groundwater sampling for arsenic, geotechnical evaluations, lake restoration permitting, engineering control inspections, and construction management. Terracon successfully reduced the required frequency of periodic groundwater sampling from quarterly to semi-annually for the client based on an analysis of the historical groundwater data. Terracon also prepared a Soil Management Plan (SMP) and Dust Control Plan (DCP) for lake restoration and maintenance activities at the lake located within the historic Hialeah Park horse track. Terracon successfully obtained DERM approvals for this work, including approvals for the beneficial reuse of material excavated from the lake restoration activities. Terracon provided construction management services including environmental oversight of the construction activities for compliance with the DERM-approved SMP and DCP.

Terracon

Alex Halli

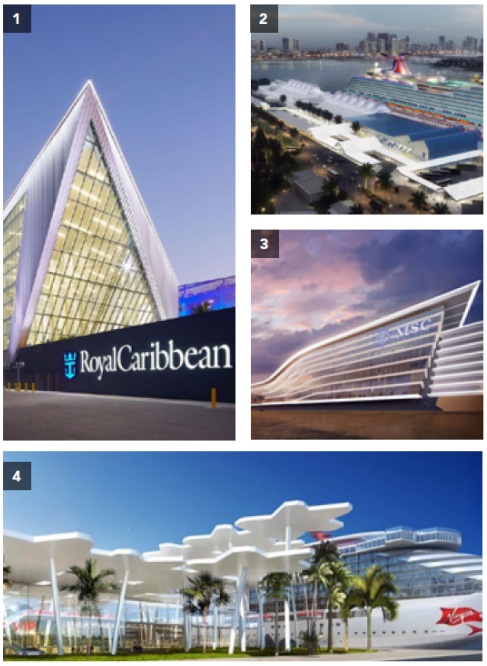
Senior Director



QUALIFICATIONS
BSC (HONS), MRICS

EXPERIENCE
23 YEARS

Alex's leadership of our Florida and Caribbean offices ensure the client and project obtain optimum value. Alex has considerable pre-contract and post-contract experience in multiple sectors.



1. Royal Caribbean Terminal
2. Carnival Terminal
3. MSC Terminal
4. Virgin Voyages Terminal V

Notable Clients

St. Petersburg Pier
MSC Terminal
Carnival Terminal
Royal Caribbean Terminal
Virgin Voyages Terminal V
Universal Studios
Global Ports Holding
Bonds Cay
Coco Cay
Baha Mar
Baha Mar Waterpark
Barbuda Ocean Club
Melia Hotel
Grand Hyatt
830 Brickell
Millennium
Jones Day
Ichan

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MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317

Dennis Vasin

Senior Associate Director
Cost Management



QUALIFICATIONS
BS, CONSTRUCTION MANAGEMENT

EXPERIENCE
18 YEARS

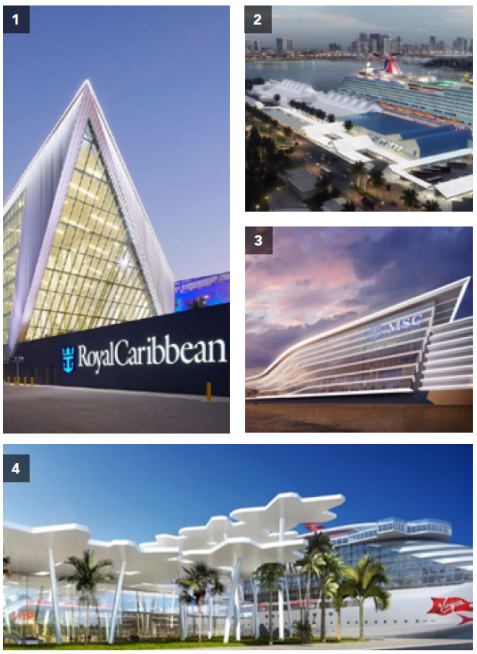
Dennis excels in working alongside the client and the design team, assisting them with estimating through guiding the development of accurate budgeting, bringing ability to recognize gaps in the design documents and prepare a risk analysis for any unanticipated project costs.

Notable Clients

St. Petersburg Pier
MSC Terminal
Carnival Terminal
Royal Caribbean Terminal
Virgin Voyages Terminal V
Avenues: The World School
Center for Jewish Life
Cox Science Center & Aquarium
Society of Four Arts

Baha Mar
Baha Mar Water Park
Delano Hotel
Perez Art Museum Miami
Edition Hotel - Water Street Tampa*
Cora - Water Street Tampa*
Revel Casino*

**Experience prior to G&T*



1. Royal Caribbean Terminal
2. Carnival Terminal
3. MSC Terminal
4. Virgin Voyages Terminal V

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS

4341 S.W. 62nd Avenue, Davie, Florida 33314
T: (954) 585-0997 • F: (954) 585-3927 • www.stonersurveyors.com

James D. Stoner, P.S.M.
President

Professional Profile



Mr. Stoner is a second generation Land Surveyor, with over forty years of surveying experience in South Florida. He began his surveying career at Williams, Hatfield, & Stoner, Inc. working from the bottom as a Rodman, all the way up to Vice President of the Surveying Department.

Mr. Stoner founded Stoner & Associates, Inc. in 1988, based on the philosophy that attention to detail and quality work would create a successful firm. He manages all aspects of the firm's growth and development.

Mr. Stoner has supervised both small and large scale surveying projects. His firm has successfully completed numerous roadway and other various projects, while working directly with the clients and consultants.

Education

Associates of Science in Land Surveying
Palm Beach Community College in 1979

Professional Registrations

State of Florida Professional Surveyor and Mapper
License Number LS4039

Professional Affiliations

Florida Surveying and Mapping Society
Florida Surveying and Mapping Society – Broward Chapter
American Congress on Surveying and Mapping
Leadership Broward



Technical Qualifications & Expertise

CPZ Architects is a South Florida–based, full-service architectural practice specializing in the planning, design, and delivery of municipal and public-sector projects. We are fully licensed in the State of Florida and have a long record of successfully completing task orders under **continuing services contracts** for city, county, and state agencies throughout the region.

Our multidisciplinary team includes registered architects, LEED-accredited professionals, cost estimators, interior designers, and envelope specialists. This integrated team allows us to efficiently deliver design and documentation services across multiple concurrent assignments ranging from small facility upgrades to large-scale renovation and new construction projects while maintaining consistent quality and responsiveness.

Core Service Categories and Expertise

1. Design-Build Projects

Our firm has extensive experience supporting design-build delivery for municipal projects. We understand the statutory requirements of Florida's design-build process and are adept at developing Design Criteria Packages, performance specifications, and preliminary design packages that align with agency procurement procedures. Working as the architect-of-record within design-build teams, we coordinate directly with contractors to ensure compliance with public bidding standards, budget targets, and schedule milestones.

2. Building Remodeling and/or New Construction

We have successfully completed numerous **municipal and private sector renovation, expansion, and new construction projects**, including city halls, public works facilities, community centers, fire stations, police substations, park structures, and maintenance buildings. Our staff is highly experienced in assessing existing building conditions, documenting as-builts, preparing phased construction plans, and coordinating construction to minimize service disruption to municipal operations.

3. Project Cost Estimating, Cost Engineering, and Forecasting

Cost control is essential in public work. We employ a rigorous cost-management process that begins during programming and schematic design and continues through bidding. Our estimators develop **line-item cost models** based on current local market conditions and historical data from previous municipal projects. We provide ongoing budget updates, cost forecasting, and value-engineering recommendations to help ensure each task order remains within the allocated funding.

4. Space-Need Analysis

For city departments and municipal facilities, our team conducts **space needs assessments** that document operational workflows, staffing forecasts, and functional adjacencies. We work directly with department heads and user groups to quantify current and future space requirements, develop utilization matrices, and recommend space optimization strategies. The resulting analysis forms the foundation for programming and facility-master-planning efforts.

5. Feasibility Studies

We routinely prepare **feasibility and due-diligence studies** for potential municipal sites or facilities, analyzing zoning compliance, environmental constraints, accessibility, infrastructure capacity, and building code implications. Our studies also include conceptual site layouts, preliminary cost and schedule projections, and permitting pathway assessments—allowing municipal clients to make well-informed decisions about project viability.

6. Conceptual Plans and Schematic Designs

Our conceptual and schematic design services translate programming and feasibility results into clear, visual, and functional solutions. We develop schematic floor plans, elevations, and 3D visualizations tailored for presentation to councils, commissions, or community stakeholders. These early-phase designs reflect local architectural character, resilience standards, and public-sector durability requirements.

7. Design and Construction Documents

We produce **fully coordinated construction documents** compliant with Florida Building Code, ADA, and local government standards. Our construction drawings include architectural, structural, MEP, and civil coordination through trusted engineering partners. Each set is prepared to meet the procurement and permitting requirements of municipal jurisdictions, facilitating competitive bidding and minimizing change orders during construction.

8. Envelope Analysis

Given South Florida's coastal climate, our firm places strong emphasis on **building envelope performance**. We evaluate existing roof, wall, and glazing systems for waterproofing integrity, energy efficiency, and wind-load compliance. For new or renovated facilities, we design robust envelope assemblies using durable, low-maintenance materials and specify systems that meet or exceed Miami-Dade and Florida Product Approval standards.

9. Interior Design Services

Our interior design group provides complete finish and furniture coordination for municipal environments—from council chambers and community centers to police and fire facilities. We specify cost-effective, high-durability materials that support heavy public use while maintaining a professional civic image. Services include space planning, FF&E coordination, and finish schedules integrated into architectural documentation.

10. Coatings, Paints, and Primers Specifications

We develop detailed coating specifications for both interior and exterior municipal applications, including protective finishes for high-moisture, coastal, and maintenance environments. Our team ensures all coatings meet sustainability, VOC, and warranty requirements, aligning with agency maintenance standards and long-term performance goals.

11. Scope Development

Under continuing services contracts, our firm excels at **rapidly defining and managing project scopes** across multiple task orders. We develop clear work plans outlining deliverables, milestones, and responsibilities for each assignment. Our proactive communication with agency staff ensures tasks are initiated, executed, and closed out in full compliance with contract terms and reporting requirements.

Why Municipal Clients Choose Us

- **Proven Performance** under continuing services contracts for local governments across South Florida.
- **Fast Response Times** for task orders and on-call assignments.
- **Comprehensive Services** from feasibility through design and construction support.
- **Deep Knowledge** of local codes, procurement procedures, and permitting authorities.
- **Commitment to Budget & Schedule** through diligent cost management and communication.
- **Resilient, Sustainable Design** aligned with community and environmental goals.

Conclusion

Our firm's technical expertise, local experience, and structured project management approach make us an ideal partner for municipal continuing services contracts. We provide responsive, high-quality architectural solutions that help cities, counties, and public agencies maintain and enhance their facilities efficiently, economically, and sustainably.

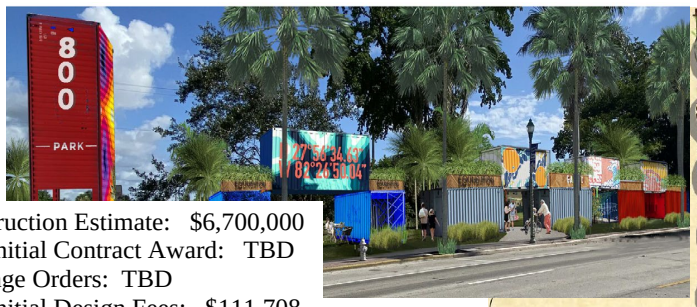
4.6 Relevant Completed Project Experience



Design Build

CONTAINER BUSINESS PARK
DELRAY BEACH, FLORIDA







Initial Construction Estimate: $6,700,000
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $111,708
Change Orders to Design Contract: $0

Project Type
Governmental

Services
Full Architectural

Construction Cost
TBD

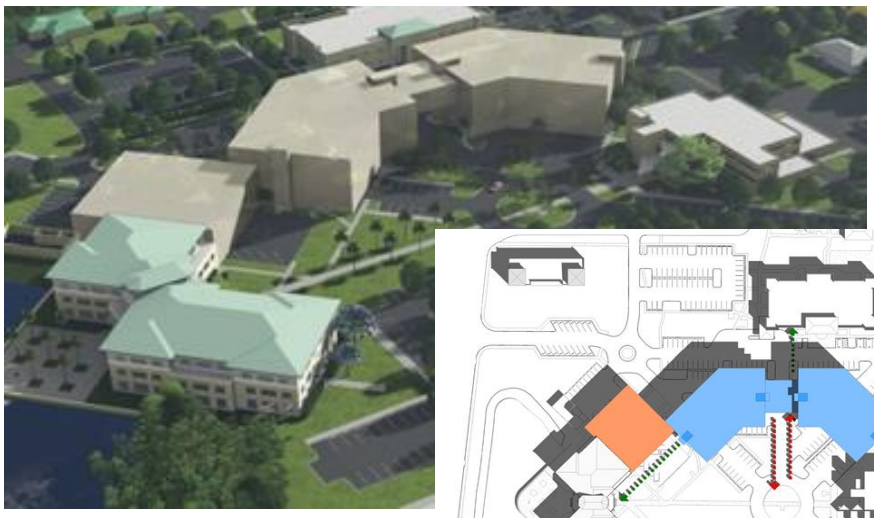
Completion Date
2023

Client Contact
Ivan Cabrera,
Delray Beach CRA
561-276-8640.
cabrerai@mydelraybeach.com

CPZ Architects was commissioned to develop a conceptual design for what could be the next new trend for Delray. Envisioned was a destination filled with a number of restaurants and businesses housed in what could be prefabricated metal containers, a business park for Delray's West Atlantic Ave that would bring flexibility and an affordable place for many new businesses while staying sensitive to the surrounding area. The design offers a new atmosphere to an evolving demographic of Delray, filled with entertainment, food venues and small local businesses it can become a destination for families to visit and enjoy a day out in the beautiful south Florida weather.

PORT ST LUCIE CITY HALL SPACE NEEDS ASSESSMENT

PORT ST LUCIE, FLORIDA

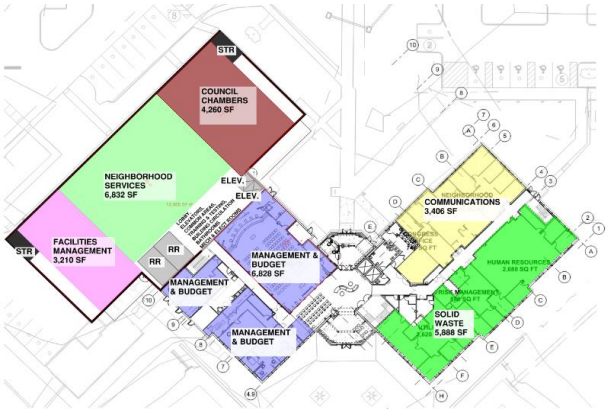




Existing						
Position/ Space	No. of Staff/ No. of Spaces	On site/ Off site	Space Type	Size	Area/SF	Total Area/SF
Director and Asst.Director	2	On site	Medium office	12'x15'	180	360
HRIS Manager	1	On site	Medium office	12'x15'	180	180
Operations Manager	1	On site	Medium office	12'x15'	180	180
Manager	1	On site	Medium office	12'x15'	180	180
Benefits Manager	1	On site	Medium office	12'x15'	180	180
Recruitment Manager	1	On site	Medium office	12'x15'	180	180
OD Project Manager	1	On site	Medium office	12'x15'	180	180
			Small office	10x14	140	140
			Small office	10x14	140	140
			Small office	10x14	140	140
			Small office	10x14	140	420
			Small office	10x14	140	140
			Small office	10x14	140	140
				15'x15'	225	225
						3025

Proposed						
			Space Type	Size	Area/SF	Total Area/SF
			Small office	10'x14'	140	280
			Small office	10'x14'	140	280
			Small office	10'x14'	140	140
			Small office	10'x14'	140	140
Analysis	4	On site	Small office	10'x14'	140	560
Qm Room	1	N/A	Support Space	12' x 12'	144	144
Mothers Room	1	N/A	Support Space	8' x 8'	64	64
Collaboration spaces	2	N/A	Support Space	15' x 16'	240	240
Training Room	1	N/A	Support Space	31'x31'	1,000	1,000
File Storage	1	N/A	Support Space	10'x10'	100	100
Equipment Storage	1	N/A	Support Space	10'x12'	120	120
Reception / Lobby	1	N/A	Support Space	15'x17'	255	255
Copy / Mail Room	1	N/A	Support Space	10'x10'	100	100
Conference Room	1	N/A	Support Space	26' x 26'	700	700
Proposed Staff	13					4543
Total Staff	31				Existing +Proposed SqFt	7568
					Circulation @30%	1362.9
					Total SqFt	8930.9

Initial Construction Estimate: TBD
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $2,364,294
Change Orders to Design Contract: $0



Project Type
Municipal

Services
Space Needs Analysis

Construction Cost
$TBD

Completion Date
2025

Client Contact
Roger Jacob
Construction Projects Director
772-281-9252

Client Goals / Results:

The City of Port St Lucie hired CPZ to provide comprehensive planning, design, and construction administration for a resilient public facility. Services encompass space needs assessments, efficiency and space planning, phasing studies with cost estimates, and site improvements for parking, drainage, lighting, and landscaping in compliance with City of Port St. Lucie ordinances and all regulatory agencies. The project design will utilize energy-efficient, sustainable building design practices. The scope covers programming, site and environmental reviews, schematic through construction documents, permitting, cost estimating, and construction-phase support.

CPZ ARCHITECTS, INC.
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200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957
(954) 792-8525
AA #26000685
WWW.CPZARCHITECTS.COM

WILDFLOWER PARK

BOCA RATON, FLORIDA









Initial Construction Estimate: $8,900,000

Amount of Initial Design Fees: $471,700.00
Change Orders to Design Contract: $0

Project Type:
Municipal

Project Location:
Boca Raton, Florida

Services
Full Architectural

Construction Cost:
$TBD

Completion Date:
2022

Client Contact:
Jennifer Bistyga

City of Boca Raton
(561) 416-3397

Client Goals / Results:

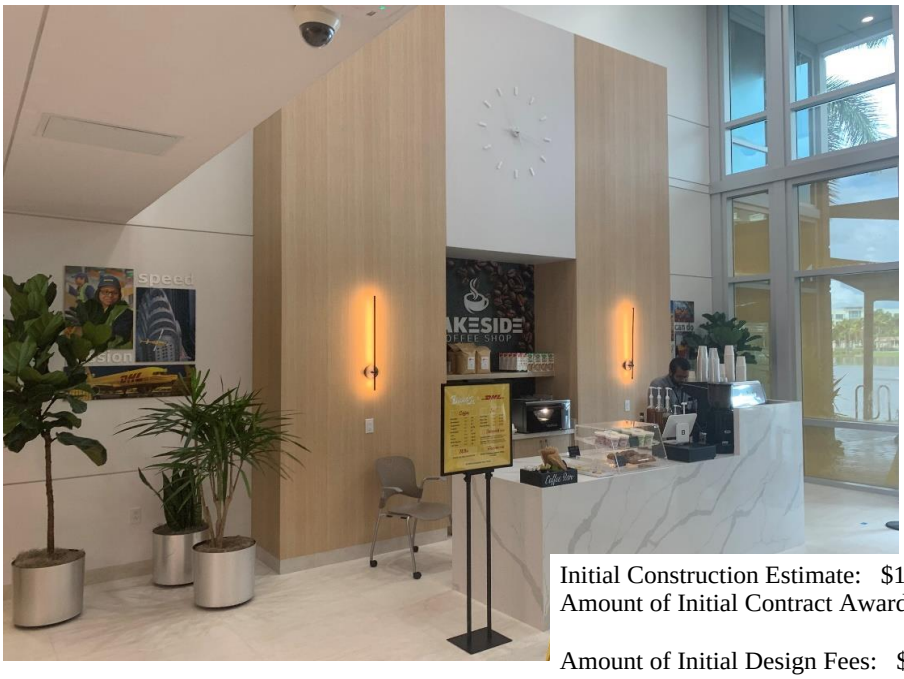
CPZ Architects provided Design and Construction Administration Services to the City of Boca Raton for the construction of Wildflower Pavilion and Silver Palm Restroom Buildings. Wildflower & Silver Palm Parks are on the north and south side of Palmetto Park Road and on the west side of the intracoastal.

A direct pedestrian connection under the Palmetto Park Road Bridge will provide access to and from Silver Palms and the Wildflower Property. The park's amenities include, additional parking, a new restroom and pavilion, promenade seating, picnic areas, exercise stations and walking pathways. The new pavilion and restroom buildings compliment several of the park's interactive features such as art sculptures and play art, interactive water features, event lawn and waterfront seating.

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
1601 BELVEDERE RD, SUITE 305-S, WEST PALM BEACH, FLORIDA 33406
200 N. EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FLORIDA 34957
(954) 792-8525 AA# 26000685 WWW.CPZARCHITECTS. COM

CORNERSTONE – DHL CORPORATE OFFICE

PLANTATION, FLORIDA



Initial Construction Estimate: $1,300,000
Amount of Initial Contract Award: 1,300,000

Amount of Initial Design Fees: $112,165
Change Orders to Design Contract: $0

Project Type
Commercial
Tenant Improvement
Projects

Services
Full Architectural,
Interior Design

Construction Cost
$1,300,000

Completion Date
August 2024

Client Contact
Jim Fry
(954 941-6121

Client Goals / Results:

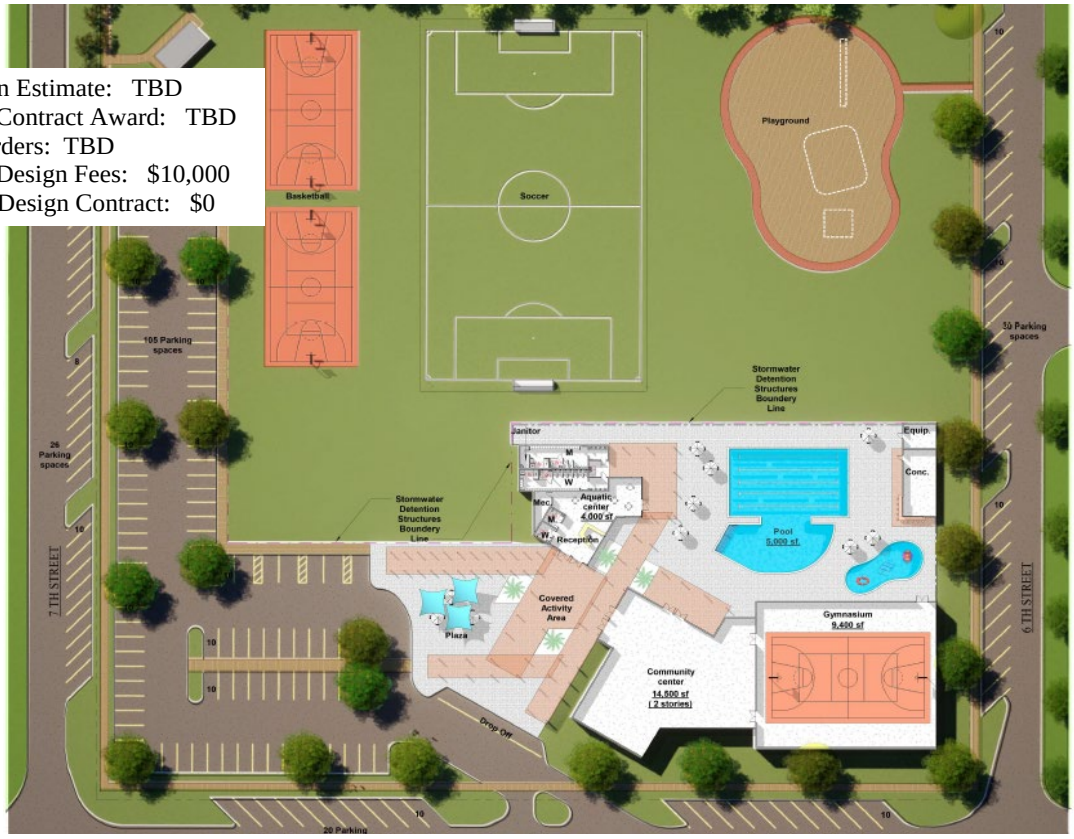
In late 2024, **CPZ** successfully completed the interior renovation of the existing Cornerstone Building, located at **1210 S. Pine Island Road** in Plantation, Florida for the global shipping company DHL. The project included the addition of a first-floor coffee bar, a complete remodel of the existing lobbies, and the expansion and renovation of the third and fourth-floor breakrooms. The renovation also introduced new collaboration rooms designed to enhance functionality and foster a modern, connected workplace environment.

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
200 N. EL MAR DRIVE, SUITE 201, JENSEN BEACH, FLORIDA 34957
TEL (954) 792-8525
AA #26000685 WWW.CPZARCHITECTS.COM

TOWN OF LAKE PARK AQUATIC CENTER

LAKE PARK, FLORIDA

Initial Construction Estimate: TBD
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $10,000
Change Orders to Design Contract: $0



Project Type:
Municipal

Project Location:
Town of Lake Park, Florida

Services
Conceptual Design

Construction Cost:
TBD

Completion Date:
TBD

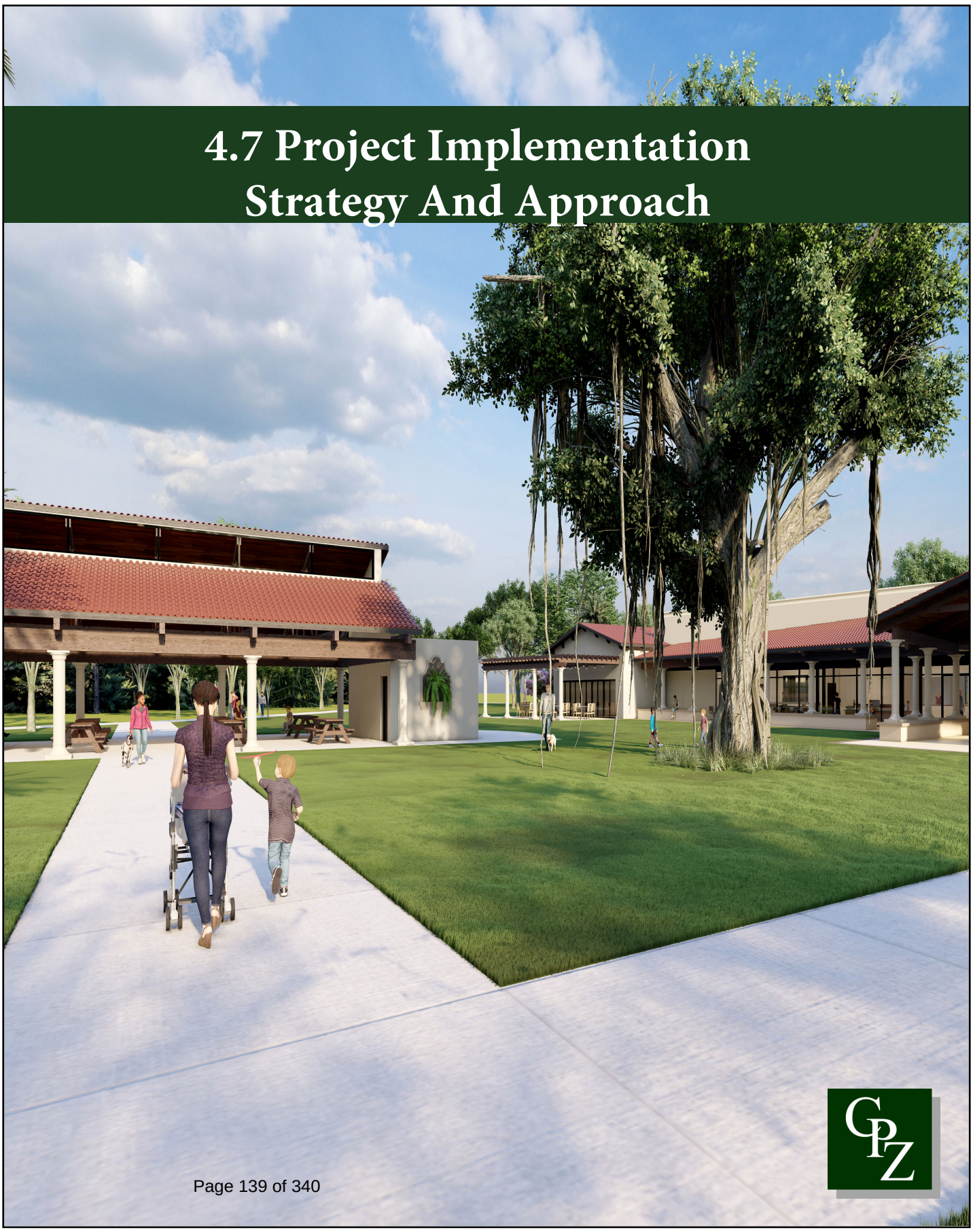
Client Contact:
John Wille
Capital Projects
Town of Lake Park, FL
Phone : (561) 881-3345,

Client Goals / Results:

The Town of Lake Park hired CPZ to assist in the programming and development of conceptual plans and renderings associated with a new Aquatic Center, pool and Community Center. The new facility would be constructed on the grounds of Bert Bostrom Park, which is located at 311 7th St, Lake Park, FL 33403. There will be significant public outreach to identify desired recreational uses and programs for the aquatic facility and community center. Project to consist of; community center – (approx. 15,000sf), parking, aquatic building (restrooms, administrative office(s), multi-purpose room), lap pool with shallow area for recreational swimming, kids area and splash pad.

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
1601 BELVEDERE RD, SUITE 305-S, WEST PALM BEACH, FLORIDA 33406
200 N. EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FLORIDA 34957
(954) 792-8525 AA# 26000685 WWW.CPZARCHITECTS. COM

4.7 Project Implementation Strategy And Approach





Technical Capabilities and Approach

CPZ Architects has successfully completed the design for over 200 municipal facilities within the state of Florida over the past 23 years. CPZ Architects, Inc is fully capable of handling multiple projects in size and type. The experience we have gained has provided us with an understanding of the Government Owner and the pride of Ownership for your own buildings and City Image. CPZ Architects prides itself on the ***technical quality*** of our construction documents and specifications. Clarity in communicating the ***complete design and construction details*** is valued as a company culture. As testament to that commitment, it becomes evident when the project is "bid" by the client. When the bids are spread apart and very different it shows that the documents were not clear to all bidding the project. Our projects are consistently bidding with the bids very close, proving those documents were clear and well detailed.

BIM Capabilities and Experience

CPZ Architects strives to incorporate innovative technology to increase efficiency. Since the beginning of 2014, CPZ Architects, Inc. is an integrated BIM office, utilizing Revit 2016 software from Autodesk. We have also worked with our consultants to integrate the process for structural and MEP Engineering. The consultants we utilize today are also BIM/Revit proficient and have worked with us through the integration process. Three-dimensional modeling is utilized in all phases of design and construction documents with all new and current projects. Schematic design mass models, initial studies and preliminary plans are developed and presented to the client, facilitating the understanding of the project concept from the beginning. The client then can visualize and have a better understanding of the proposed style of the building or we can even present unique design styles applied to the same building for comparison. During this phase, even in a simple interior remodeling project, the ability to produce a three-dimensional floor plan increases the ability to clearly communicate with the stakeholders. Design Development is further streamlined by refining the Schematic Design. Coordination between the design team and the consultants is facilitated using the BIM / Revit software. The consultants receive the architectural model and can integrate their systems allowing early detection of any inter-disciplinary conflicts (clash detection). As materials and finishes are selected, a realistic rendering can be easily produced to give the client further confidence in the outcome of the design.

LEED Experience

Sustainable design has been practiced on all CPZ's design projects. Our firm has had several LEED certified projects at different LEED ratings, and six projects are currently under the process of certification. Our in-house LEED Accredited Professional collaborates with Civil, Landscape, structural, and MEP consultants who are also LEED AP. We implement LEED design charrettes from project start, which involve the client and all design professionals to determine the level of project certification and what will be necessary to achieve it. We manage all stages of project LEED certification: Project Registration, Design Phase Review, Construction Phase Review, and Project Certification.

Allocation of Resources

As an office that specializes in Municipal and Governmental Projects, we realize how important it is to maintain both the project schedule and budget throughout the project. We feel that this process starts in the beginning with the overall project management philosophy. As Architects, we are

the team leader, and we are well versed in maintaining the project on time and on budget. As with all designed projects, the number of hours per week, as well as staff required, will fluctuate based on the phase of the project. Naturally, during the Design and Construction Document Phases of the project more hours will be required than during the bidding Phase of the project.

Our Firm works with our clients to determine the project schedule at the start of the project to include the Design Phase, Permitting Submittals and estimated construction phase. We then create an electronic schedule that can be maintained throughout the project. This schedule is reviewed at the completion of each phase of the project. If the project falls behind schedule, we determine what is required to bring the project back on schedule and make the necessary revisions. We have the ability to add additional people to the project, extend work hours or both if these methods will expedite the project. Other scheduling solutions may include changing the sequence of activities to keep the project moving to completion.

Project Management

Each project is managed by a Licensed, Registered Architect and a Project Manager. The Architects review the in-house Architectural drawings and specifications as well as the drawings & specifications of the consultants. We maintain the same staff on your project, from start to completion of construction, thereby assuring the City of a seamless process. This also ensures that what was discussed and envisioned during the design is managed all the way through to the end of the project, We conduct review meetings with ALL the project consultants together to review the relationships of all disciplines. At the conclusion of these meetings, copies of the marked-up drawings are provided to ALL consultants. This enables us to have control of the project and through communication and coordination **we are able to stay on schedule and within budget.**

As with all designed projects, the number of hours per week, as well as the staff required, will fluctuate based on the phase of the project. Naturally, during the Design and Construction Document Phases of the project more hours will be required than during the bidding Phase of the project. Based on the project description contained within the RFQ, we cannot assign hours to all the tasks at this time. However, we can inform you that we do have the staff available to work on your project immediately and continuously. Furthermore, **the personnel listed in this submittal will be available for and assigned to this project.**

Joe Barry, AIA will be assigned as the project lead for your project. He will be ready to start working on your project immediately. So, the timing of your project will fit her schedule perfectly. Joe will be supported by Chris Zimmerman, AIA for QA/QC and Sr Project Manager Gus Santos, AIA. They will have the support of other technical staff in the office if additional workforce is needed to meet the County's scheduling requirements. We do have the staff to complete your projects on time.

Your facilities deserve the attention of an Architectural/Engineering Team that understands the needs of a Building Owner. ***"Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and On Budget"***.

Quality Assurance / Quality Control

Our internal QA/QC & management processes also set us apart. Each project is managed by a Licensed, Registered Architect and a Project Manager. Our firm has (6) six registered Architects on staff. The licensed Architect and Project Manager assigned to your project will review the in-house Architectural drawings & specifications as well as the drawings & specifications of the consultants. This process provides two sets of eyes on each project. We conduct review meetings with ALL the project consultants together to review the relationships of all disciplines. At the conclusion of these meetings, copies of the marked-up drawings are provided to ALL consultants.

CPZ Architects Project Approach to Coordinating Projects

CPZ's project approach is both systematic and progressive. As the Architect, we will be the designers of your projects, buildings, and overall site functions. The functionality of the facilities, both site and buildings, will be our top priority. Our approach is usually as follows:

Phase 1 – Conceptual / 30% Design

Programming: The first part of this project is the programming and recommendations report. In this phase the design team will meet with staff to review all the project goals and gather all the analysis data. Then we will meet with all the departments concerned and determine the project specific needs, requests, and budget for the entire project. These meetings are essential for the Design team and Client staff to work together. During the programming phase we will meet on the site with our design consultants and provide a due diligence site report. This due diligence report includes all discipline reviews and code analysis, zoning requirements and Client ordinances review. CPZ will also meet with Planning and Zoning during this phase to review the entire project for master planning and site plan approval process. We also request our clients to provide a survey and the geotechnical services during this phase. Once all the programming requirements mentioned above are completed, the design team will issue a programming report.

Schematic Design: Once the programming phase has been completed and with the scope in hand, we will develop a project milestone schedule and begin schematic design. As a starting point, our project manager will develop several preliminary master plan and floor plan options for review and then request a meeting with the ***Client*** and selected staff for a ***Charrette type meeting where we spend time to review their ideas and comments and develop the details of the master plan and floor plan options and all the specific requirements based on the programming report***. Based on our feedback from meetings, we will make changes and submit the selected master plan and floor plan schematic drawing to our cost estimator to generate a schematic cost estimate for the project. As part of the schematic design phase of your project we will review ***all agency reviews and permitting that will be required and ADD them to the schedule***.

Phase 2 – 60% Design - Design Development

Upon written acceptance of the schematic design from the Client we will work with our design team to develop the design of your project. The project will be broken up into two main design elements: Site Design and Building Design. The Site Design portion will be completed first. This will help ***expedite the drawing completion for both Site Plan/DRB permitting and the Civil Engineering permit process***.

The Building Design process will focus first on the overall floor plan and building exterior to support the Site Plan approval process. Regularly scheduled team meetings, at which the Project Manager and all design consultants will be present, enable us to effectively coordinate the design with all the mechanical, plumbing, electrical, civil, and structural aspects of this project. We will review building code requirements, zoning regulations, and Client ordinances regarding this project.

During Design Development we will finetune and solidify sustainable design practices through material and system selections. A preliminary meeting with your Building Department and any other government agencies will be conducted to assure that our review agrees with theirs. This will assist in minimizing surprises during the permitting process.

Phase 3 – 90% Design - Construction Documents

The normal design process will be followed as closely as possible, but many items will overlap. We will provide many submittals to the Client on a continuous basis for review, however there will be the standard formal submittals for the Client's sign off; Schematic Design 30%, Design Development 60%, 90% Construction Documents and 100% Construction Documents.

As the documents progress, we will convene project progress meetings with your office/staff to review and comment on design as well as to discuss finishes, etc. ***Formal meeting minutes are issued to all parties after each meeting***. These minutes are also copied to other Client Staff and Consultants as appropriate to assure that all parties remain in the loop. The meeting minutes serve as documentation of decisions made as well as a check list and follow-up list of items that need to be accomplished. Finally, the meeting minutes are brought back to the subsequent meeting and reviewed for progress and resolution.

Our office is very committed to providing the Client with the ***most accurate and up to date cost estimating for your project.*** If the project warrants, we could provide detailed construction costs estimates as part of our services. As part of our services. We will review the project construction estimates or opinions of cost as design progresses in consideration of your project budget. This is where the importance of our cost estimator comes in. Through the design phases we will receive updates of the cost estimate. We can then go to our Consultants to get ideas on value engineering where we can change various aspects of the design to fit the Client's budget without compromising the overall design. As the documents progress, we will convene project progress meetings with your office/staff to review and comment on the overall design. Upon completion of construction documents, we will prepare documents for permitting and update the design schedule as required.

Phase 4 – 100% Design - Permitting

Upon completion of construction documents, we will prepare documents for permitting. Our full design team is well versed in submitting plans to local and state agencies for permits. As part of our design process, we will meet with your Building officials as needed both during the design phase and during the permitting process. We will respond to the building department's comments as they arrive. **See also section below related to permitting.**

Phase 5 – Bid Support

Project Specifications will be compiled by our office. These documents will be coordinated with the Client to incorporate all the Client's bidding and contract requirements. The procurement process of the General Contractor will be especially important to the successful completion of your project. We would recommend the Client consider two possible methods, other than the standard "low bid" process. The "Construction Manager at Risk" or "Prequalification Process." ***Our office recommends the "Pre-Qualification" Process*** where the Client prequalifies contractors for the project and then shortlists them to 3 or 4 best qualified contractors. ***This allows the*** Client ***to select contractors that are the most qualified and then allows them to competitively "Bid" the project.*** We have utilized this process with other Clients, and it has been successful. This process should be started at the very beginning of our design. This would allow us to have the shortlisted contractors ready to bid when the construction drawings are 100% complete. It would greatly help expedite the overall process.

Phase 6 - Construction Administration

Once the Client has selected a contractor, CPZ will prepare a Construction Issue set of documents incorporating all bidding clarifications and permit revisions. CPZ Architects takes the Construction process VERY seriously. This is the part of the project where the rubber hits the road. As a General Contractor, our firm principal, Chris P. Zimmerman, AIA has a strong understanding of this process.

We encourage a true "Team" approach with the Contractor to help assist him in their success. We are available to answer questions and provide any additional input and suggestions during this process. We are "open minded" to any suggestions from the contractor to help expedite the project or provide a better project. ***Shop drawings are carefully reviewed by our entire team*** to help coordinate the products and materials into the project. CPZ Architects reviews every shop drawing, even if our engineers review them also. We do require the ***Contractor to take an "active" roll in the process as well to assure what is being submitted is "specifically" submitted for this project*** and not just a generic submittal.

- **Shop Drawing submittals** and processing – All submittals must be reviewed and stamped by the General Contractor prior to submitting to our office. This helps ensure the general contractor has reviewed the submittals.
- **Request for information** – All requests must be in writing and submitted through the General Contractor to the Architect only. We will not respond to any questions from any Sub-Contractors, nor will our consultants respond to the General Contractor or Sub – Contractors. This helps promote clear communication.
- **Site Meetings** – We recommend bi-weekly site meetings or more if the City wants a more in-depth site review. ALL meetings are followed up with site meeting minutes and include construction site photos of the project. We are believers in the statement that a picture tells a thousand words. These minutes are usually distributed to all parties within 48 to 72 hours of the meeting. Items from each meeting are carried on the minutes until they are resolved. All this adds up to a detailed record of the job progress.
- **Minimize change orders** – provide explanation and suggestions for alternatives to optimize savings for owner. We have a very solid track record of expediting our projects. We were hired by the City of Miami Gardens to complete the 12-million-dollar Community Center after the City had

to terminate the Architect of Record. We assigned dedicated staff to this project and expedited the completion. ***Based on this successful completion, the city retained our services for the next two phases of the project.***

- **Electronic Construction Schedule**. This shall be submitted and approved before construction starts and will be reviewed monthly with each pay request and updated as required. We consider this to be the single most important document to manage the project and review the contractor's real knowledge of the project. Our requirements are very specific and detailed regarding this submittal. The project schedule is now an intricate part of the project. It will also be updated as additional information and schedule requirements become known. It is important to remember that this schedule is a dynamic tool that is constantly adjusted throughout the project. As the design process completes, the Contractor will take over the responsibility for the schedule.

Cost Control & Estimates (Opinion of Project Costs)

At each phase of the design process, we will review the cost estimate with our clients. One of the most beneficial services that we have utilized is the use of a consultant that specializes in cost estimating. We utilize the services of local cost estimators to help maintain our costs. They provide a project breakdown that can be utilized to review the construction bids as well as the contractor schedule of values. Therefore, this process not only aids the Owner during design, it also helps manage the successful contractor's schedule of values preventing over billing.

RFB2021-3303
MARTIN COUNTY FIRE RESCUE STATION #14
DATE ADVERTISED: FEBRUARY 12, 2021
BID DUE DATE: APRIL 14, 2021 @ 2:30 PM

CONTRACTOR NAME	BASE BID	ADDITIVE ALTERNATE 1	ADDITIVE ALTERNATE 2	ADDITIVE ALTERNATE 3	DEDUCTIVE ALTERNATE 1
AHRENS COMPANIES	$ 4,771,933.00	$ 306,658.00	$ (27,400.00)	$ 49,940.00	$ 163,180.00
HEDRICK BROTHERS CONSTRUCTION CO, INC	$ 4,730,821.23	$ 239,952.47	$ (29,109.49)	$ 34,952.63	$ 153,872.35
KIRCHMAN CONSTRUCTION CO.	$ 4,682,700.00	$ 422,000.00	$ (11,000.00)	$ 38,000.00	$ 134,903.00
THE MORGANTI GROUP, INC.	$ 4,357,000.00	$ 264,000.00	$ (12,100.00)	$ 13,500.00	$ 149,426.00
VERDEX CONSTRUCTION LLC	$ 4,956,188.76	$ 575,850.00	$ (16,500.00)	$ 42,900.00	$ 150,070.00
WEST CONSTRUCTION INC.	$ 4,795,958.00	$ 264,190.00	$ (8,500.00)	$ 36,979.00	$ 154,066.00

DEMANDSTAR STATISTICS:

NUMBER OF BIDDERS: 6
NUMBER OF PLANHOLDERS: 66
NUMBER OF SUPPLIERS NOTIFIED: 587

With today's market, as volatile as it is, it is becoming very difficult to predict the cost of construction. We utilize a Cost Estimator on our projects to be as accurate as possible. For Martin City we provided an estimate of $5 million for a new Fire Station. Bids were received seven months later. **All bids were below our estimate and the top three bids were within 8%. This was prior to the current market!**

Overall, our projects maintain a change order rate of less than 5% regarding any issues with our construction documents, further testament to our quality control procedures.

Schedule Control

Our Firm works with our clients to determine the project schedule at the start of the project to include the Design Phase, Permitting Submittals and estimated construction phase. We will look for the City to provide all schedule related concerns, requirements, and any detail to schedule influences. We then create an electronic schedule that can be maintained throughout the project. This schedule is reviewed at the completion of each phase of the project. If the project falls behind schedule, we determine what is required to bring the project back on schedule and make the necessary revisions. We have the ability to add additional people to the project, extend work

hours or both if these methods will expedite the project. Other scheduling solutions may include changing the sequence of activities to keep the project moving to completion.

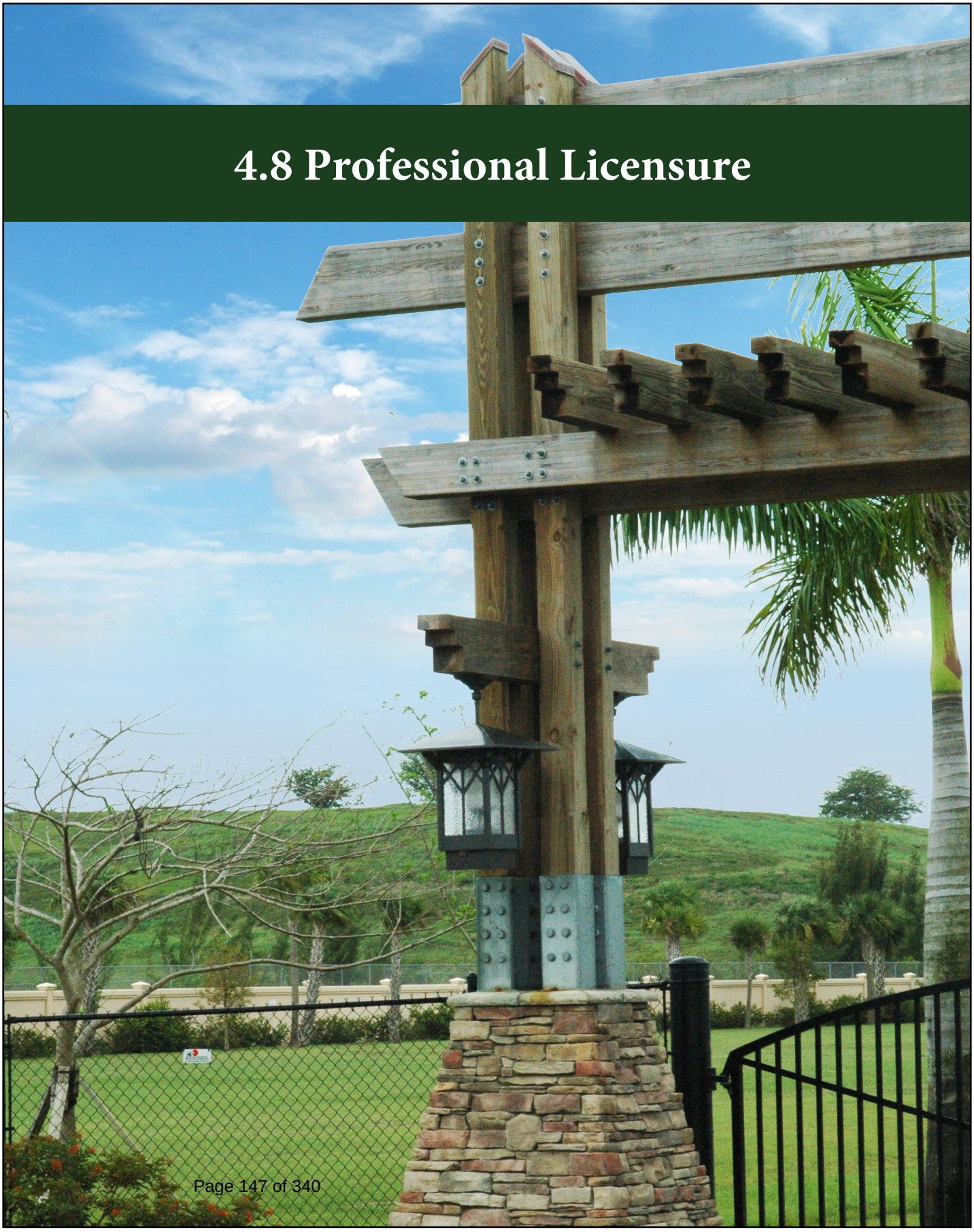
Clear and effective Communication

CPZ Architects, Inc., will encourage clear lines of communication with the city staff and at regular intervals during each phase of design, schematic, development, construction, and permit/bid documents. Through experience, our office has learned that a project can only be successful when open lines of communication between the Architect, the Client and various permitting agencies and other consultants exist. Initial detailed and comprehensive meetings with city staff, permitting agencies and consultants, helps CPZ understand the overall design of the project and allows our office to fully develop the scope and details from schematic design through construction.

Your facilities deserve the attention of an Architectural Firm that understands the needs of a Building Owner; **"*Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and On Budget*"**. Our philosophy is to maintain a small office environment, where you, our Client, receive the benefit of having the ***Firm Principal involved specifically in your project from the beginning of design until the final punch list item is completed***. It is this ***personal attention*** that assures you and your City will receive ***the best possible project***.

As Architects, we are the team leader, and we are well versed in maintaining the project on time and on budget. We are committed to providing the Town with the most professional service possible and our Design Team is excited about working with you. CPZ will be able to start immediately on your projects. We look forward to the opportunity of presenting our qualifications to the Selection Committee and further discussing how we may be of service.

4.8 Professional Licensure



State of Florida
Department of State

I certify from the records of this office that CPZ ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on December 2, 2002.

The document number of this corporation is P02000128253.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 10, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of January, 2025

Secretary of State

Tracking Number: 7675556695CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

CPZ Architects, Inc, is licensed to do business in the State of Florida.

Detach and display the Local Business Tax Certificate below. Renew and display current certificate annually.

Plantation
the grass is greener

City of Plantation
LOCAL BUSINESS TAX CERTIFICATE

Certificate #: 201458

Account #: OC0203663

Valid from 10/1/2025 to 9/30/2026

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED

Classification: (20)d Professional - Architect

Business Name & Address:
Zimmerman, AIA, Christopher P.
4316 W Broward Blvd
Plantation FL 33317-3706

NOTICE:
If Business is sold this Certificate must be transferred within 10 days or it becomes null and void.

CPZ ARCHITECTS, INC.

MAIN: 4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
1601 BELVEDERE ROAD, S-350, WEST PALM BEACH, FL 33406
200 NORTH EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FL 34957
1717 20TH STREET, SUITE 1, VERO BEACH, FL 32960
341 N. MAITLAND AVENUE, MAITLAND, FLORIDA 32751
(954) 792-8525 WWW.CPZARCHITECTS. COM

2025 FLORIDA PROFIT CORPORATION AMENDED ANNUAL REPORT

DOCUMENT# P02000128253

Entity Name: CPZ ARCHITECTS, INC.

Current Principal Place of Business:

4316 W BROWARD BLVD
PLANTATION, FL 33317

Current Mailing Address:

4316 W BROWARD BLVD
PLANTATION, FL 33317

FEI Number: 57-1140055

FILED
Jul 21, 2025
Secretary of State
7221470607CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KRAMER, ANDREW CPA
490 SAWGRASS CORP PKWY
STE 100
SUNRISE, FL 33325 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ANDREW KRAMER 07/21/2025
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	TREASURER
Name	BARRY, JOSEPH J	Name	BARRY, RENEE
Address	10354 BRASILIA STREET	Address	10354 BRASILIA STREET
City-State-Zip:	COOPER CITY FL 33026	City-State-Zip:	COOPER CITY FL 33026
Title	VP	Title	SECRETARY
Name	RODRIGUEZ, HEIDI	Name	DIAZ DE VILLALVILLA, RODRIGO
Address	267 JACARANDA DRIVE	Address	267 JACARANDA DRIVE
City-State-Zip:	PLANTATION FL 33324	City-State-Zip:	PLANTATION FL 33324

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH BARRY PRESIDENT 07/21/2025
Electronic Signature of Signing Officer/Director Detail — Date

SMALL BUSINESS CERTIFICATION

The City of West Palm Beach's Small Business Program

Certifies that

CPZ ARCHITECTS, INC.

Has met the necessary requirements for certification as a Small Business under the Small Business Program as prescribed by the City of West Palm Beach's Ordinance Number 3366-00.

The following List of Services and/or Product are covered under this certification:

* * * *

- Architectural Services, Professional
- Architectural Professional Design Services: Buildings

* * * *

Issued by the City of West Palm Beach for a three-year period October 15, 2024 to October 14, 2027

Certificate Vendor Number: 1030036

Frank Hayden
Director Office of Equal Opportunity

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

BARRY, JOSEPH JAMES
CPZ ARCHITECTS, INC.
4316 W BROWARD BLVD
PLANTATION FL 33317

LICENSE NUMBER: AR96502
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/06/2025
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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

RODRIGUEZ, HEIDI
267 JACARANDA DR
PLANTATION FL 33324

LICENSE NUMBER: AR102411
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/22/2025
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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SANTOS, GUSTAVO ANDRES
15407 SW 9TH WAY
MIAMI FL 33194

LICENSE NUMBER: AR103033
EXPIRATION DATE: FEBRUARY 28, 2027
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ISSUED: 05/12/2025
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CPZ ARCHITECTS, INC.

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200 NORTH EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FL 34957
1717 20TH STREET, SUITE 1, VERO BEACH, FL 32960
341 N. MAITLAND AVENUE, MAITLAND, FLORIDA 32751
(954) 792-8525 WWW.CPZARCHITECTS. COM

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025

Secretary of State

Tracking Number: 6244092437CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

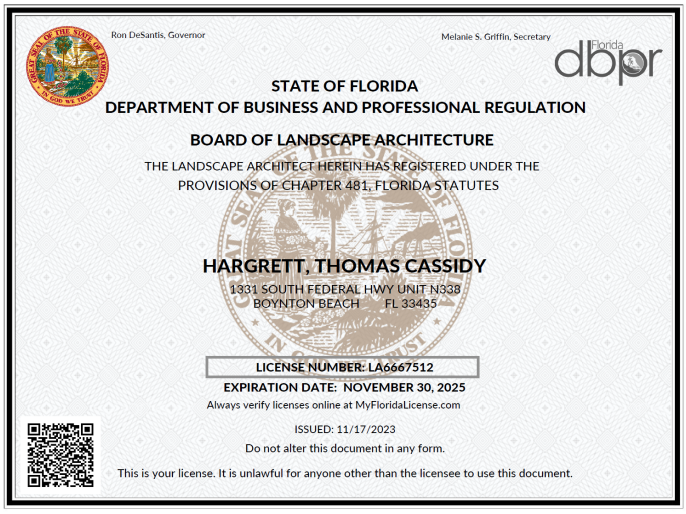
STANTON, TIFFANY

5179 SW 87TH AVE.
COOPER CITY FL 33328

LICENSE NUMBER: PE85268
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HARGRETT, THOMAS CASSIDY

1331 SOUTH FEDERAL HWY UNIT N338
BOYNTON BEACH FL 33435

LICENSE NUMBER: LA6667512
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/17/2023

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Department of State

I certify from the records of this office that MUENGINEERS INC. is a corporation organized under the laws of the State of Florida, filed on December 14, 2010.

The document number of this corporation is P10000100735.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 4, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

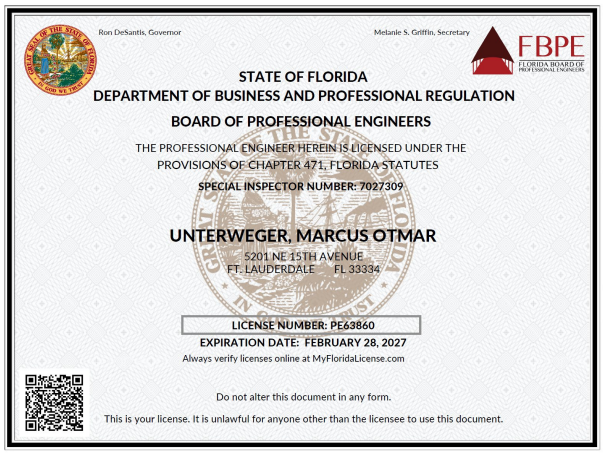
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of January, 2025

Secretary of State

Tracking Number: 6843633125CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPECIAL INSPECTOR NUMBER: 7027309

UNTERWEGER, MARCUS OTMAR
5201 NE 15TH AVENUE
FT. LAUDERDALE FL 33334

LICENSE NUMBER: PE63860
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MADRIZ, RICARDO ADOLFO
2909 NW 10TH AVE
WILTON MANORS FL 33311

LICENSE NUMBER: PE68444
EXPIRATION DATE: FEBRUARY 28, 2027
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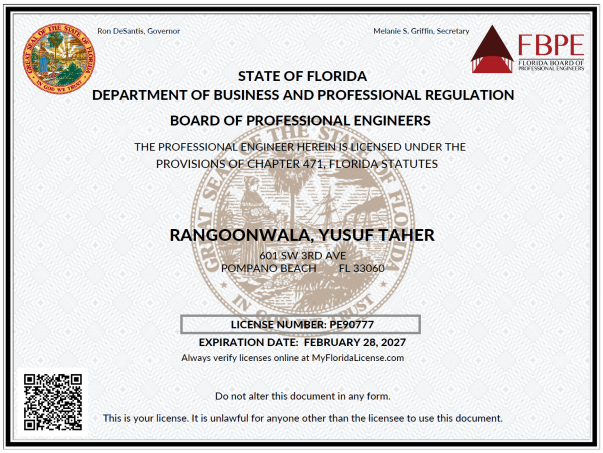

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

RANGOONWALA, YUSUF TAHER
601 SW 3RD AVE
POMPANO BEACH FL 33060

LICENSE NUMBER: PE90777
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Department of State

I certify from the records of this office that DELTA G - CONSULTING ENGINEERS, INC. is a corporation organized under the laws of the State of Florida, filed on October 5, 1992.

The document number of this corporation is V69412.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 23, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2025

Secretary of State

Tracking Number: 2492571150CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SANJUAN, J. GEORGE
1800 ELLER DRIVE
SUITE 570
FORT LAUDERDALE FL 33316

LICENSE NUMBER: PE46100
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Department of State

I certify from the records of this office that TERRACON CONSULTANTS, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on December 31, 2003.

The document number of this corporation is F04000000114.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 16, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

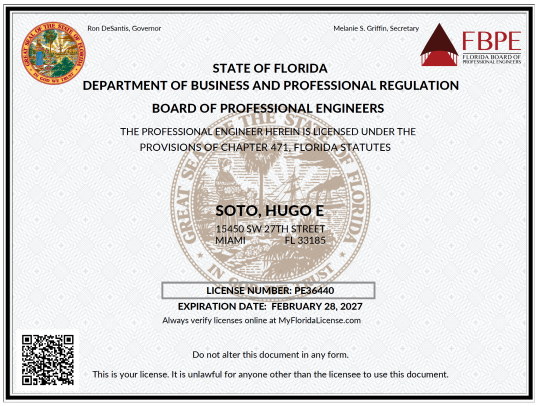
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of January, 2025

Secretary of State

Tracking Number: 9171696598CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SOTO, HUGO E
15450 SW 27TH STREET
MIAMI FL 33185

LICENSE NUMBER: PE36440
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

FRICKE, MARK J
210 N TUBB ST #1235
OAKLAND FL 34760

LICENSE NUMBER: MRSA2307
EXPIRATION DATE: JULY 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/25/2024

Do not alter this document in any form.
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State of Florida
Department of State

I certify from the records of this office that GARDINER & THEOBALD INC is a Delaware corporation authorized to transact business in the State of Florida, qualified on April 26, 2012.

The document number of this corporation is F12000001807.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 17, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of February, 2025



Secretary of State

Tracking Number: 4969182647CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317
954-792-8525 www.cpzarchitects.com

State of Florida
Department of State

I certify from the records of this office that STONER & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on September 13, 1988.

The document number of this corporation is M99107.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 6536125821CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 13, 2023

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB6633

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB6633**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 13, 2023

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

SUBJECT: Professional Surveyor and Mapper License # LS4039

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS4039

Professional Surveyor and Mapper
JAMES D STONER

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2025

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS4039**
Expiration Date February 28, 2025

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

4.9 Required Forms And Acknowledgments



SECTION 6.0 REQUIRED FORMS

Business Name: CPZ Architects, Inc.

D.B.A.: _____ Federal I.D. No.: 57-1140055

Business Address: 4316 West Broward Boulevard

City : Plantation State: FL Zip: 33317

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/5/2025

Addendum No.: 2 Dated: 11/4/2025 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1542354

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

*Response required

22. **Scrutinized Companies***

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

CPZ Architects, Inc.
Consultant Name

11/6/2025
Date Signed

Affiant Signature

Joseph J. Barry, AIA, President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 6 day of November, 20 25 by means of ☒ physical presence or ☐ online notarization, by Joseph J. Barry who is personally known to me or who produced the following identification:_____.

(Notary Seal)

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH608061
Expires 10/30/2028

Notary Public for the State of Florida

My commission expires: 10/30/2028

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that:**

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of CPZ Architects, Inc., a nongovernmental entity.

3. CPZ Architects, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: KERON MURRELL

Witness #2 Print Name: GUSTAVO SANTOS

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Joseph J. Barry
Title: President
Entity Name: CPZ Architects, Inc.

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of November, 20 25, by Joseph J. Barry (name of person) as President (type of authority) for CPZ Architects, Inc. (name of party on behalf of whom instrument is executed).

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH508061
Expires 10/30/2028

Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. CPZ Architects, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: KERON MURRELL

Witness #2 Print Name: GUSTAVO SANTOS

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Joseph J. Barry
Title: President
Entity Name: CPZ Architects, Inc.

OATH OR AFFIRMATION

State of Florida
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Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of November, 2025, by Joseph J. Barry (name of person) as President (type of authority) for CPZ Architects, Inc. (name of party on behalf of whom instrument is executed).

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH608061
Expires 10/30/2028

Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: CPZ Architects, Inc.
2. Doing Business As / Fictitious Name: (if applicable): N/A
3. Federal Employer I.D. No. (FEIN): 57-1140055
4. Website address: (if applicable): www.cpzarchitects.com
5. Principal place of business address: 4316 West Broward Boulevard, Plantation, FL, 33317
6. Office location responsible for this project: 4316 West Broward Boulevard, Plantation, FL, 33317

   Telephone No.: 954-792-8525
7. Type of business *(check appropriate box):*
   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Joseph J. Barry

   Title: President

   E-mail: joe@cpzarchitects.com

   Telephone No. 954-792-8525

Name: Heidi Rodriguez

Title: Vice-President

E-mail: heidi@cpzarchitects.com

Telephone No. 954-792-8525

9. List name and title of each principal, owner, officer, and major shareholder:

a) Joseph J. Barry-President

b) Heidi Rodriguez-Vice President

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) _____
N/A

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Full Service

Architectural, Programming, Design, Construction, Administration, Prime Consultant

14. How many years has your firm been in business while providing the services offered within this solicitation? 23 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPZ Architects, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**

Town of Pembroke Park

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA) - **ARCHITECTURE**

RFQ NO. 25-02

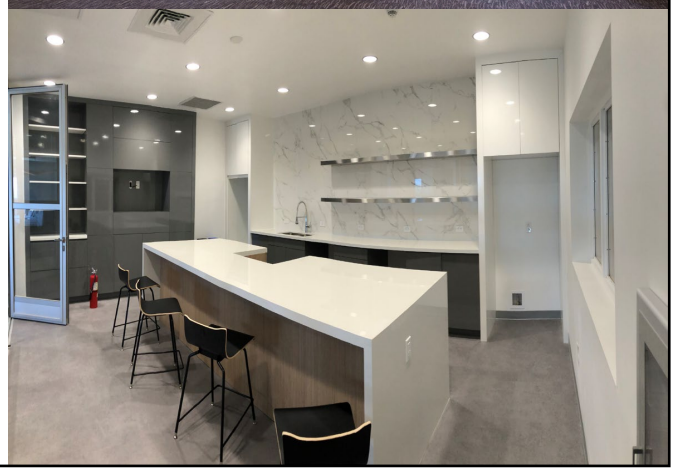
DUE: NOVEMBER 13, 2025

CONTACT: CRAIG AQUART
CAQUART@MCHARRY.COM
305-445-3765 X1113









Florida State Minority Supplier Development Council

MCHARRYASSOCIATES
ARCHITECURE . PLANNING . INTERIORS

2780 SW Douglas Road Suite 302 Miami, Florida 33133
305-445-3765

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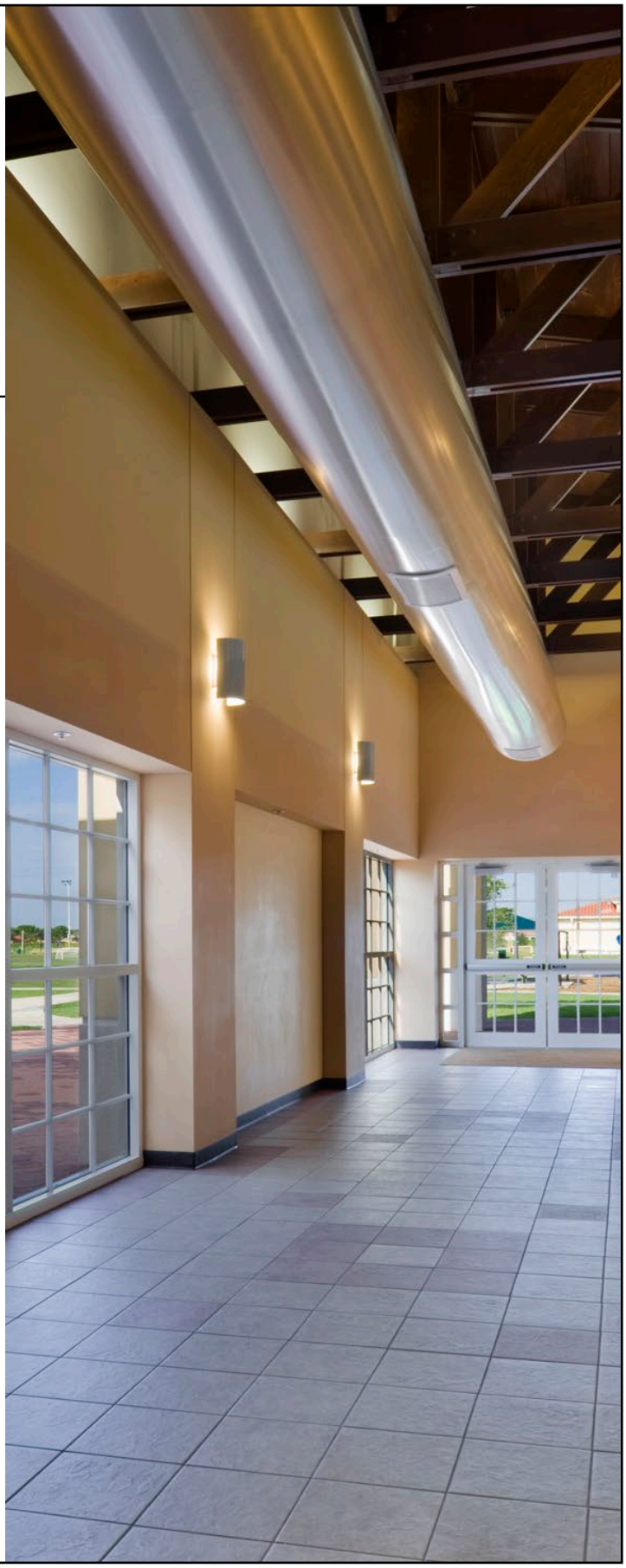
4.3 COVER LETTER / EXECUTIVE SUMMARY



MCHARRYASSOCIATES

November 13, 2025

Town of Pembroke Park
Attn: Procurement Division
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Ref: RFQ# 25-02 Architectural and Engineering Services through Continuing Contracts (CCNA)

Dear Selection Committee:

MCHarry & Associates, Inc. is pleased to submit our Statement of Qualifications to provide professional architectural and engineering services to the Town of Pembroke Park pursuant to Florida Statute §287.055, the Consultants' Competitive Negotiations Act (CCNA). We appreciate the opportunity to be considered for inclusion in the Town's library of continuing services consultants.

For over 68 years, MCHarry & Associates has served South Florida's municipalities, educational institutions, and government agencies with a full spectrum of planning, design, and construction administration services. Our firm is deeply rooted in the community and has successfully delivered hundreds of public-sector projects that strike a balance between functionality, cost efficiency, and civic value. We understand the Town's desire for responsive, dependable partners capable of addressing a variety of project types ranging from architectural design, renovations, and feasibility studies to civil, structural, and MEP engineering services. We are fully committed to supporting the Town on an as-needed basis.

Our multidisciplinary team is qualified, licensed, and experienced in providing the level of professional expertise and coordination required under continuing contracts. We take pride in our ability to mobilize quickly, communicate effectively, and deliver high-quality work products that comply with all applicable codes, standards, and permitting requirements. MCHarry & Associates maintains all required licenses, certifications, and permits necessary to perform these services and will continue to do so throughout the duration of the agreement.

We are confident that our experience, depth of resources, and commitment to excellence align perfectly with the Town's objectives. MCHarry & Associates is ready to provide immediate support, ensuring that every assignment no matter the size or scope, is handled with professionalism, efficiency, and care.

Authorized representatives for this submittal are as follows:
- Lourdes Solera, FAIA – President | (305) 443-4989 | lsolera@mcharry.com
- Craig Aquart, AIA, CSI – Principal | (305) 443-4989 | caquart@mcharry.com

2780 SW Douglas Road, Miami, FL 33133

We appreciate your consideration and look forward to the opportunity to partner with the Town of Pembroke Park in continuing to enhance the built environment for its residents and businesses.

Sincerely,

M.C. Harry & Associates, Inc.



Craig Aquart, AIA CSI
Principal

2780 S.W. DOUGLAS ROAD, SUITE 302, MIAMI, FLORIDA 33133. VOICE 305.445.3765. AR14445 ARCHITECTURE . PLANNING . INTERIORS

4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE



4.4 Professional Capabilities and Project Experience

Introduction

The following section outlines MCHarry & Associates' professional capabilities, resources, and relevant experience in providing architectural and engineering services for public-sector clients across South Florida. With nearly 70 years of continuous service, our firm has built a proven track record of delivering high-quality, cost-effective solutions for municipalities, educational institutions, and government agencies.

We understand the Town of Pembroke Park's need for responsive, multidisciplinary partners under a Continuing Services Contract and are prepared to provide the depth of expertise, technical precision, and design innovation necessary to support a wide variety of task orders ranging from studies and assessments to full design and construction administration services.

Firm Overview

MCHarry & Associates, Inc. is a distinguished architectural firm with over 68 years of experience providing exceptional design services throughout South Florida. Founded in 1957, the firm has grown into a trusted partner for a wide variety of public and private sector clients, known for delivering innovative, high-performance architectural solutions emphasizing sustainability, functionality, and design excellence.

- **Years in Business:** Over 68 years of continuous operation
- **Headquarters:** 2780 SW Douglas Road, Suite 302, Miami, FL 33133
- **Staff:** 26 professionals, including architects, project managers, designers, and support personnel
- **Primary Services:** Architectural, planning, and interior design
- **Primary Markets**: Education, municipal/government, civic, cultural, historic preservation, and commercial

Our single Miami office serves as the firm's central design and production hub, equipped with state-of-the-art design technology and fully staffed to manage complex projects efficiently from concept through construction closeout.

Mission Statement

At MCHarry & Associates, our mission is simple yet profound: to empower people by design. We are purposeful about providing our clients, consultants, and staff with the tools and collaboration needed to produce high-quality projects within budget and on schedule. Our philosophy is to listen carefully, capture our client's vision, and precisely deliver it—every single time.

Our team-driven, collegial environment fosters creativity and collaboration, allowing ideas to flourish and innovative solutions to emerge. We believe that architecture is not only about structures but about strengthening communities, inspiring civic pride, and improving the human experience.

Our philosophy is centered on creating functional, sustainable, and enduring architecture that reflects community identity and supports long-term operational value. With 26 professional staff, including 8 licensed architects and 4 licensed interior designers, and multiple LEED AP and CSI/CDT-certified professionals. MCHarry & Associates provides continuity, depth, and comprehensive in-house expertise to guide projects from concept through construction completion.

Licenses and Certifications

- **Architectural License:** Licensed to practice architecture in the State of Florida
- **Certifications**: Certified Small Business Enterprise (SBE) and Disadvantaged Business Enterprise (DBE) with Miami-Dade County

Sustainability Credentials: LEED-certified professionals on staff; extensive experience with sustainable and energy-efficient design
Professional Affiliations: American Institute of Architects (AIA), AIA Florida, Construction Specifications Institute (CSI), and other national and local professional organizations

MCHarry's team maintains all licenses, certifications, and credentials required to perform the full scope of architectural services in accordance with federal, state, and local regulations.

Professional Capabilities

MCHarry & Associates offers a complete spectrum of architectural and engineering design services to support municipal and public-sector projects. Our professional capabilities include:

- **Project Visioning**
- **Program Development**
- **Scope Validation**
- **Site Selection / Adaptability Review & Recommendations**
- **Feasibility Studies**
- **Conceptual / Schematic Design**
- **Construction Documents**
- **Construction Administration**
- **Closeout / Warranty**
- **Commissioning**
- **Sustainable Design**

These capabilities are supported by advanced Building Information Modeling (BIM) tools and a collaborative design process that emphasizes coordination, clarity, and accountability.

Depth of Resources

MCHarry's organizational structure is built around three core studios, Civic & Municipal, Educational, and Cultural & Historic Preservation, each led by a Principal Architect and supported by a strong team of Project Managers, Architects, and Designers.

Our 26-member staff combines experience, leadership, and technical skill, ensuring the flexibility and capacity to manage multiple on-call assignments simultaneously.

Key internal resources include:

- **Leadership & Oversight:** Principals and senior architects directly involved in all projects, ensuring consistent quality and client communication.
- **Technical Expertise:** Staff trained in Revit, AutoCAD, and BIM coordination, with advanced document management and digital collaboration tools.
- **Quality Control:** Rigorous QA/QC procedures and constructability reviews at 50% and 90% design milestones.
- **Construction Administration:** Field-experienced architects providing timely responses, detailed documentation, and cost-control oversight.

This internal structure provides the flexibility and strength to manage multiple on-call assignments simultaneously while maintaining MCHarry's standard of excellence across all deliverables.

Project Experience

MCHarry & Associates maintains a strong portfolio of continuing services contracts and long-term partnerships with numerous public-sector clients throughout South Florida. Many of these relationships span over a decade, renewed through multiple task orders and successive CCNA contracts reflecting our reputation for responsiveness, reliability, and design excellence.

Our experience includes on-call, task-order, and multi-year contracts for architectural and engineering services under the Consultants' Competitive Negotiation Act (CCNA), serving municipalities, school districts, universities, and state agencies across a wide range of project types.

Representative clients and projects include:

Miami Dade County Public Schools
Broward County Public Schools
Palm Beach County School District
City of Miami
City of Coral Gables
City of Miami Beach
City of North Miami
Florida Atlantic University
City of Deerfield Beach
City of Homestead
City of Lauderdale Lakes
City of Oakland Park
City of South Miami
City of Sunny Isles
City of West Park
Town of Miami Lakes
State of Florida Department of Management Services
Miami-Dade Aviation Department
Miami Dade Parks, Recreation and Open Spaces
Miami Dade College
Florida International University
Miami Dade County Department of Cultural Affairs
Monroe County
Monroe County School District
Village of Key Biscayne
Village of Miami Shores
City of Cooper City
Town of Davie
City of Opa-locka
Miami Dade County
U.S. General Services Administration
Village of Palmetto Bay

Representative Projects:

- **City of Miami Beach** – Dockmaster Building; Marine Patrol Headquarters (in design); Fire Station #4; Feasibility Studies & Assessments; Collins Park Rotunda Renovation
- **City of Coral Gables** – Merrick House Restoration; City Hall Renovations; Venetian Pool Improvements.
- **City of Miami** – Fire Station No. 2; Dorsey Library; Goulds Community Center; City Hall Reroofing; Legion Park Community Building Improvements; Armbrister Park Community Center
- **Town of Davie** – Governor Leroy Collins Farm Park (currently under permitting).
- **City of Opa-locka** – Historic Opa-locka City Hall Restoration
- **Miami-Dade County Public Schools, Broward County Schools, Palm Beach County Schools** – Over $100 million in school construction including new prototype schools, cafeterias, gymnasiums, and renovations. 45% of our portfolio is K-12 educational renovations and remodeling.
- **Miami Dade College** – Freedom Tower Upgrades; Historic Preservation and Restoration Projects; Restroom Renovations
- **HistoryMiami Museum** – Historic and cultural facility improvements and interior upgrades.

Representative Project Highlights:

Municipal / Civic Facilities

City of Miami Beach Dockmaster Building – Resilient marine operations facility (LEED Gold).
City of Miami Armbrister Park Community – Multi-purpose community facility providing classrooms, recreational amenities, and public gathering spaces that promote neighborhood engagement.
Town of Davie – Governor Leroy Collins Farm Park – Educational and recreational civic project.

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MCHARRY CONTINUING SERVICES CONTRACTS

Florida International University

Miami-Dade County Public Schools

Broward County Public Schools

Florida Department of Management Services

City of Coral Gables

City of Miami

Miami-Dade County Aviation

Miami Dade College

Miami Dade Parks & Recreation and Open

Monroe County

City of South Miami

Village of Palmetto Bay

Town of Miami Lakes

City of Miami Beach

Miami Dade GSA

ABILITY TO PROVIDE SERVICES

CONTINUING SERVICES CONTRACTS

PROJECT SIZE & SCOPE

- Projects between $75,000 to $7.5 million
- Renovation / Additions projects with rapid response time
- Multiple projects at same time

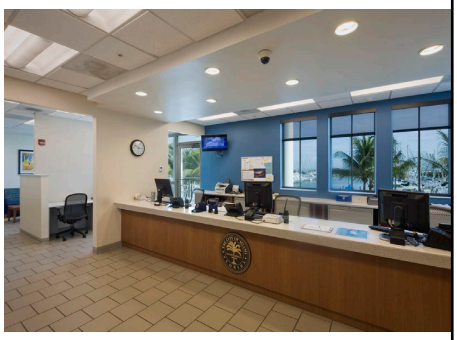
AE TEAM SKILLS

- Creative Thinking
- Problem-Solving
- Collaboration / Teamwork









City of Miami Dinner Key Marina Dockmaster Facility

Client:
City of Miami

Type of Project:
New Dockmaster Building

Project Location:
Coconut Grove
Miami, Florida

Building Area:
9,700sf

Completion:
2016

Budget:
$4M

LEED Certification:
Gold

Located in the historic and fashionable Coconut Grove neighborhood of Miami, Dinner Key Marina is Florida's largest wet-slip marina with space for 582 boats. To stay in step with ever-growing demand, the area recently underwent a massive renovation, including the addition of the newly constructed, 9,700 square-foot Dockmaster Facility, including a grand 10,000sf waterfront plaza.

Beyond its function as a service center for Marina customers, MC Harry Associates' three-story Dockmaster Building incorporates, demonstrates, and educates users and visitors on sustainable design concepts tailored to the South Florida waterfront environment.

The work consisted of the design and construction of a new building to replace the existing Dock Master's building, located in Dinner Key Marina. It is a three-story building erected on structural pilings. The ground floor accommodates support facilities, with customer area and administrative spaces on the second and third floors, respectively. The first floor consists of a limited parking area, laundry and storage facilities, and vertical circulation spaces. The customers' floor consists of a lounge area with a library, computer stations, a convenience store, in addition to restrooms and showers. The administrative floor includes office spaces, a conference room, staff restrooms, housekeeping, and supply rooms. Also, provided a covered balcony at this level. The new building was 9,700sf and its design complied with the rules and regulations of the Florida Department of Environmental Protection (FDEP) and the Coastal Construction Control Line (CCCL).

During Hurricane Irma, the Dockmaster building performed admirably during the storm and the emergency generator enabled the building to be used as the city's primary post-hurricane staging site for both FEMA staff and local law enforcement.



City of Miami Armbrister Park Community Center

Client:
City of Miami

Type of Project:
New 2 Story Facility
Community Center

Project Location:
Coconut Grove, FL

Completion:
On-Going

Budget:
$11M

Delivery Method:
Hard-Bid

Esther Mae Armbrister Park is a 4.4-acre City of Miami Park located at 4000 Grand Avenue, Miami, FL 33133 in the Coconut Grove neighborhood. The park has amenities that include an existing community center, baseball field, football field, tennis courts, basketball courts, playground, and exercise equipment, among others. This project includes the scope identified below: Demolition of the existing community center building and the construction of a new two (2)-story facility of approximately 10,000 square feet, and an outdoor pavilion at Esther Mae Armbrister Park. The new facility will include, at a minimum:

- One (1) administration office;
- Entrance reception area;
- Warming kitchen;
- Information Technology (“IT”) room with laptop charging stations;
- Multi-purpose room;
- Workrooms, including an artwork room that includes a sink;
- Elevator access to the second floor;
- Restrooms at both levels (first level restroom shall have access from the building exterior.
- and be able to be closed off from the rest of the building);
- Janitor closet;
- Sport equipment storage (with exterior access);
- Security: alarm, lightning detection, CCTV;
- Outdoor pavilion;
- Code-compliant parking area;
- Art in Public Places component; and
- Landscaping.



Town of Davie – Davie Collins Farm Park

Client:
Town of Davie

Type of Project:
Farm Park

Project Location:
Davie, FL

Construction Budget:
$21M

Delivery Method:
Hard Bid

Reference:
Keith Pursell
954-797-2086

The project strives to increase the public's understanding of the vital role agriculture plays in our everyday survival, while making learning fun. The land, facilities, amenities, and programming of the Governor Leroy Collins Park combine to provide this educational experience focused on agriculture and wildlife. The A/E will provide full-service, multi-discipline design documentation, permitting, bid/award, and construction administration services. Our program verification and schematic design services will refine the Town's previously approved master site plan and schematic design.

Elements of the project scope are summarized below:

1. Entry Control Gate: Site Civil and Utilities
2. Stables
3. Multi-Purpose Arena
4. Welcome and Education Center
5. Caretaker's House
6. Farm Observation Post: An elevated structure that will provide users the opportunity to view farming and animal activities.
7. Farmers Market
8. Farm Animal Barnyard
9. Crops and Gardens
10. Wetlands Program and Earthwork
11. Multi-use Trails
12. Native Landscaping
13. Offsite Roadway Improvements









MDCPS Prototype Elementary Schools

Client:
Miami Dade County Public Schools

Type of Project:
Prototype Elementary School

Construction Cost:
(4) Schools @ $96M

Year of Completion:
August 2007

Construction Method:
CM@Risk

Building Material:
Tilt-Up Construction

Student Stations:
825-1239 students

Contact:
Erick Laventure
305-995-4685

The goal of the 'prototype system' is to achieve a high-performance school that delivers meaningful civic presence, responds well to varying site conditions, and creates an inviting educational environment for impressionable young minds. MCHarry Associates has responded with a collection of 'proto-parts' to create a village-scale 'campus' organized around a central 'Mainstreet' pedestrian environment.

The architectural vocabulary for the campus is based on a 'tilt-wall model'. This construction model organizes a system of abstract, yet coherent, visual relationships expressed through the use of asymmetric, geometric, planar wall elements. Techniques for achieving student-oriented scale and proportion for the school include the use of wall plane articulation, fenestration, and the controlled use of bold color. Campus style layout is located on a 6 acre site and is comprised of 7 or 8 separate building elements supporting a pre-K thru 5th grade academic program.

Sustainable Design Strategies:
Derived from LEED Design Program & CHPS: California High Performance Schools

Awards:
Honorable Mention in the 2008 Educational Design Showcase





Opa Locka Historic City Hall & Gardens

Client:
City of Opa Locka

Type of Project:
Restoration and Adaptive Reuse

Project Location:
Opa Locka, Florida

Building Area (sf):
7,800sf

Renovation & Restoration Construction Cost
$4.5 million

Project Completion
January 2025

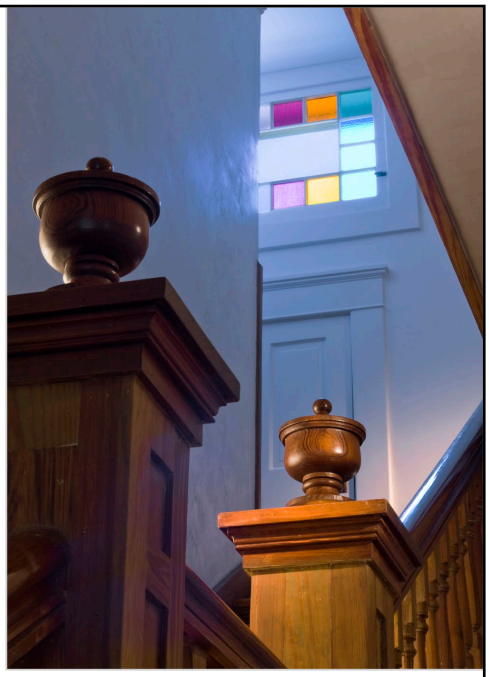
Project Contact:
Adelina Gross
305-496-8992

The City of Opa-Locka, a 1920s vintage thematic development of aviation pioneer Glen Curtiss, was based on the Arabian Nights folklore literature, evident by the large collection of Moorish Revival Architecture found throughout the City. Opa-Locka currently has twenty such buildings listed on the National Register of Historic Places.

Perhaps the most intriguing reminder of the City's past is its iconic City Hall building, designed by architect Bernhardt Muller. The building, with its array of domes, minarets, pointed arches, and crenellated parapets, was built in 1926 and served as the sales center for the emerging Opa-Locka community prior to becoming the City Hall administration building. The building was unoccupied for several years. MCHarry & Associates was engaged by the City in 2014 to assess the property and develop a multi-phase restoration program utilizing state and county historic grants for the construction costs.

The renovations included protection and restoration of existing architectural features including the wood stairs, painted Moorish details on the first floor, new doors and windows, restoration of existing doors, reinstallation of mosaic tiles on the building domes as depicted in the original drawings, restoration and fabrication of the metal finials on all the domes and minarets, new finishes to complement the existing finishes, restoration of existing historic lighting fixtures, re-roofing, existing stucco rehab and repainting as per original dwgs. All the work adhered to the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.





City of Coral Gables George Merrick House

Client:
City of Coral Gables

Type of Project:
Restoration & Renovation

Project Location:
Coral Gables, FL

Renovation Construction Budget:
$1.8 million

Year Completed:
2019

Building Area (sf):
7,557

Listed on the National Register of Historic Places, the Coral Gables Merrick House exists today much as it did in the 1920s. The house stands as a tribute to South Florida's history and the Merrick family's legacy. George Merrick was raised in the house and is the visionary behind the creation of the City of Coral Gables, with much of its architectural style tracing back to this house.

The City of Coral Gables acquired the property in 1976 and began its first restoration efforts in earnest. Over the years, the house has suffered additional distress, and in 2015, M.C. Harry & Associates was commissioned to repair, restore, and rehabilitate the Main House and the Garage Apartment.

Main components of this effort included extensive electrical, life-safety and air-conditioning upgrades, the restoration of all wood doors, windows, screens and hardware; repair, restoration of exterior finishes (stucco) and in limited areas, complete replacement of decaying wood framed walls and finishes; the entire re-roofing of the house with period Ludowici interlocking clay roof tiles and western cedar wood shakes matching the historic conditions, and the interior demolition and remodel of the Garage building - including complete re-roof - into new accessible toilets, storage and offices on the second floor.

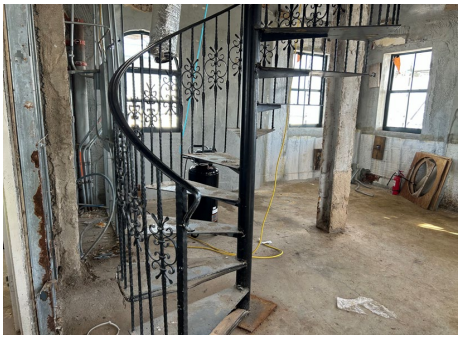
Completed in 2019, the property has been brought back to its 1925 appearance and will re-open to the public for tours and activities, continuing to be one of the City's most treasured historical resources.

Value of Construction Awarded: $1,448,591
Value of Construction Actual: $1,571,242
Difference: Owner requested changes/unforeseeable conditions

Project Completion Projected: 180 days
Actual Completion: 300 days







Miami Dade College Freedom Tower Upgrades

Client:
Miami Dade College

Type of Project:
Historic Preservation/Restoration/ Renovations

Project Location:
Freedom Tower
Miami, FL

Building Area:
88,250sf

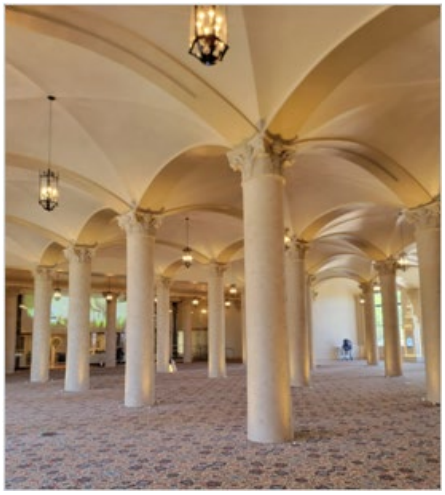
Completion:
2025

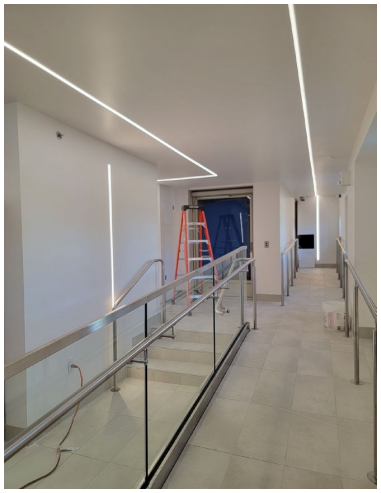
Budget:
$38M

Reference Contact:
Lisa Ulbrich
617-719-3466

Design Commencement:
11/2021
Design Completion:
5/2023

Work consists of the building upgrades of the Freedom Tower. Renovation addresses building code, life safety, and accessibility deficiencies, maintaining the historical integrity of the building. Structural work includes a new structural slab, repair of the east façade wind bracing steel structure, addressing corrosion on steel, replacement of guy wires bracing smoke evacuation fans on the 3rd floor roof level, repair of concrete columns, beams, and slabs. Historic preservation/restoration of the lobby. A new stair connecting floors 2-4, FPL vault relocated, and new ADA access.





MCHARRYASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS

4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM



4.5 Experience of Key Personnel and Project Team

Team Overview and Key Attributes
MCHarry & Associates, Inc. is a full-service architectural, planning, and interior design firm with over 68 years of continuous service throughout South Florida. Our staff of 26 professionals, including 8 licensed architects and 4 licensed interior designers, provides the in-house capabilities to deliver architecture, planning, project management, and construction administration under one roof.

Our firm is structured to ensure single-source responsibility, offering the Town of Pembroke Park the benefit of a fully integrated, locally based team with the capacity to manage projects from concept through construction closeout. Every project benefits from the direct involvement of our Principals, ensuring consistency, accountability, and exceptional quality control.

Prime Firm Role and Responsibilities
As the Prime Consultant, MCHarry & Associates will provide complete architectural design and management services for all task orders assigned under this continuing contract. Our in-house team possesses the skills necessary to oversee all phases of planning, design, documentation, and construction administration.

Our scope of in-house services includes:
- Architectural Design and Project Visioning
- Programming, Space Planning, and Feasibility Studies
- Site Evaluation and Code Analysis
- Construction Documents and Specifications
- Permitting Coordination and Quality Assurance
- Cost Control, Scheduling, and Construction Administration
- Sustainable and LEED Design
- Interior Design and Finish Coordination

MCHarry & Associates maintains long-standing working relationships with local engineers, planners, and specialty consultants and can readily engage pre-qualified partners when specific technical disciplines are required. However, all project management, coordination, and client communication will remain the sole responsibility of MCHarry & Associates.

Organizational Structure
The Town of Pembroke Park will be served by a dedicated project team led by our Principals and senior project managers, supported by experienced architects, designers, and administrative staff.

Project Leadership & Key Roles:

Craig Aquart, AIA, CSI – *Principal-in-Charge*
Lourdes Solera, FAIA –*Principal / Project Architect*
Howard Ferguson – *Project Manager*
Lawrence Arrington, AIA CSI LEED AP – *Code Officer / QA & QC*
Jalin Harrington, CDT – *Construction Contract Admin. Specialist*
Lisette Boosooboy, LEED AP – *Interior Design*
Tristan Sykes *– Production / 3D Visualization*
Laura Serna – *Production*

Each of these individuals brings hands-on experience in municipal, educational, and civic projects many completed under continuing service agreements for clients such as the City of Miami Beach, City of Coral Gables, Town of Davie, and multiple School Districts across South Florida. Our firm's hands-on approach, technical depth, and long-standing local experience make MCHarry ideally suited to support the Town's goals under this continuing A&E contract.

ORGANIZATIONAL CHART

The MCHarry Design Team stands committed to providing the Town of Pembroke Park with our expertise for Architectural Consulting Services



M.C. HARRY & ASSOCIATES INC.

Craig Aquart, AIA CSI
Principal / Project Executive Director

Lourdes Solera, FAIA LEED AP
Principal / Project Architect

ARCHITECTURE + DESIGN

M.C. HARRY & ASSOCIATES INC.

Howard Ferguson
Project Manager

Lawrence Arrington, AIA LEED AP
QA/QC Coordinator

Jalin Harrington, CDT
Construction Contract Admin. Specialist

Lisette Boosooboy, LEED AP
Interior Design

Tristan Sykes
Production / 3D Visualization

Laura Serna
Production

Craig Aquart, AIA

RID, NOMA, CSI
M.C. Harry & Associates, Inc.

Principal / Executive Director

Miami, Florida
34 Years Exp 19 years MCHarry



About Craig Aquart

Mr. Aquart has distinguished himself through leadership, professionalism and performance. He has over 25 years of experience in the planning, programming, design, and construction administration of numerous project types for municipalities, government agencies and public institutions.

He is particularly adept at orchestrating a creative interdisciplinary design team to explore multiple development scenarios leading to consensus among a divergent group of stakeholders. His experience as a full time field representative for numerous capital improvements, totaling more than a $150 million in construction, assure the constructability of his design work.












Select Experience

Atlantic Sapphire Salmon Farm
Miami Dade College; Miami, FL
- Eduardo Padron Campus Building 6
- Science Complex

SBC Community Development Corporation; Miami, FL
- SBC CDC Family Life Center

City of Miami; Miami, FL
- Armbrister Park Community Center

Town of Davie; Miami, FL
- Davie Collins Farm Park

City of West Park; West Park, FL
- Mary Saunders Park Improvements
- West Park - McTyre Park Master Plan
- West Park Plaza Envisioning
- West Park Transit Corridor Expansion

Miami Dade Aviation Department (Miami International Airport); Miami, FL
- Concourse CCE APM 3
- MIA North Terminal Federal Inspection Facility
- MIA CCE to CCF Bridge
- MIA Terminal Façade and Security
- MIA Collection Plaza
- MIA Terminal Wide Wayfinding Signage
- MIA EF & HJ Consolidated Checkpoint
- Concourse F Southside Expansion

City of Coral Gables; Coral Gables, FL
- Merrick House Restoration
- Venetian Pool Restoration
- City Hall Renovations

Florida International University; Miami, FL
- North Campus Marriot Distance Learning Classroom
- South Campus OE Building First Floor Renovations
- South Campus Panther Hall Lobby Renovations
- MARC 5 Office of Development
- HTM School - Renovations/Expansion
- International Center for Tropical Botany at Kampong
- South Campus PG6 Dan Marino Foundation
- DM Courtyard
- Graham Center Ballroom Refurbishment
- Graham Center Fresh Food Renovation
- Marc Lobby & Restroom Renovation

Professional Highlights

Education
Master of Architecture, University of Technology, Jamaica, W.I.

Registration & Licensing
Florida Architect AR96477 / Jamaica Architect #148 / TX Architect #29362
GA Architect #RA016480 / Florida ID #6438
Construction Specifications Institute

Lourdes Solera, FAIA

RID, NOMA, LEED AP
M.C. Harry & Associates, Inc.

Principal / Project Architect

Miami, Florida

39 Years Exp 26 years MCHarry



About Lourdes Solera

Ms. Solera has over 30 years of experience as an architect committed to both public service and advancing the cause of architecture. Ms. Solera has served the profession thru a variety of leadership positions at the American Institute of Architects (AIA) including AIA Miami 2004 President, Director at the Florida AIA Board and 2022 AIA Florida President. Her commitment to public service and historic preservation is reflected in her years at the City of Miami Historic and Environmental Preservation Board, Florida's Board of Architects and Interior Design and served on Miami -Dade County's Historic Preservation Board. She has also served as an adjunct professor at the School of Architecture at Florida International University. These endeavors have been balanced with the application of her extraordinary management skills, refined over time, on numerous public & private sector projects. Through this body of work, Ms. Solera has acquired considerable experience in the full range of architectural skills necessary to move highly technical and complex building types through programming, design/documentation, construction administration and closeout.










Select Experience

City of Opalocka City Hall
Miami-Dade Aviation Department
- MIA Collection Plaza
- Park 7
- MIA Terminal Wide Wayfinding Signage
- Concourse F Southside Expansion

City of Key West
- Key West City Hall

Atlantic Sapphire
- USA Salmon Farm

Miami Dade County Public Schools; Miami, FL
- Sunset Senior High School
- Miami Central Sr. High School
- Goulds Elementary School
- Coral Gables Sr. High School
- Glades Middle
- Hialeah K-8 Ctr
- Benjamin Franklin K-8
- Shenandoah Middle
- SW Sr. High

Florida Gulf Coast University; Ft. Myers, FL
- Florida Gulf Coast University Library

Miami-Dade County Department of Cultural Affairs; Miami, Florida
- History Miami Museum Renovation and Expansion Master Plan

Miami Dade College; Miami, FL
- Science Complex - Biology, Chemistry, Physics, Forensic Sciences
- Environmental Science and Criminal Justice Center

City of Miami; Miami, Florida
- Police Substation and Mounted Police Facility
- Historic Fire Station No.2 with Police Substation
- Dinner Key Dock Master Building (LEED Gold)
- Historic Dorsey Library Restoration
- Legion Park Community Building Improvements

City of Miramar; Miramar, FL
- Vizcaya Park Community Center (LEED Gold)

City of Miami Beach
- Fire Station No.4

School District of Palm Beach County, FL
- Citrus Cove
- Coral Sunset
- Del Prado
- Jaega MS
- Forest Hill HS
- Christa McAuliffe MS

Professional Highlights

Education

Bachelor of Architecture, Mississippi State University
Master of Architectural History, University of Virginia

Registration & Licensing

Florida Architect AR14445 / LEED Accredited Professional / Florida Interior Design ID5601

Howard Ferguson

M.C. Harry & Associates, Inc.

Project Manager
Miami. Florida
30 Years Exp 10 years MCHarry



About Howard Ferguson

Mr. Ferguson has worked on institutional , commercial and residential projects of varied sizes, budgets and complexities. He is an effective team player with experience across the project spectrum including programming, design development, documentation, construction administration and project closeout. He focuses on teamwork, timeline and budget to create and complete projects that far exceed the original expectations.













Select Experience

SBC CDC Family Life Center
Zoo Miami Restroom Renovations
School District of Palm Beach County Santaluces HS
City of Coral Gables
- Youth Center Clay Reroofing

City of Miami Armbrister Park
Department of Management Services
- FHP Lantana Reroof
- N Broward Roof Replacement

Florida International University
- Arena Athletics
- BBS Renovation - Phase 1
- Chartwells Refresh
- EC 3930 Multi-Purpose Room
- Field House Weight Room
- GC 2nd Flr New Stair
- ICTB - Kampong
- Mango 5th & 6th Flr Restrooms
- MARC 3rd Flr - Business Incubator
- OE Biology Labs
- PH 1st Flr Restroom Renovations

Miami Dade College
- Koubek Center Renovations
- Wolfson Campus DM

Miami International Airport
- MIA Top Central Terminal Façade
- MIA Wayfinding MIC Pedestrian Signage
- Dolphin and Flamingo Garages

Resorts World
- RW—Ballroom
- RWI– Omni Mall

Professional Highlights

Education
- Master of Architecture 1997, Univeristy of Technology, Jamaica

Lawrence Arrington, AIA

RID, CSI, NCARB, LEED AP
M.C. Harry & Associates, Inc.

Code Compliance/QC
Miami, Florida
49 Years Exp 41 years MCHarry



About Lawrence Arrington

Mr. Arrington has over 40 years of professional experience in architectural planning and design, landscape design, and the project management of large, complex capital improvements. Project experience includes numerous building types for a variety of governmental, institutional, and commercial clients. Mr. Arrington's special expertise in technical specifications and code analysis, combined with his design talents and detailed knowledge of construction make him a most effective project manager with an established track record for delivering award winning projects on-time and within budget.

Mr. Arrington has also conducted several value analysis workshops on large scale public sector projects which have resulted in significant savings to the client in both initial construction costs and subsequent life cycle costs.

Value Analysis recommendations have included revisions to sequence of construction and construction schedules, program scope modifications to life safety and building systems, building envelope and the benefits of non-proprietary specifications.











Select Experience

Atlantic Sapphire Salmon Farm
Miami Dade Aviation Department (Miami International Airport); Miami, FL
- Concourse E APM Replacement
- MIA North Terminal Federal Inspection Facility
- Terminal Wide People Mover System
- Dolphin Parking Garage Expansion
- MIA Techniport Building 100
- International Satellite Terminal Improvements
- Landside Patrol Operations Facility
- Ground Transportation Improvements
- Terminal Concessions "Main Street"
- Concourse F Expansions and Renovations
- Central Chiller Plant
- Skyport Helicopter Terminal

City of Miami; Miami, Florida
- Police Substation and Mounted Police Facility
- Historic Fire Station No.2 with Police Substation
- Dinner Key Dock Master Building (LEED Gold)
- Historic Dorsey Library Restoration
- Legion Park Community Building Improvements
- Melreese Golf Training Center (LEED Gold)

City of Miami Beach; Miami Beach, Florida
- Miami Beach Fire Station No.4
- Collins Park Cultural Center

City of Key West; Key West, Florida
- Key West City Hall at Glynn Archer (LEED Platinum)

University of Miami; Miami, FL
- UM Toppel Student Career Center (LEED Silver)

Resorts World Omni Hilton; Miami, FL
- RWI-Omni Hilton Renovations

Miami-Dade County; Miami, Florida
- 11th Judicial Circuit Court
- Courthouse Lobby Restoration & Courtroom 6-1 Restoration

Professional Highlights

Education
Construction Management, Florida International University
Master of Arts in Architecture, University of Florida

Registration & Licensing
Florida Architect AR8516 / NCARB Certified / LEED Accredited Professional
Florida Interior Design ID5590

Jalin Harrington, CDT

M.C. Harry & Associates, Inc.

Construction Contract Admin. Specialist

Miami, Florida

6 Years Exp 6 years MCHarry



About Jalin Harrington

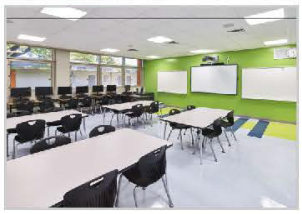
Mr. Harrington has over four years of professional experience at MC Harry Associates. As an Associate, he has worked on various renovation, expansion, and repair projects for the public and educational sectors. Current project municipalities include Miami Dade, Broward, and Palm Beach County, City of Miami, and the City of Coral Gables . He has worked in project development from Schematic Design through Construction Administration and is an integral part to our production team.











Select Experience

Resorts World - Ballroom
PROS - Larry and Penny Thompson Park
PROS - Southridge Park Aquatic Center
Atlantic Sapphire Salmon Farm
Zoo Miami Restroom Renovations
School District of Palm Beach County
- Santaluces HS
- Citrus Cove
- Del Prado ES
- Jupiter Elementary
- Pahokee Elementary
- Seminole Trails ES

School Board of Broward County
- Coconut Creek
- Broadview Elementary

City of Miami
- Armbrister Park
- Legion Park Community Building

City of Miami Beach
- Barclay Feasibility Study
- Byron Carlyle

Florida International University
- ICTB - Kampong

Miami Dade College
- Wolfson Campus DM
- Freedom Tower Repairs

Professional Highlights

Education

- Bachelor of Science & Architectural Studies, Florida A&M
- Bachelor of Architecture, FAU

Lisette Boosooboy, LEED AP

M.C. Harry & Associates, Inc.

Interior Design

Miami, Florida
20 Years Exp 20 years MCHarry



About Lisette Boosooboy

Ms. Boosooboy has over 15 years of professional experience. She has spent the last several years as MCHarry Associates' lead interior designer for higher education projects. She has been responsible for contract documentation and construction administration for numerous renovation / expansion / repair projects for public and educational sector projects.

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Select Experience

Atlantic Sapphire Salmon Farm
Borinquen Health Care Renovations
Miami Dade Aviation Department (Miami International Airport); Miami, FL
- MIA North Terminal Federal Inspection Facility
- MIA CCF Modernization Study
- MIA Top Central Terminal Façade
- MIA Wayfinding

GSA - Department of Homeland Security Federal Protective Service; Miami, FL
- Claude Pepper Renovations

City of Miami Beach; Miami Beach, FL
- Collins Park Rotunda
- Fire Station #4

City of Miami; Miami, Florida
- Fire Station 2
- Dorsey Library
- Legion Park Community Building
- Dinner Key Dockmaster Facility
- Melreese Golf Training Center

City of Coral Gables, Florida
- Merrick House Restoration
- 4520 Ponce Renovations

City of Key West; Key West, Florida
- Key West City Hall at Glynn Archer (LEED Platinum)

Miami Dade College; Miami, FL
- Eduardo Padron Campus 6 Expansion
- MDC Science Complex
- MDC Kendall Campus Makers Lab
- Tower Theater Renovations

Vizcaya Museum & Gardens
- Vizcaya Master Plan Implementation

Florida International University
- MARC 5th Floor
- MARC 3rd Floor
- Panther Square Interior Renovations
- UT 121 Office
- OE 129-132 Animal Lab
- Dan Marino Build-Out
- EXN Nutrition Build-Out
- EC West Entry Improvement

Professional Highlights

Education
Masters of Interior Architecture, Florida International University, 2013
Bachelor of Interior Design, Florida International University, 2005

Registration & Licensing
LEED Accredited Professional

Tristan Sykes

M.C. Harry & Associates, Inc.

Production / 3D Visualization

Miami, Florida

2 Years Exp 2 years MCHarry



About Tristan Sykes

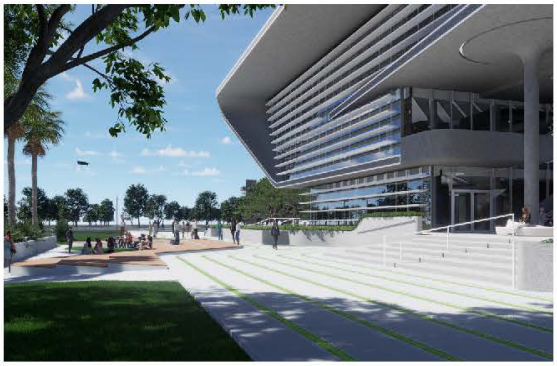
Mr. Sykes is a recent graduate from Florida International University with a Master's in Architecture. With experience spanning educational, municipal, and hospitality projects, he has honed his skills in design, BIM, 3D modeling and rendering, and graphical representation. He is proficient in all phases of the design process, from conceptual design to construction administration, specializing in design, visualization and constructiond documents.

Mr. Sykes expertise extends to evidence-based design, exploring how the built environment impacts the brain, body, and behavior. Mr. Sykes is an active member of the American Institute of Architects and the Academy of Neuroscience for Architecture, which allows him to stay at the forefront of innovative design practices.









Select Experience

Miami Dade Aviation
- MIA TOP CCF Gate F4 Wall Repairs
- MIA TOP CCF TSA

Miami Dade College; Miami, FL
- MDC Kendall Restrooms
- MDC NDM MEEC
- MDC North Building 7000
- MDC Wolfson Campus DM

Florida International University
- DM Window & Door Replacement
- UT Reroofing
- UT Stucco Remediation
- WPAC Rotunda Kiosk

City of Miami Beach; Miami Beach, Florida
- Marine Patrol

City of Miami; Miami, Florida
- Armbrister Park Community Center

Miami Dade County School Board
- Flamingo ES GoBond

School Board of Broward County
- Boyd Anderson GOBond Renovations
- Miramar High School
- Walker Elementary

School Board of Palm Beach County
- Coral Sunset ES
- Forest hill Community HS
- Jaega MS
- Polo Park MS

PROS Zoo Miami Tiger Exhibit
Sunrise School of Miami
South Miami Park Restrooms & Concession
Goulds Park Community Center Renovations
Little Haiti Marketplace Re-Roof
DMS Marathon ADA Restroom Renovations
MD-EDP Calusa Playhouse

Professional Highlights Education

- Master of Architecture with Summa Cum Laude Honors, Florida International University, 2024

Laura Serna

M.C. Harry & Associates, Inc.

Production Manager

Miami, Florida

4 years Exp 4 years MCHarry



About Laura Serna

Ms. Laura Serna has four years of experience at MCHarry & Associates. She has contributed to a variety of projects in the public and educational sectors, including work for Florida International University (FIU), Miami-Dade International Airport, Palm Beach County Schools, and Miami-Dade County Public Schools. Ms. Serna has participated in all phases of project development, from Schematic Design through Construction Administration, demonstrating a strong commitment to the design process and client needs. Her diverse project experience, attention to detail, and collaborative approach ensure the delivery of functional and innovative designs.













Select Experience

PROS Goulds Park
RW Ballroom
Opa Locka City Hall
Davie Collins Farm Park
Palm Beach County Schools
- Santaluces High
- Coral Sunset Elementary
- Loggers Run Middle
- Polo Park Middle
- Seminole Trails

City of Miami
- Armbrister Park

Miami Dade County Public School
- Glades Middle School
- Coral Gables Sr. High
- Miami Lakes K-8
- Coral Park High
- Flamingo Elementary

Broward County Public School
- Atlantic Technical College
- Boyd Anderson High
- Coral Springs High

Miami Dade College
- MDC Bldg.8000
- MDC Kendall KDM 23006
- MDC Freedom Tower

Florida International University
- FIU Lakeview South
- FIU UT Reroofing
- FIU UT Stucco Remediation

Miami Dade County Aviation
- MIA TOP CCF TSA
- MIA TOP CCF Gate F4

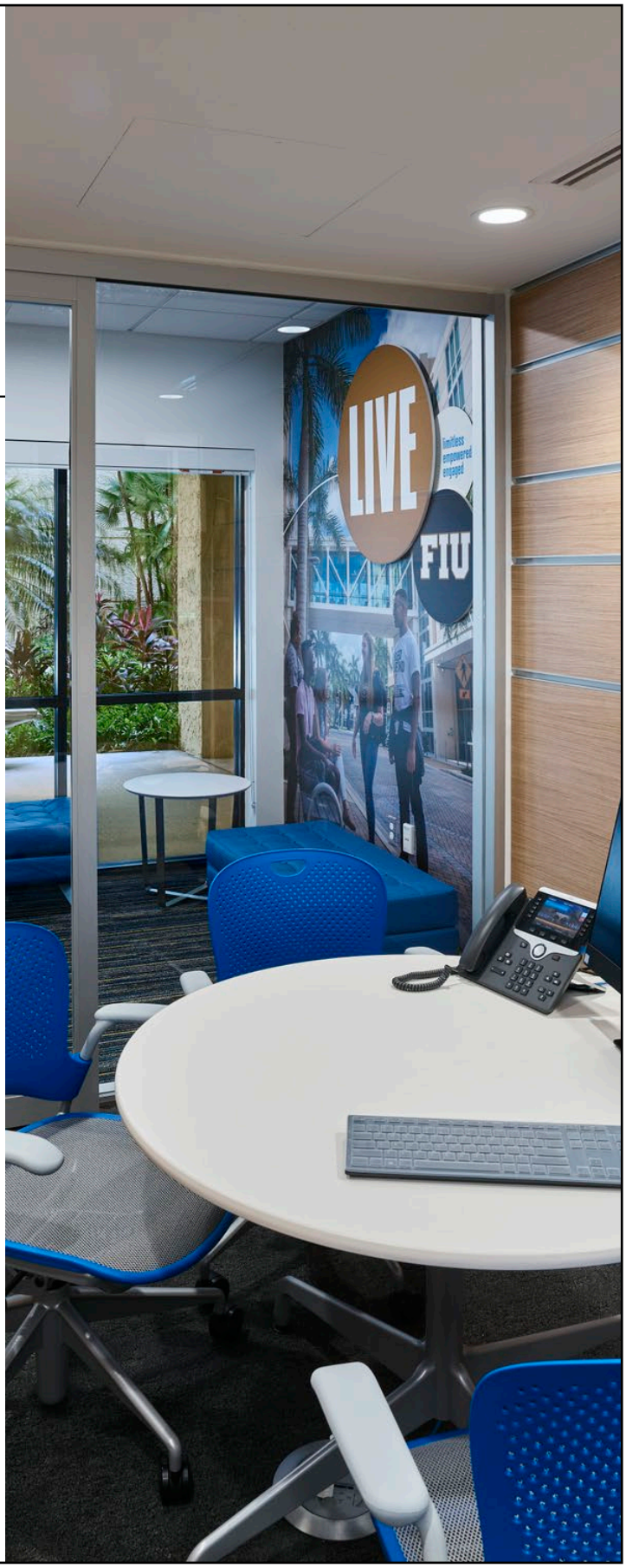
City of Miami Beach
- Collins Park Rotunda

Professional Highlights

Education

- Master of Architecture Florida International Univeristy, 2024
- Associates in Arts Broward College, 2020

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE



MCHARRYASSOCIATES

MCHarry & Associates has a proven record of providing high-quality architectural services for municipal, educational, and community projects throughout South Florida. Each project described below demonstrates our firm's technical expertise, coordination capabilities, and commitment to delivering cost-effective, sustainable, and context-sensitive design solutions.

All projects were performed under continuing services or CCNA-based contracts within the last five years and reflect MCHarry's ability to manage complex scopes efficiently while maintaining strong client communication and quality assurance from design through construction.









City of Miami A/E Planning Services

Client:
City of Miami

Type of Project:
A/E Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

Project Completion:
2014-2024
***Extended till 1/2026**

A/E design services for various projects

Dinner Key Marina Dockmaster Facility: The design and construction of a new, three-story, Dockmaster Building serving the Coconut Grove Dinner Key Marina. It replaces the 40-year undersized facility and provides a shaded commons area and patron parking on the first floor, customer services on the second floor, and administrative offices on the third floor. Const Cost 4,365,526.00 Completion 12/2016
Richard Pope, City of Miami Project Manager 305-416-1285

Dorsey Memorial Library Restoration:
Restoration/Reconstruction of the Dorsey Memorial Library located in the heart of Overtown. Const. Cost 918,502.05 Completion 12/2018
Jose Caldeira, City of Miami Project Manager 305-416-1290

City Hall Reroofing:
The Design, Permitting, and construction administration for the roof replacement and lighting protection of City Hall Reroofing. Const. Cost 250,000.00 Completion 4/2018
Jose Caldeira, City of Miami Project Manager 305-416-1290

Past Projects also include: City of Miami Mounted Police Unit Stables at Lummus Park, Melreese Golf Training Center, CRA Fire Station No.2, Legion Park, City Hall Reroofing, Domino Park






City of Miami Beach AE Planning & Design Services

Client:
City of Miami Beach
2014-20170

Type of Project:
Miscellaneous A/E Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

Contact Reference:
Colette Satchell
305-673-7071

Various Architectural renovations, studies and capital improvements for the City of Miami Beach.

Professional A/E Services—General (2014-2020)
Professional A/E Services—Historic (2021-2026)

2021 CMB Marine Patrol - The proposed project site area is approximately 16,500 square feet within the City owned property of 148,376 square feet. The Marine Patrol Facility is located between the park and public parking lot, and the boat launch and boat trailer parking area. The proposed project is to be designed and constructed within current zoning code parameters. No variances are requested. Per Land Development Regulations Section 133-2, the proposed Marine Patrol Facility will pursue LEED Gold Certification.

2018 CMB Collins Park Rotunda Renovation - Complete renovation of Rotunda Building in Collins Park to become a Performing Arts Venue and the design of a 900 SF Addition to provide ADA access, restrooms and utilities to serve the performing arts space.

2020 CMB Fillmore Conditions Assessment - Conditions Assessment and Cost Estimate for CMB Fillmore at Jackie Gleason Theater.

2023 CMB Byron Carlyle Conditions Assessment - Conditions Assessment and Cost Estimate for CMB Byron Carlyle Theater.

2024 CMB Barclay Feasibility Study & Recommendations - Barclay Building at 1940 Park Avenue, Miami Beach 33139. Currently vacant apartment building. Feasibility Study and Recommendations and cost estimates to restore the building to use as either 1) all residential, or 2) half residential and half for programming currently at the South Shore Community Center - daycare for at least 75 children, and office space.



MDC – Architectural Continuing Services

Client:
Miami Dade College

Type of Project:
Architectural Continuing Services / Renovations & Repairs

Construction Cost:
Varies

Year of Completion:
2020-2026

MC Harry Associates has successfully completed the design and construction of several projects developed through continuing services contracts with various construction values. The scope of services includes the renovation and expansion of classrooms, offices, and administrative spaces; repair and remodeling, investigations, and presentation of proposed solutions. Responsible for reviewing all existing zoning ordinances and building codes and incorporating all of the above data into complete construction documents, including final working drawings, specifications, and bid documents necessary for the bidding and construction of the project, and in some instances for construction management.

Miami Dade College North Campus Building 1000: The program scope transforms these multi-use buildings, involving three primary areas of work:
1. The decommissioning of 20,000 square feet of existing science laboratories and the conversion of this area into the new Faculty Offices and Classrooms;
2. The design of the new Media Services Center;
3. And the creation of a new 13,000 square foot Business Management Center, which includes a state-of-the-art lecture hall facility.

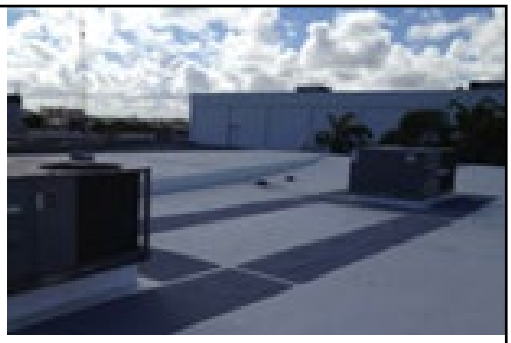
MDC Renovation 3000-5000: Renovate 3 distinct areas within active occupied student buildings. 1. Funeral Services/ Mortuary Sciences lab; 2. Architectural Lab and Wood Shop, and 3. Music Rehearsal Spaces. Project cost for this phase: $1,450,000

MDC Tower Theater Renovations: Work involved roof replacement, HVAC replacement, Main UPS Replacement, and direct replacement of existing emergency and exit light fixtures. $804,265

MDC Koubek Center Renovations: Renovations to Classrooms, ArtSpace, and Exterior Improvements Project Cost: $1.8M

MDC Bldg 7 Gym Floor Replacement: Replacement of the existing hardwood sports flooring. $350,000







DMS Miscellaneous A/E Services

Client:
DMS
2013-2020

Type of Project:
Miscellaneous A/E
Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

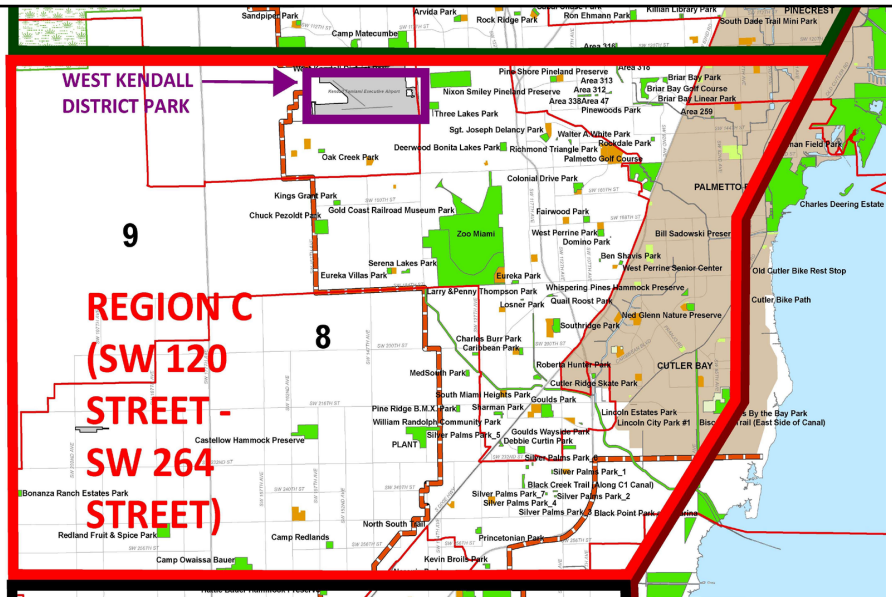
Architectural and Engineering miscellaneous services for projects under $2 Million Construction Cost. (2013-2020)

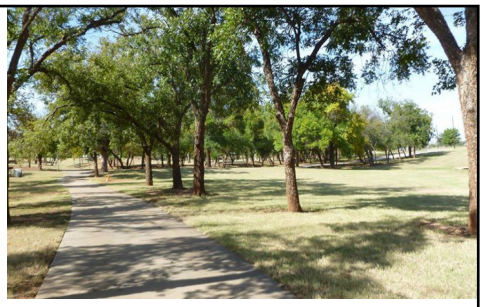
2023 DMS MCRSC Lab Conversion: Convert existing lab (1120 sf) on the 2nd floor to new office space. Construction Cost: $270,000 John Bridgeman 850-487-0525

2023 DMS Rohde Building Misc. Repairs: The scope involves investigating and providing design solutions for: 1. Replacing an overhead "garage door" at the loading dock. 2. Replacing all storefront doors to the enclosed fourth-floor aluminum and glass corridor connecting North and South towers. The corridor is not air-conditioned and has low-level louvres that allow ventilation but also water intrusion. 3. Provide a design solution for pedestrian access gates to resolve safety and security concerns at the ground floor southwest entry of the North Garage and the ground floor northwest entry of the South Garage. 4. Provide a design solution for a vehicular access arm/gate to resolve safety and security concerns at the ground floor South Entry of the North Garage. Construction Cost: $150,000 John Bridgeman 850-487-0525

2021 DMS N Broward RSC Roof Replacement: Our scope involves becoming familiar with the existing conditions of the roofs, conducting roof moisture and visual roof survey, identifying observable roofing deficiencies, meeting with stakeholders regarding water penetration issues, and providing roof replacement and repair construction documents and specifications to replace the roof system. Construction Cost: $2.3M John Bridgeman 850-487-0525

2020 DMS Gore 1st Flr Restroom ADA: The scope will require demolition and reconstruction of male and female restrooms at the ground floor. We anticipate the removal and replacement of all plumbing fixtures, toilet partitions, accessories, as well as floor, wall, and ceiling finishes. Replacement of plumbing fixtures is to ensure both restrooms are ADA compliant. As scope, we will relocate the plumbing sanitary riser and water line infrastructure as necessary. Construction Cost: $150,000 John Bridgeman 850-487-0525







Parks Recreation & Open Space

Client:
Miami-Dade County

Type of Project:
Parks and Open Space Planning and Design

Project Location:
South West Miami-Dade County

A/E Fee:
$3million

Contract Term:
2017 thru 2027

Miami-Dade County is committed to the principals of building a healthier, more vibrant and livable community through implementation of their Parks and Open Spaces Master Plan. Accordingly, they turned to MC Harry Associates to address the County's planning and design goals for the 300 square mile Region C area of Southwest Miami-Dade County containing more than 60 public parks and preserve areas.

The 10 year contract will achieve a variety of cost effective and aesthetically satisfying experiences for all park users by creating beautiful, durable, ecologically sustainable park environments where the relationship between the visitor and the unique elements of each park are thoughtfully considered.

These projects collectively represent MCHarry's technical depth, public-sector experience, and capacity to deliver on-call architectural services consistent with the Town of Pembroke Park's continuing services contract. Each project demonstrates our ability to balance design innovation with functionality, compliance, and long-term community benefit.

4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH



MCHarry & Associates brings nearly seven decades of experience successfully managing municipal and educational projects throughout South Florida. Our approach to project implementation is rooted in proactive coordination, clear communication, and disciplined project management, ensuring that every assignment—no matter the size or complexity is delivered on time, within budget, and to the Town's full satisfaction.

Our firm is structured to support multiple on-call task orders simultaneously, with dedicated staff assigned to each project and direct oversight by a Principal and Project Manager. This approach ensures continuity, accountability, and responsive service at every stage.

Technical Capabilities and Coordination

MCHarry's technical capabilities include comprehensive design, documentation, and construction administration services supported by advanced Building Information Modeling (BIM/Revit) and digital project management systems. These tools enable seamless coordination across all design disciplines, facilitate real-time updates, and ensure accuracy throughout each phase of work.

For each task order, we implement a three-tier coordination structure:

1. Internal Team Coordination – Daily communication between architecture, planning, and interiors to align goals and design intent.2
2. Client and Stakeholder Coordination – Regular meetings with Town staff to review progress, confirm decisions, and address priorities early.
3. Agency and Permitting Coordination – Ongoing engagement with local regulatory agencies to confirm compliance with SREF, FBC, ADA, LEED, and other applicable standards.

Project Scheduling and Resource Allocation

Each assignment begins with a project-specific work plan and milestone schedule, identifying all deliverables, responsibilities, and review dates.

- **Manpower Planning:** Key staff are assigned based on expertise and workload availability to maintain balanced resourcing across all projects.
- **Scheduling**: Internal deadlines are set earlier than client milestones to allow adequate time for quality review before submittal.
- **Progress Monitoring**: Weekly internal check-ins and monthly client updates ensure schedule adherence and quick resolution of potential delays.

This structured system allows MCHarry to maintain the flexibility required under continuing contracts, where response times and concurrent project management are essential.





Quality Control and Assurance

Quality is at the core of MCHarry's practice. Our QA/QC procedures are formalized and implemented at key design milestones to ensure technical accuracy, compliance, and constructability.

Our process includes:

- 50% and 90% QA/QC Document Reviews – Conducted by senior staff not directly assigned to the project to provide objective feedback.
- Peer Reviews – Cross-discipline checks for coordination between architectural, structural, MEP, and civil components.
- Code and Accessibility Verification – Systematic review against Florida Building Code, ADA, and local ordinances.
- Constructability and Cost Validation – Continuous evaluation of design solutions against budget and market conditions.

These checkpoints ensure that each deliverable meets both the Town's standards and professional best practices, minimizing revisions and change orders during construction.

Timely Reporting and Construction Phase Services

During construction, MCHarry's project managers maintain consistent communication with the Town's representatives, providing:

- Field Observation Reports and Meeting Minutes after each site visit.
- Timely review of pay applications and change orders to confirm alignment with contract documents and budget.
- Submittal and RFI Tracking Logs to ensure prompt response and minimize contractor delays.
- Closeout Documentation and Warranty Verification at project completion.

Our field staff are trained to identify issues early, communicate them clearly, and resolve them efficiently—ensuring projects progress smoothly from design through occupancy.

On-Call Responsiveness and Capacity

As a locally based Miami firm, MCHarry & Associates is uniquely positioned to provide rapid response and on-call services to the Town of Pembroke Park. Our principals and senior staff are readily available to attend meetings, perform site visits, or respond to task order requests within 24–48 hours.

With multiple licensed architects and project managers on staff, MCHarry maintains sufficient capacity to mobilize immediately upon authorization, providing the Town with the flexibility needed for unplanned assignments, emergencies, or expedited projects.

Compliance and Standards

All work performed by MCHarry & Associates conforms to:

- Florida Building Code (FBC) and all applicable state and local regulations
- Americans with Disabilities Act (ADA)
- Sustainable design standards (LEED, Green Globes, or equivalent)
- Standard industry practices (AIA, CSI, and ASTM)

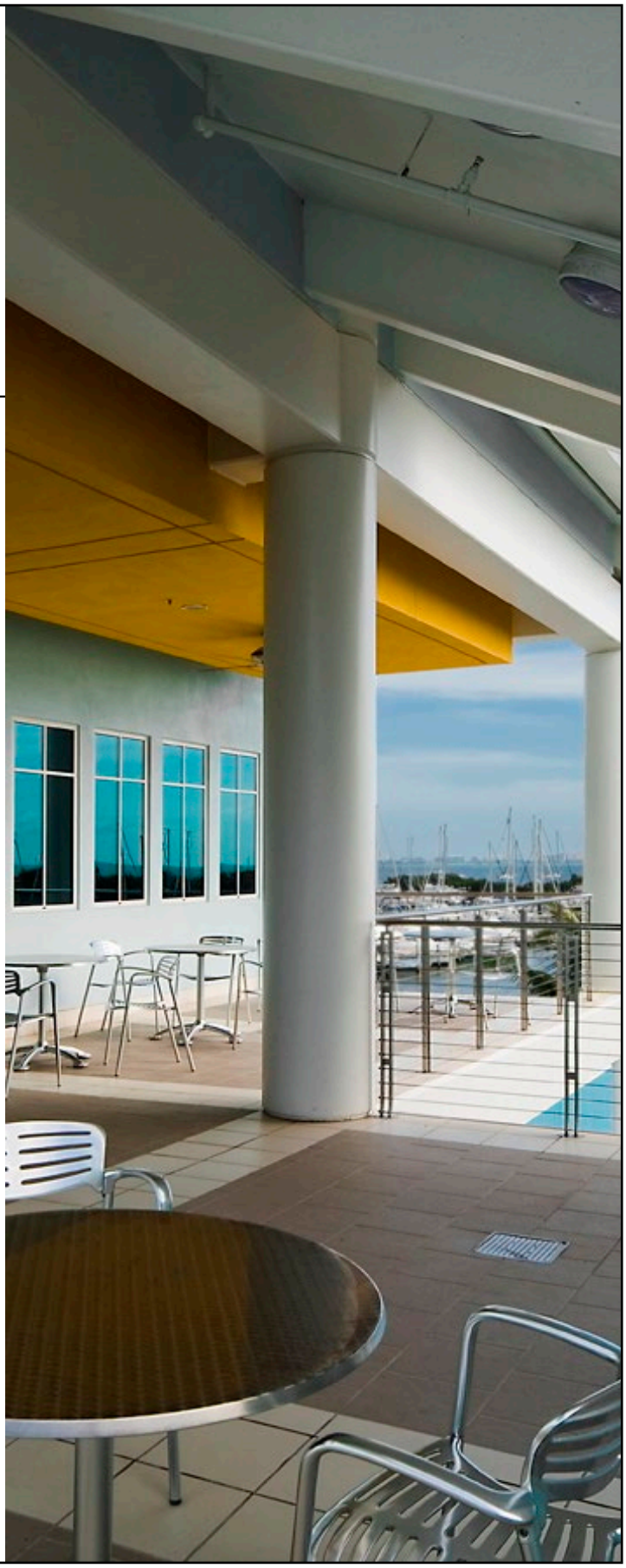
Our approach ensures every project adheres to the highest professional standards while maintaining efficiency, safety, and long-term value for the Town.

MCHarry & Associates' project implementation strategy is defined by precision, responsiveness, and accountability. Through disciplined scheduling, proactive communication, and rigorous quality control, we ensure that each project entrusted to us, large or small, is delivered with the professionalism, efficiency, and excellence that have defined our firm for more than 68 years.

Key Features of Our Approach:

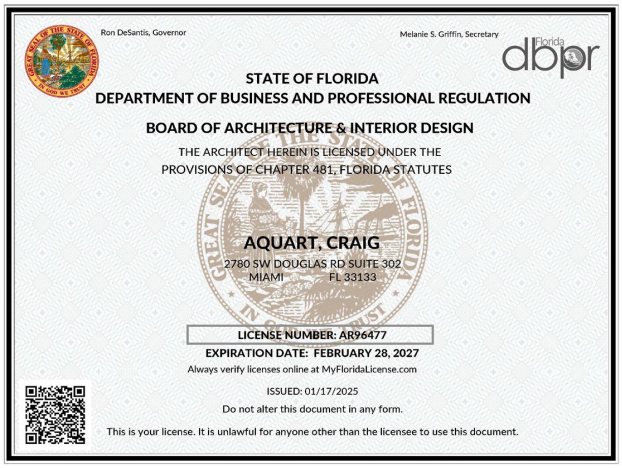
- Single-Source Responsibility – All services managed in-house for efficiency and accountability.
- QA/QC Milestones – Built-in reviews at 50%, 90%, and pre-construction phases.
- On-Call Responsiveness – Staff mobilized within 24–48 hours.
- Local Knowledge – 68 years of experience navigating local codes and permitting.
- Client Communication – Continuous coordination and transparent reporting at every stage.

4.8 PROFESSIONAL LICENSURE



MCHARRYASSOCIATES

M.C. Harry & Associates Inc. is a licensed architectural firm authorized to provide professional architectural services in the State of Florida.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

AQUART, CRAIG
2780 SW DOUGLAS RD SUITE 302
MIAMI FL 33133

LICENSE NUMBER: AR96477
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/17/2025

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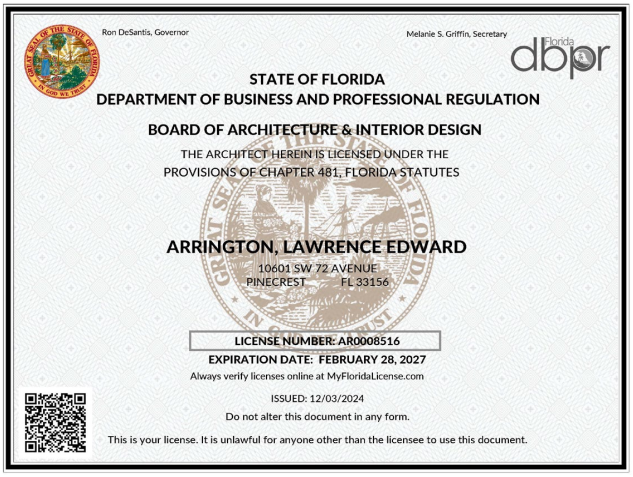
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

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Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ARRINGTON, LAWRENCE EDWARD
10601 SW 72 AVENUE
PINECREST FL 33156

LICENSE NUMBER: AR0008516
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/03/2024

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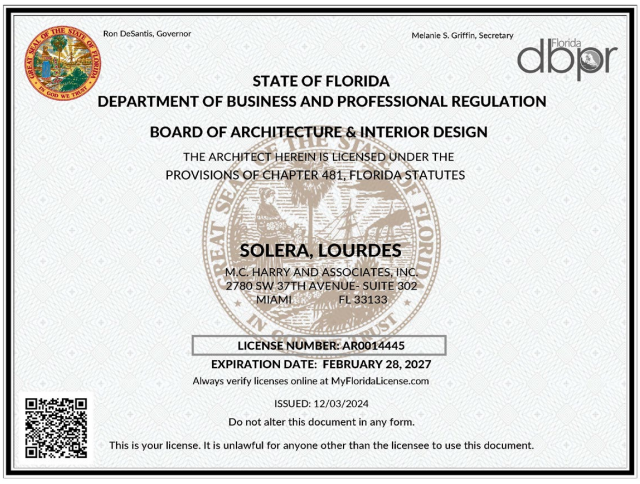

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SOLERA, LOURDES
M.C. HARRY AND ASSOCIATES, INC.
2780 SW 37TH AVENUE- SUITE 302
MIAMI FL 33133

LICENSE NUMBER: AR0014445
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/03/2024

Do not alter this document in any form.

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State of Florida
Department of State

I certify from the records of this office that M.C. HARRY AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on March 24, 1983.

The document number of this corporation is G30512.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 17, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of January, 2025

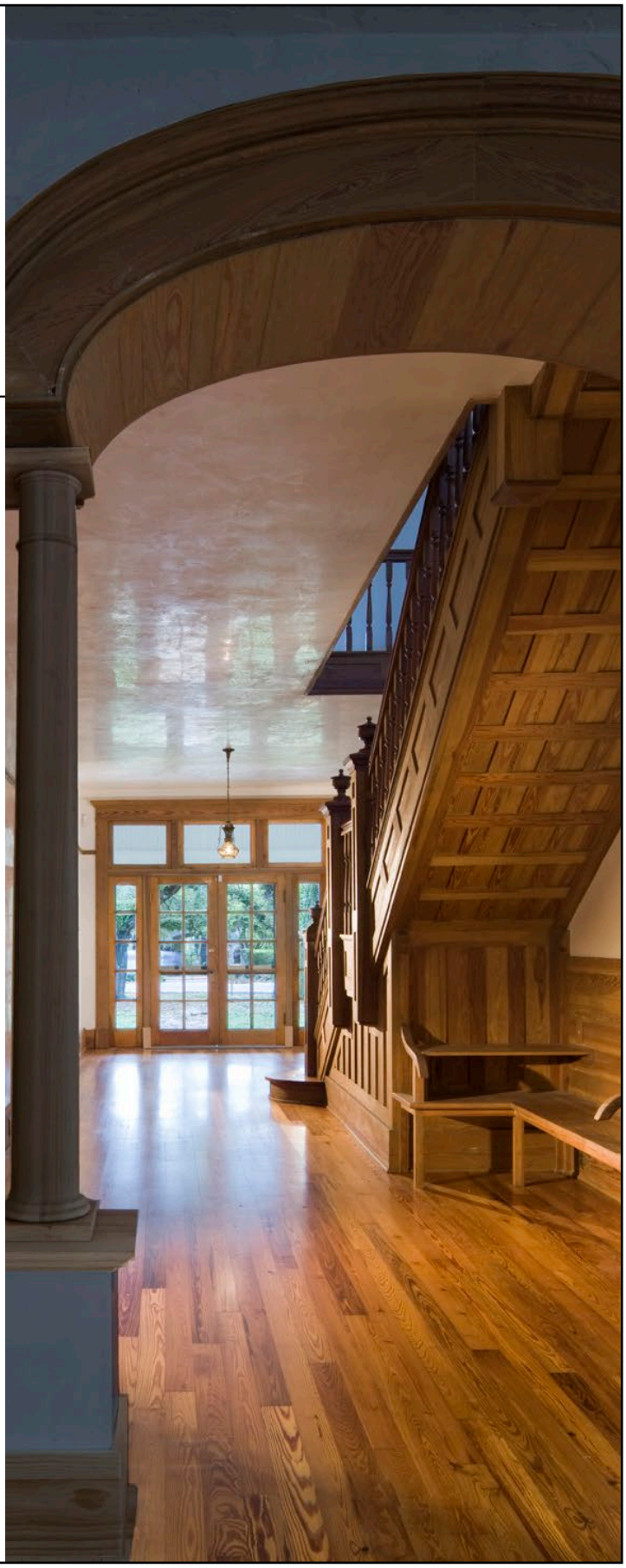
Secretary of State

Tracking Number: 0679694867CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

4.9 REQUIRED FORMS AND ACKNOWLEDGEMENTS



SECTION 6.0 REQUIRED FORMS

Business Name: M.C. Harry & Associates Inc.

D.B.A.:_____ Federal I.D. No.: 59-2281430

Business Address: 2780 SW Douglas Road, Ste.302

City : Miami State: FL Zip: 33133

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.:_____ Dated:_____

Addendum No.: 2 Dated: 11/4/25 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☐ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☐ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☐ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☐ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☐ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1728763

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

M.C. Harry & Associates Inc.
Consultant Name

11-13-2025
Date Signed

Affiant Signature

Craig Aquart, Principal
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13 day of November, 20 25 by means of ☒ physical presence or ☐ online notarization, by Craig Aquart who is personally known to me or who produced the following identification:_____.

Elena Costa
(Notary Seal)

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH-032572

Notary Public for the State of Florida

My commission expires: May 24,2029

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of M.C. Harry & Associates Inc., a nongovernmental entity.

3. M.C. Harry & Associates Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Lourdes Solera

#2 Print Name: Jackie Ibinarriaga

Under penalties of perjury, I declare that I have read the foregoing and the facts stated ~~in it~~ are true:

Print Name: Craig Aquart

Title: Principal

Entity Name: M.C. Harry & Associates Inc.

OATH OR AFFIRMATION

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 20 25, by Craig Aquart (name of person) as Principal (type of authority) for M.C. Harry & Associates Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH 632572

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. M.C. Harry & Associates Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Lourdes Solera

#2 Print Name: Jackie Ibinarriaga

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Craig Aquart

Title: Principal

Entity Name: M.C. Harry & Associates Inc.

OATH OR AFFIRMATION

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 20 25, by Craig Aquart (name of person) as Principal (type of authority) for M.C. Harry & Associates Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or

_____ Produced identification (Type of Identification: _____)

_____ Did take an oath; or

_____ Did not take an oath

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH 625571

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: M.C. Harry & Associates Inc.

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 59-2281430

4. Website address: (if applicable): www.mcharry.com

5. Principal place of business address: 2780 SW Douglas Road, Ste.302 Miami, FL 33133

6. Office location responsible for this project: 2780 SW Douglas Road, Ste.302 Miami, FL 33133

   Telephone No.: 305-445-3765

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Craig Aquart

   Title: Principal

   E-mail: caquart@mcharry.com

   Telephone No. 305-445-3765

Name: Lourdes Solera

Title: Principal

E-mail: lsolera@mcharry.com

Telephone No. 305-445-3765

9. List name and title of each principal, owner, officer, and major shareholder:

a) Craig Aquart

b) Lourdes Solera

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) _____

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Architectural, Planning and Interior Design Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 42 years.

15. **Is your firm's** business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. **Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties** during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the **Vendor's** business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

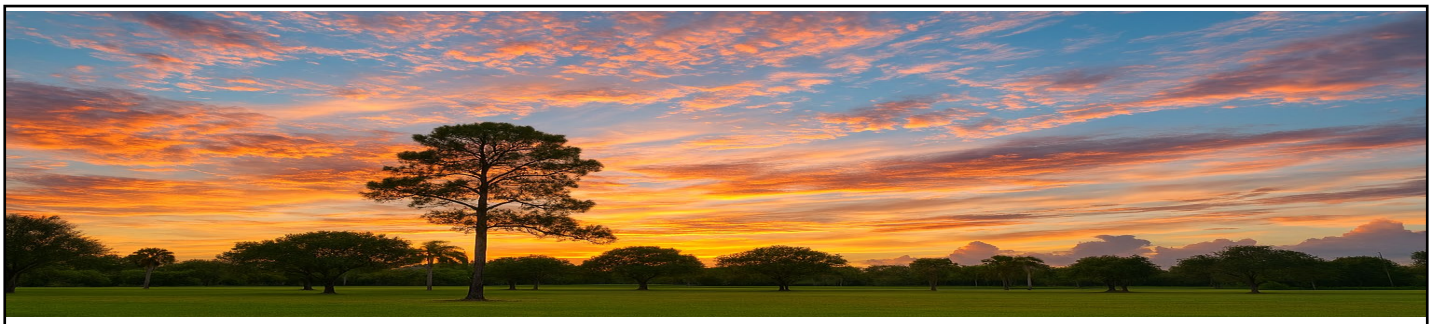
M.C. Harry & Associates Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**



4.1 TITLE PAGE

"RFQ 25-02"
TOWN OF PEMBROKE PARK

REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Due: November 13th, 2025 by 10:00 a.m.

JORGE A GUTIERREZ ARCHITECT LLC

GREEN • SUSTAINABLE • HIGH PERFORMING ARCHITECTURE

JORGE A GUTIERREZ ARCHITECT LLC

4000 Hollywood Blvd. Suite 455S Hollywood, FL 33021

Cell 954-804-3517 Hollywood 954-367-7877

Jorge A. Gutierrez, AIA LEED AP - **Principal**

Email: Jor-G@jagaia.com

JORGE A GUTIERREZ ARCHITECT LLC

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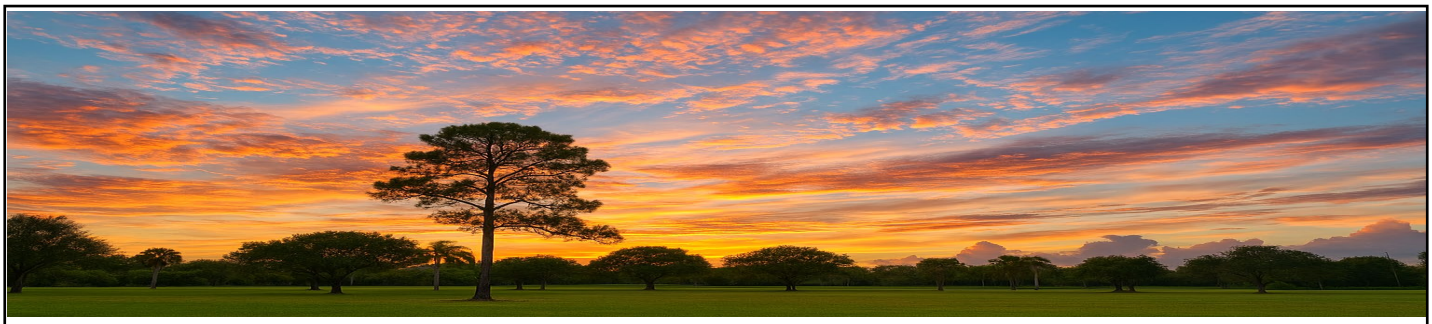

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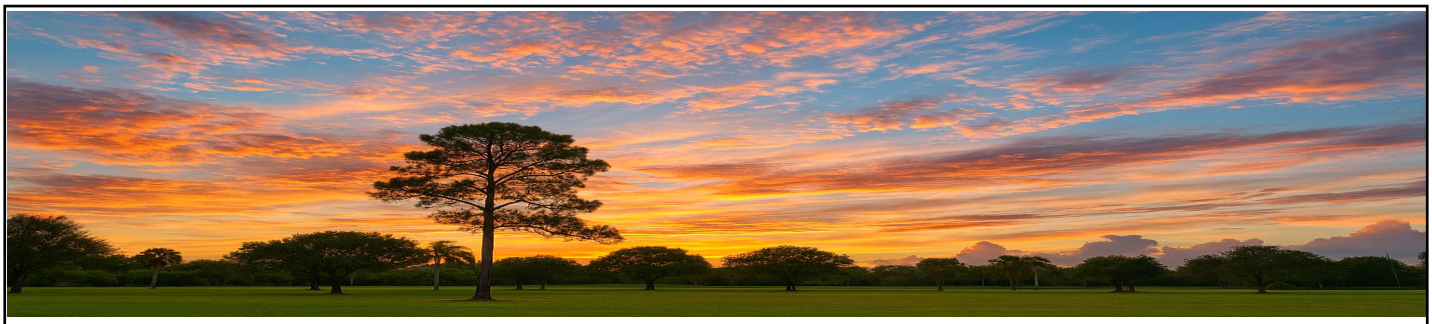


4.3 COVER LETTER / EXECUTIVE SUMMARY

November 12, 2025

Office of the Town Manager
3150 SW 52nd Ave.
Pembroke Park, FL 33023

Via: Demandstar

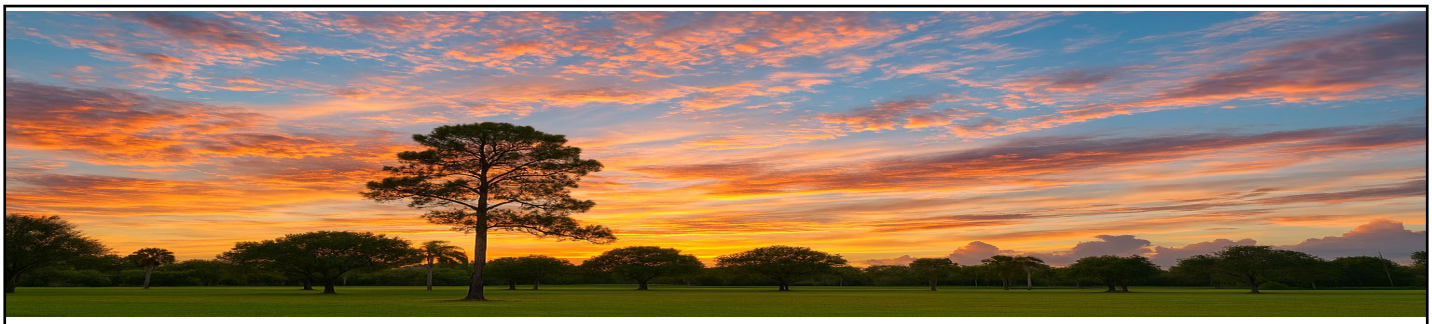
Re: "RFQ 25-02"
REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Dear Selection Committee:

Jorge Gutierrez, AIA LEED AP – Principal, has over 34 years of experience in Architectural Design and Project/Construction Management for numerous government and educational facilities in South Florida. His work spans from conception through construction, including post-occupancy and warranty services, as well as retrofits, additions, and expansions. As evident from our extensive experience with various delivery methods, projects are typically delivered through Construction Management at Risk (CMAR) recently. As the Owner, Principal, and Architect of Record, Jorge Gutierrez, AIA, LEED AP, is authorized to make decisions on behalf of the team and will serve as The Town of Pembroke Park's Project/Client Manager, overseeing all aspects of this work.

JORGE A GUTIERREZ ARCHITECT LLC – Architectural Design and Construction Team directly involved with the work.

- Jorge A. Gutierrez, AIA LEED AP — PIC/Architect of Record/ Project Manager
- Ramon Gonzalez –Project Architect
- Metello Magistri –Staff Architect/ Production
- Mioris Cardona – Staff Architect/Production
- Mariia Romero – Staff Architect/ Production
- Pedro Zavala – Staff Architect/ Production



We have additional Staff, an Architect/Production, and if a project or task requires it, the staff above will be 100% available for this contract.

Our firm has consistently demonstrated its ability to meet project budgets, schedules, and review processes. Our team has no issues or exceptions and will enthusiastically comply with all terms and conditions of this RFQ.

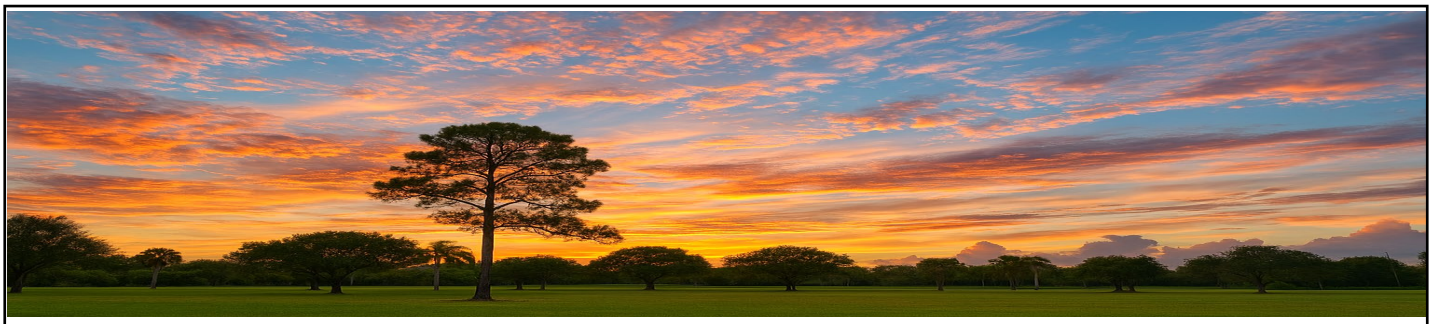
Architectural Services:
Planning, preparing preliminary study designs, drawings, and specifications; conducting job-site inspections; and administering construction contracts in accordance with Florida State Statute 481.203(6). Provide comprehensive construction drawings and specifications for buildings, additions, renovations, and other projects.

Our firm is experienced leading a multi-discipline team and should a project require other disciplines such as mechanical, electrical, plumbing and fire protection engineer, telecommunications, landscape, irrigation, civil, structural, United States Green Building Council Leadership in Energy and Environmental Design (LEED) among others to complete a project or a task – we are prepared to work as a TEAM for the Town of Pembroke Park and any other subconsultants either already on board with a continuing contract with the City or we could propose others we've worked with in the past for approval.

We commit to a preliminary conceptual design to develop construction documents and specifications per the Town of Pembroke Park RFQ and to abide by all outlined Progress reviews required at the 30%, 60%, 90%, and 100% design stages for review and approval by City staff.

Similar Contracts

- Continuing Contract Hallandale Beach
- Continuing Contract Miami Gardens
- Continuing Contract Pompano Beach
- Continuing Contract Deerfield Beach
- Continuing Contract Village of Miami Shores
- Continuing Contract Miami-Dade County Public Schools
- Continuing Contract Broward County Public Schools
- Continuing Contract School District of Palm Beach County
- Miami International Airport, Group Restrooms Modernization
- Brockman Library Remodeling, Miami Shores
- Miami-Dade Library Facade Renovations, Miami
- State Farmers Market Lab,



Provide inspections, plan reviews, and cost estimates, and LEED services as necessary. Additionally we will:

- Prepare and submit signed and sealed construction drawings to the Town of Pembroke Parks Building Division and all other applicable agencies for review and make any revisions required for the issuance of a building permit.
- Upon the completion of the 90% submittal, the Consultant shall provide a detailed final cost estimate.
- Provide bidding services, including review and creation of bid packages, RFI, and assist where needed.
- All drawings and specifications will be delivered per the requirements of the RFQ.
- Provide construction administration upon request by the City
- Attend meetings with City staff and presentations to City Commission/Board of Directors.

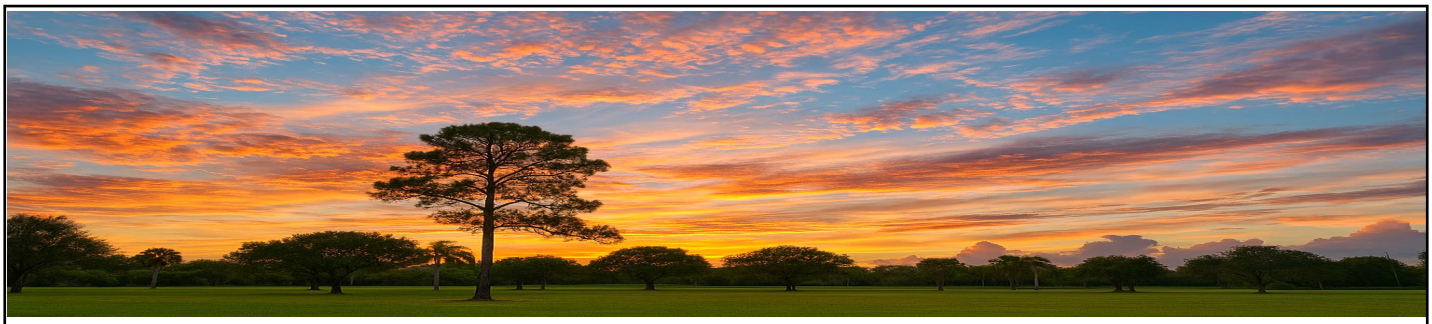
With **JORGE A GUTIERREZ ARCHITECT LLC** on your team, you can rely on our:

Tested Teamwork - Proven Results! We have a proven track record of delivering successful projects as we seek to build strong relationships with our clients. In fact, more than 80% of our business comes from repeat clients.

Excellent Experience - Effective Immediately! Our experience partnering with South Florida School Districts means that our team will have no learning curve. You will work with people who have a wide range of experience with local building codes, personnel, and procedures.

Superb Service - Client Focused! Over the years, we have developed systems that meet your specific needs. Our extensive experience will enable our team to serve as an extension—conception through construction, including post-occupancy and warranty services. Jorge's expertise, knowledge, resourceful intuition, along with commitment, passion, and loyalty, add exceptional value to every individual project under his leadership.

Jorge has worked on numerous projects of similar scope and size, gaining extensive knowledge and experience with every client. His design philosophy is grounded in the fundamental principles of durability, reliability, and maintainability, enabling him to appreciate their significance and value, particularly in the design process.



Our firm has experience with all delivery methods, including CMAR and Design/Build. We stay current on all Florida Building Codes, the Building Department, and relevant policies and procedures. With over 34 years of architectural experience in South Florida, we possess a keen understanding of Hurricane and Wind Requirements in Broward County.

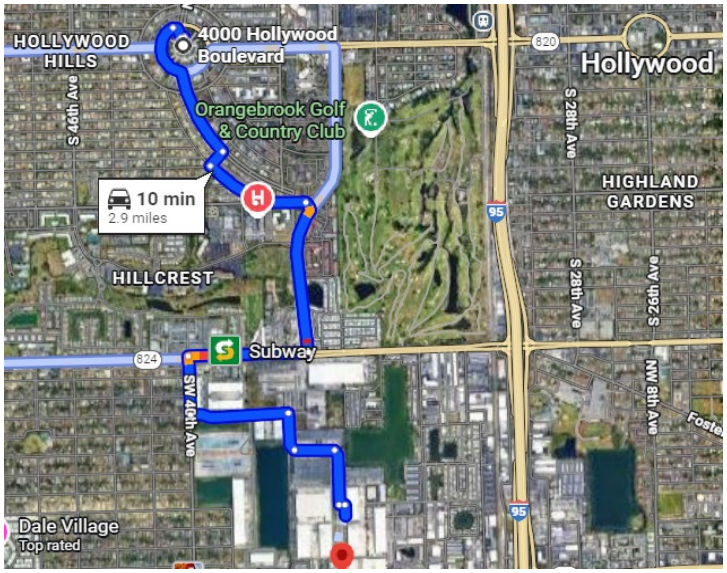
JORGE A GUTIERREZ ARCHITECT LLC has CPTED certification (Crime Prevention Through Environmental Design) and LEED certification.

Jorge's specific qualifications for **success in this contract** include an outstanding performance record in facilitating project communication among all stakeholders, extremely proactive and knowledgeable problem-solving skills, and Design Intelligence, which is the culmination of years of experience, knowledge, resourceful intuition, dedication, and commitment. Jorge A. Gutierrez, AIA LEED AP, will be the managing principal responsible and can be reached 24/7 at the emergency phone number 954-804-3517.

We are excited about the opportunity to partner with the Town of Pembroke Park and are committed to the projects and the community it serves. We appreciate your consideration of our firm and look forward to the future of excellence we can build together.

Respectfully,

Jorge A Gutierrez, AIA LEED AP
JORGE A GUTIERREZ ARCHITECT LLC



JAG's offices are less than 3 miles to the Town of Pembroke Park.

JORGE A GUTIERREZ ARCHITECT LLC

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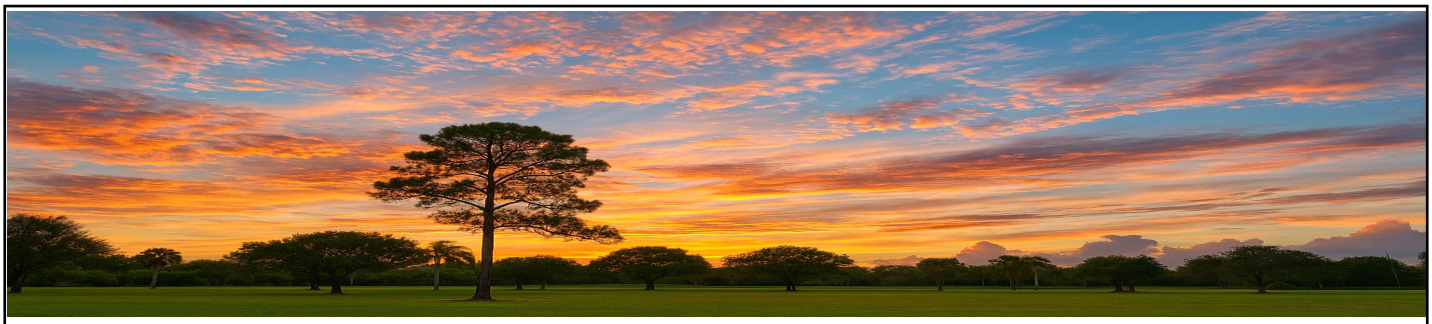


4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

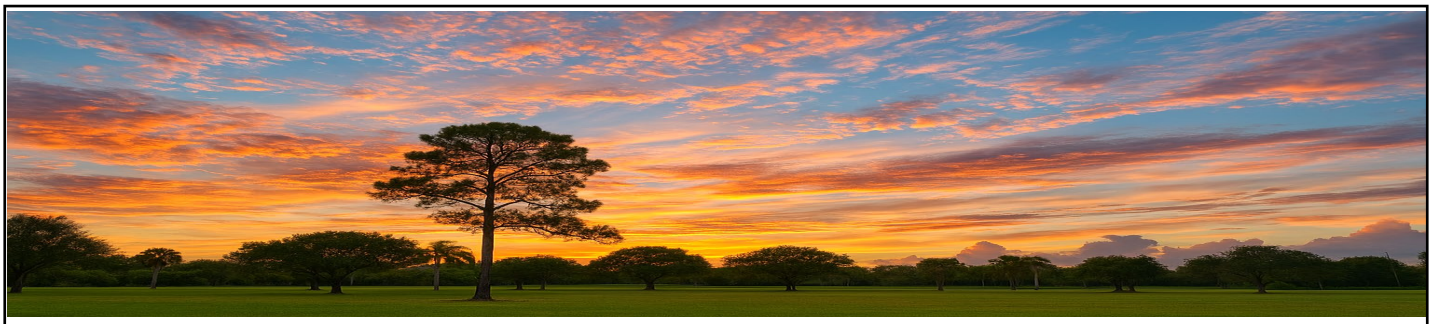
Experience and Technical Capabilities

Jorge A Gutierrez Architect LLC (JAG) will approach this project with the primary goal of completing it on time, within budget, and exceeding your expectations. JAG will provide the Town of Pembroke Park with Architectural services for the design of various projects issued via this continuing services contract. One of the key tools for fostering teamwork between our team and the Town of Pembroke Park is open, timely communication. JAG's primary role is to respond quickly to issues that may arise during the project, which could potentially increase costs, delay the timeline, or result in a final product that does not meet your expectations. As problem-solvers for complex design problems, our primary goal is to listen carefully to our clients.

We are flexible, effective, and efficient in our work.

Project Approach/Goals:

- JAG would attend meetings either by phone or in person, whichever the Town of Pembroke Park prefers, to discuss the needs and budget that will ultimately dictate and confirm the scope of work.
- With the scope in hand, JAG would develop a schedule and project milestone schedule and start work on a set of schematic plans.
- We will collaborate with our engineers and the City's Project Managers and Engineers to incorporate any necessary system spaces into the early phases of design, as this can impact available space and layout.
- Preliminary drawings would be developed for review with the Town of Pembroke Park staff and any other stakeholders involved at that time.
- We may offer alternative design recommendations to help you achieve your goals and budget.
- If necessary, JAG would conduct an in-depth site evaluation and/or existing conditions survey
- Regularly scheduled meetings, communication, and community outreach with the Town of Pembroke Park and any other stakeholders.
- Site visits to observe or inspect construction progress



Goals:

- Uphold the Town of Pembroke Park's Vision and Mission.
- Provide quick and effective response to Owner requests
- Create simple solutions to complex problems
- Design an economical solution considering all options
- Communicate effectively with the Town of Pembroke Park and other disciplines involved
- Verify Construction Quality
- Town of Pembroke Park is completely satisfied

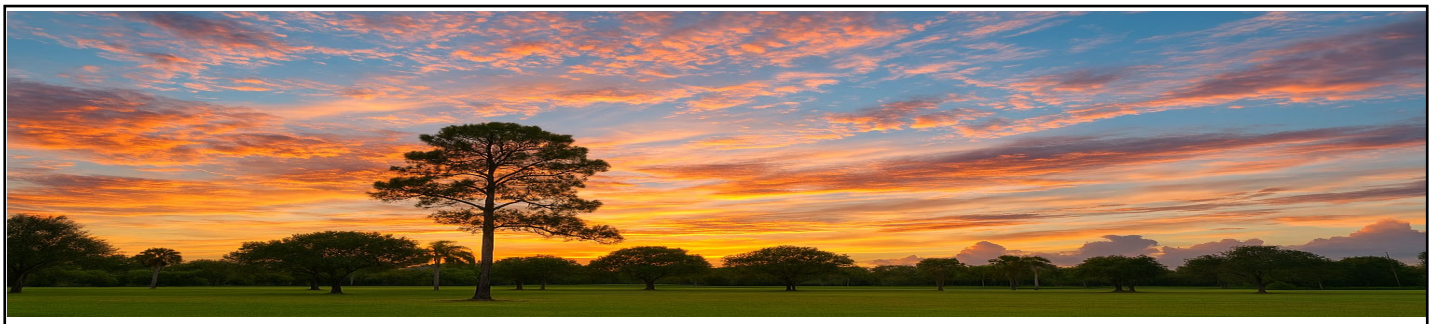
Our firm will apply green building practices to all project stages whenever feasible, regardless of certification requirements.

Sustainability: Most projects we undertake require compliance with green building standards. We have extensive experience designing LEED-certified buildings and are prepared to do so if the task order assigned to JAG requires it.

Construction Management/Administration: We have successfully worked with and continue to work with many highly respected contractors over the years, including D Stephenson Construction, Cooper Construction, James Pirtle Construction, Stobs Brothers, Thornton Construction, and others. Early involvement of all stakeholders will yield better results; therefore, we can design and construct projects cohesively to achieve the Town of Pembroke Park's vision and benefit everyone involved, especially the community it serves.

Scheduling: We will start by evaluating your overall project schedule to ensure sufficient time is allocated for design and program input from all stakeholders, budget verification, assessment of existing site conditions, and review by other agency staff. We will work with you to ensure that the proposed schedule includes all necessary steps to produce a high-quality project.

Allowing adequate time to verify the program, evaluate design alternatives, and check costs is crucial and can prevent many issues later. We prepare cost estimates from schematic design and



continuously update and verify them to reflect current market conditions and trends. At the end of each design stage, we review the project budget versus the program to ensure our original assumptions and plans have not been altered in a way that affects the outcome. During the construction documentation phase, we will submit updated cost estimates, along with all progress submittals, and a final bid tabulation set. We maintain a database of recently bidding projects to compare and update our cost assumptions continually.

Quality and cost control:

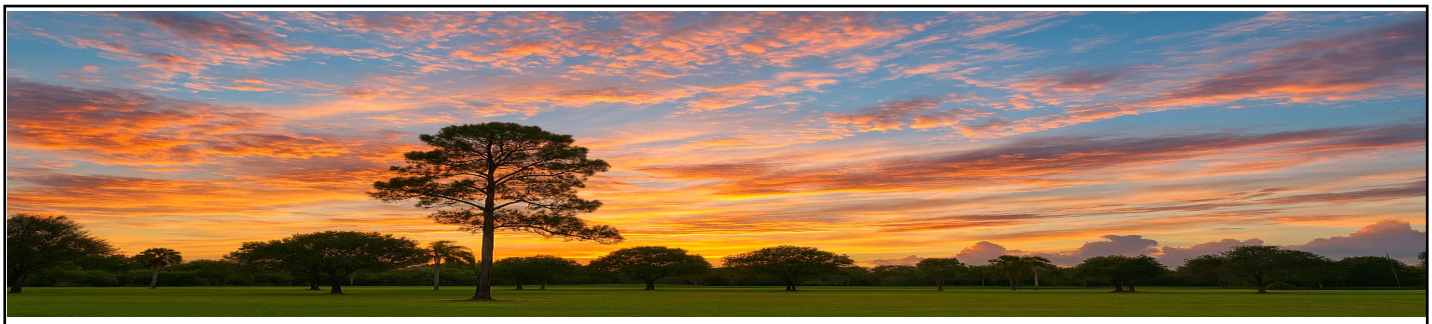
Our quality control process focuses on eliminating omissions and confusion in construction documentation, thereby minimizing — and, in practice, eliminating — addenda and change orders during bidding and construction.

Principal Jorge A. Gutierrez, AIA, LEED AP, with over 34 years of experience, will carefully guide and scrutinize the work of Jorge A. Gutierrez Architect, LLC. As Architect of Record, he will be responsible for ensuring the overall quality, clarity, completeness, and coordination of all disciplines involved.

Having worked with numerous municipalities and successfully implemented a variety of projects throughout South Florida, it showcases the quality of work effort that exemplifies the firm.

Since the firm's existence, we have not been subject to any claims or lawsuits.





4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

Business Structure/Firm Profile

Jorge A. Gutierrez Architect LLC was established in November 2010 by Jorge Gutierrez, AIA, LEED AP, and is a Florida Limited Liability Company. The professional architecture services offered by the firm include facility assessments, design criteria, programming, development of construction plans, specifications, cost estimates, contract documents, and construction administration.

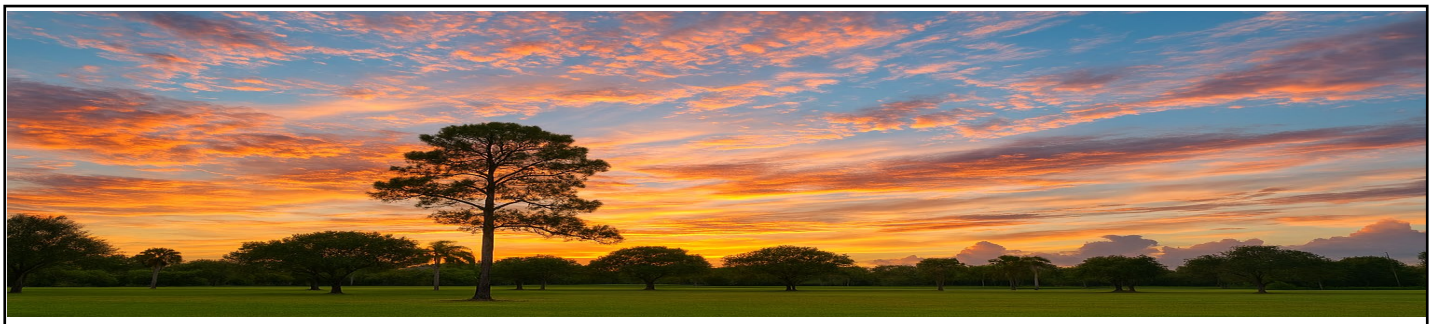
Jorge's professional career, spanning over 34 years, includes successfully creating a diverse range of projects, including municipal, educational, institutional, residential, retail, and recreational facilities. He manages each project from start to finish, paying great attention to quality and adhering to set deadlines. His expertise, knowledge, resourcefulness, along with his commitment, passion, and loyalty, bring exceptional value to every project he leads.

Before establishing Jorge A. Gutierrez Architect LLC, Jorge worked for and was a principal at another well-established architectural firm, gaining extensive relevant experience in municipal and governmental settings over the last 23 years. This individual experience has been highlighted and included here. Over the years, the firm's principal has successfully collaborated with many of Florida's most reputable construction firms, offering Construction Manager at Risk and Design-Build delivery methods.

As a strong supporter of sustainability, Jorge's expertise is particularly strengthened by his exceptional knowledge of green, high-performing, and sustainable buildings, along with his excellent skills in design problem-solving. His design philosophy is rooted in three core principles: durability, reliability, and maintainability, which he combines with quality design to produce high-performing, visually appealing architecture.

Jorge A. Gutierrez, AIA LEED AP, along with several architects on staff, has completed numerous continuing education courses and possesses extensive knowledge of the Florida Building Code. They are also familiar with the standards, practices, requirements, and applicable ordinances of the Town of Pembroke Park. Several staff members also hold certifications in the State Requirements for Educational Facilities (SREF) and Chapter 456 of the Florida Building Code.

We pay close attention to completing every project on budget and on time with exceptional quality results. Ultimately, our design intelligence — the combination of years of experience,

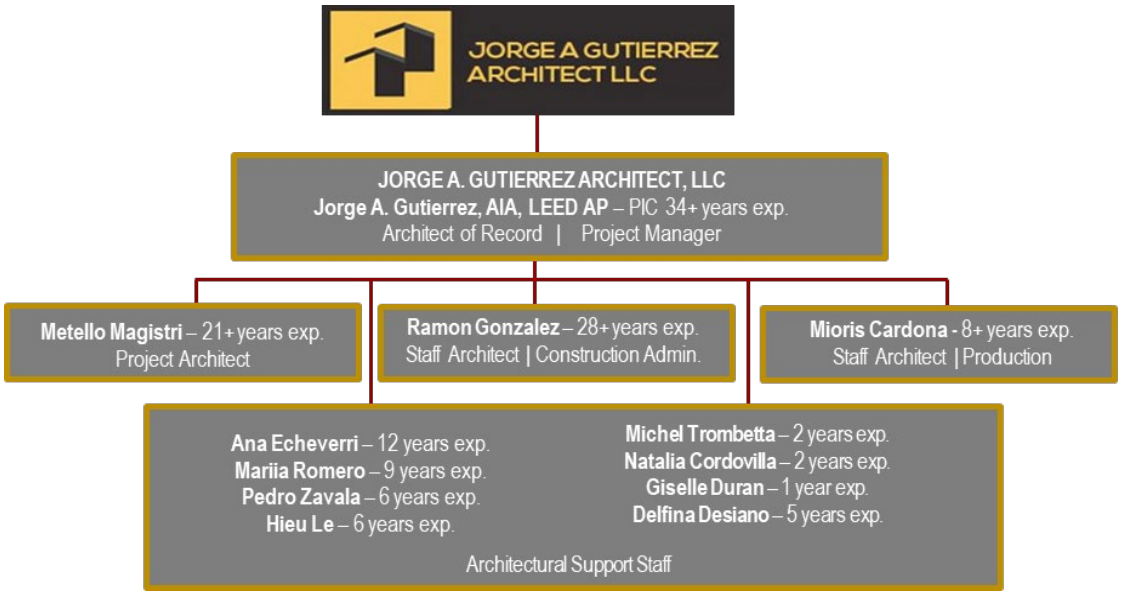


knowledge, resourceful intuition, and commitment — adds outstanding value to our services.

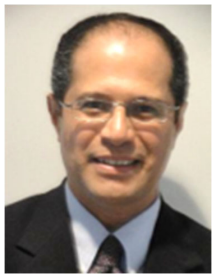
PRIME'S CONTACT INFORMATION:
Services for this contract and our headquarters are located at: 4000 Hollywood Blvd. Suite 455S Hollywood, FL 33021
Cell 954-804-3517 Hollywood 954-367-7877
Email: Jor-G@jagaia.com

PERSONNEL:
1 - Administrative
11 - Architects

All services provided through the Architectural Services contract will be provided in-house, and we will not utilize subconsultants. When needed, we will utilize sub-consultants from teams selected by the City.



Jorge A. Gutierrez, AIA, LED AP – Principal/Project Manager/Architect of Record



Our proposed Principal/Project Manager, Jorge Gutierrez AIA LEED AP, has 34 years of experience in designing and managing a variety of facilities across South Florida. His expertise, knowledge, resourcefulness, along with his dedication, passion, and loyalty, bring exceptional value to every project he leads. Jorge has gained extensive knowledge and experience that he shares with clients and their project management, design, and maintenance teams. This highlights our continued focus on the fundamental principles of durability, reliability, and maintainability in public facility design, especially as they will be essential for this project.

As a strong supporter of sustainability and high-performing buildings, Jorge's designs are based on the core principles of reliability, durability, and maintainability. This underscores our unique capabilities. Jorge's LEED Accreditation is supported by the firm's membership with the United States Green Building Council (USGBC), and the firm is also a member of the Florida Green Building Coalition.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site. The scope of work includes the miscellaneous demolition of the existing recreation amenities; Constructing new tennis courts; a new running track surrounding an open play/soccer field area; stabilizing and securing pre-engineered restroom buildings; constructing a roadway expansion; miscellaneous furnishings and site lighting

* **Public Services Facility,** Sunrise, Florida - 51,000 SF Fleet Maintenance Facility encompasses six garage bays and related administrative and support areas. A separate fuel station facility was also included in the project's scope. Provisions were made for adequate parking and outdoor storage facilities as well as a lushly landscaped perimeter buffer.

Education
Bachelor of Architecture - Louisiana State University 1988

Registration & Certifications
Registered/ Licensed Architect, Florida 1993

National Council of Architectural Registration Boards 1996

American Institute of Architects 1993

CPTED Certification (Crime Prevention Through Environmental Design)

LEED Accredited Professional 2009
Uniform Building Code Inspector, Florida 1994

Professional/Community Affiliations
S.F.R. Design Review Panel Member
City of Miami Beach – Planning and Zoning Member
Town of Surfside United Way of Miami Dade

Years of Experience:
34+ total Architectural
14+ with Jorge Gutierrez Architect LLC.

***Village Multipurpose Center**, Sunrise, FL - The City of Sunrise and the School Board of Broward County united to produce a master-planned multipurpose complex. The project includes a multipurpose gymnasium, five instructional classrooms, administrative spaces, and restroom facilities.

***West Broward YMCA,** Weston, FL - 42,000 SF facility includes an Olympic pool, multi-use gymnasium, 7,000 SF fitness center, aerobics studio, spinning room, children's playrooms, and teen center.

* Pembroke Shores Parkland and Gymnasium in Pembroke Pines, FL, is a master-planned 40-acre site that features eight baseball and softball fields, concession and restroom buildings, and dugouts. Indoor facilities include a full-size volleyball court, two half-court basketball courts, five racquetball courts, an NCAA basketball court, four half-court basketball courts, multipurpose rooms, administrative offices, a fully equipped fitness room, and locker rooms.

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations
Indian Ridge Middle School Renovations
McNicol Middle School Renovations
Seminole Middle School Renovations
William Dandy Middle School Renovations
Coconut Creek Elementary School Renovations
Griffin Elementary School Renovations
Cypress Elementary School Renovations
Manatee Bay Elementary School Renovations
Annabel C. Perry Elementary School Renovations
Forest Hill Elementary School Renovations
Castle Hill Elementary School Renovations
Bayview Elementary School Renovations
Peters Elementary School Renovations
Oakland Park Elementary School Renovations
Royal Palm Elementary School Renovations
Annabel C. Perry K-8 Media Center Remodeling
Plantation High School Historic Determination
Deerfield Elementary School Historic Determination
Tamarac Elementary School Media Center
Remodeling Facade Improvement/Re-roofing
Stadium McArthur High School
Master Plan Pioneer Middle School
Master Plan Miramar High School
Master Plan Sheridan Tech Center
Master Plan Lauderdale Lakes
Master Plan McArthur High School
Master Plan Coral Springs High School
North Folk Elementary School Renovations

SCHOOL DISTRICT OF PALM BEACH COUNTY

Historic Roosevelt Full-Service Center Modernization
Roosevelt Community Middle School Renovation/Repairs
Timber Trace Elementary School – Core Expansion, Facilities Alteration & Addition
AW Dreyfoos SOA High School Renovations/Repairs
Banyan Creek Elementary School
Renovations/Repairs
Crystal Lakes /Poinciana Elementary School's Renovation/Repairs
Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations

MIAMI DADE COUNTY PUBLIC SCHOOLS

MDCPS Administration Mixed-Use High-Rise Design Criteria Educational Facilities Assessments – North Area Schools
North Miami Elementary School Playground and Shade Cover
Miami Gardens Elementary School Playground and Shade Cover
Miami Springs Middle School Renovations

MIAMI DADE COUNTY PUBLIC SCHOOLS Cont.

John Ferguson High School Renovations
South Dade Middle School Renovations
Joe Hall Elementary School Renovations
Hialeah High School Athletic Fields Scoreboards
Charles Drew K 8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover
Natural Bridge Elementary School Playground and Shade Cover
Sunset Park Elementary School Playground and Shade Cover
Sweetwater Elementary School Playground and Shade Cover
Stirrup Elementary School Playground and Shade Cover
Redland Middle School Renovations, Homestead (locker room and gym air conditioning and new windows, window replacement throughout, flooring replacement, new gates, storefront entrances
Scheck Hillel School Middle School Remodeling
Scheck Hillel School Elementary School Remodeling South Dade Middle School Deferred Maintenance and Renovations, Homestead (music suite finishes, sidewalks, railings, HVAC system repairs, stucco repairs, fire alarm devices)
Taravella HS Restrooms and Locker Rooms Remodeling
Comstock Elementary School, Playground and Shade Cover

* Individual Experience

Metello Magistri – Staff Architect/Production



Metello, after many successful years working as an architect and managing partner at various high-end retail architectural firms such as Magistri Veresani Architetti Associati in Rome, Italy, relocated to South Florida in 2015. Since then, he has been working on various projects, preparing design and construction documentation for luxury stores in the Design District.

He has also worked on select remodeling projects in Palm Beach and has assisted management during the construction phase, providing valuable feedback to owners and key stakeholders.

In her position as a staff architect, Mioris collaborates with other architects to coordinate design and construction projects, ensuring quality of work. She prepares information regarding design, structural specifications, materials, color, equipment, estimated costs, and construction time. Additionally, she prepares drawings, specifications, and construction documents for commercial and educational facilities, as well as documentation for building contractors.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site.
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Coral Springs High School ADA Remodeling
Taravella High School Restrooms ADA Remodeling
Taravella High School Single Point Entry
Taravella High School Track Renovations
Miramar High School Single Point Entry Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations

Education
Master in Architecture
Universita' La Sapienza, Roma, Italy (1999)

License & Certifications
Registered Architect Albo Professionale degli Architetti di Roma, Cert. N. 13231
(Since May 2000) ALA – Assoarchitetti Roma, Italy
(Since April 2000)
Certification as coordinator for the design and execution of works on temporary and mobile sites

Years of Experience:
22+ total Architectural
9+with Jorge Gutierrez Architect LLC.

Colbert Elementary School - Project included the addition and remodeling of an existing Elementary School. The project also included HVAC Systems, sprinklers, a fire alarm system, and parking.

SCHOOL DISTRICT OF PALM BEACH COUNTY

AW Dreyfoos SOA High School Renovations/Repairs
Banyan Creek Elementary School Renovations/Repairs
Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations

Ramon Gonzalez – Project Architect



Ramon has over 28 years of experience managing all aspects of architectural projects at various firms in South Florida, New York, and New Jersey. His roles encompass schematic design, design development, evaluations, code reviews, creation of construction documents, construction administration services, and lighting design for indoor and outdoor commercial projects. He also has extensive expertise in architectural Building Inspections and assessing medical facilities, buildings, schools, banks, offices, and police stations, working closely with structural, MEP, and civil engineering teams, and providing detailed reports.

Education
Bachelor of Architecture Institute of Design and Construction Brooklyn, New York – 1998

Registration & Certifications
CPTED – 2013

Years of Experience:
9+ with Jorge Gutierrez Architect LLC.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
Miami International Airport, Group Restrooms Modernization
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site. Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores Miami-Dade Library Facade Renovations
Miami, State Farmers Market Lab, Pompano Beach

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Charles Drew K8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover
Natural Bridge Elementary School Playground and Shade Cover
Sunset Park Elementary School Playground and Shade Cover
Sweetwater Elementary School Playground and Shade Cover
North Miami Elementary School Playground and Shade Cover
Miami Gardens Elementary School Playground and Shade Cover
Miami Springs Middle School Renovations
John Ferguson High School Renovations
South Dade Middle School Renovations

Ramon Gonzalez – Project Architect

SCHOOL BOARD OF BROWARD COUNTY

Gulfstream Academy K-8 Conversion included Parking and Driveways
Henry D Perry Education Center Conversion and Staff Parking
Lauderdale Lakes Middle School Renovations
Coconut Creek Elementary School Renovations
Manatee Bay Elementary School Renovations

Mariia Romero – Staff Architect/Production



Maria, after graduating from the College of Construction Industry in Saint Petersburg, Russia, moved to Florida. During this time, she has gained over 9 years of professional experience in South Florida. While working with a local engineering firm, she was involved in various projects, including healthcare, residential, and retail, producing mechanical, electrical, and plumbing documentation. In her current role as a staff architect, Mariia collaborates with other architects to coordinate design and construction projects, ensuring quality. She prepares information regarding design, structural specifications, materials, colors, equipment, estimated costs, and construction timelines. Additionally, she creates drawings, specifications, and construction documents for commercial and educational facilities, as well as documentation for building contractors.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site.
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

EDUCATIONAL

Lauderdale Lakes Middle School Renovations
Charles Drew K8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations
University of Florida Lab Building 35 Additions and Remodeling
University of Florida Lab Building 53

HEALTHCARE

U-Health at Plantation University of Miami Health Systems
Florida Medical Center Hybrid Operating Room/Cath Labs
Fort Lauderdale International Airport - Fort Lauderdale

Education
Bachelor of Architecture, Florida Atlantic University, Boca Raton, Florida – 2014

Associate of Arts in Architecture, Broward College, Davie, Florida - 2010

Registration & Certifications
CPTED – 2013

Years of Experience:
9+ total Architectural
8 with Jorge Gutierrez Architect LLC.

Mioris Cardona – Staff Architect/Production



Mioris has over 21 years of professional experience in the South Florida area. During this time, she has worked on preparing architectural documentation and managing projects in the education, office, high-end retail, and municipal sectors. She graduated from the University of Miami with a Master of Architecture degree in 2001. In her role as a staff architect, Mioris collaborates with other architects to coordinate design and construction projects, ensuring quality of work. She prepares information related to design, structural specifications, materials, colors, equipment, estimated costs, and construction timelines, as well as drawings, specifications, and construction documents for commercial and educational facilities, along with documentation for building contractors.

Education
Master in Architecture,
University of Miami,
Miami, Florida - 2001

Years of Experience:
21+ total
9 + with Jorge Gutierrez Architect LLC.

RELEVANT PROJECTS

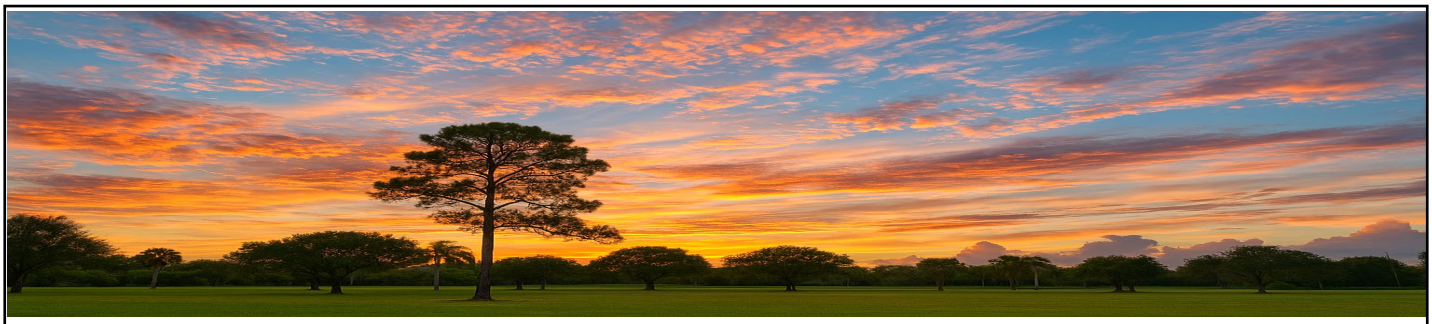
Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site.
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations
Colbert Elementary School - Added a single point of entry to ensure additional layer of security. Project included the addition, remodeling of an existing Elementary School. The project also included HVAC Systems, sprinklers, fire alarm system and parking.

SCHOOL DISTRICT OF PALM BEACH COUNTY

Forest Hill Elementary School Renovations/Repairs
Watson B. Duncan Middle School Renovations



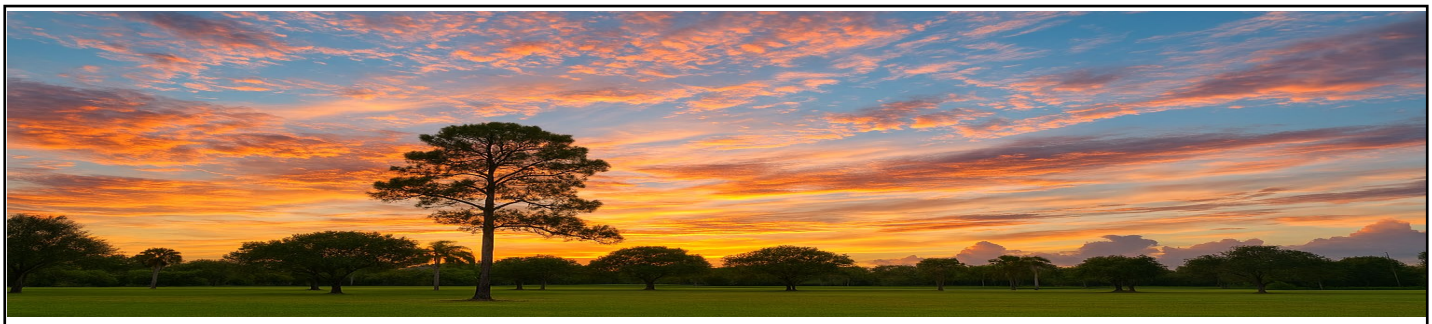
4.6 RELEVANT COMPLETED PROJECT EXPERIENCE

Town of Miami Gardens, FL
RFQ 23-24-017 Continuing Architectural/Engineering Services for Professional Fees $10,000 – $500,000

Brentwood Park Improvements
Services for Architectural Design and Construction Administration, for Brentwood Park in Miami Gardens, Florida. Capital Improvement Projects are funded by the Town of Miami Gardens General Obligation Bond (GOB). Projects are geared toward the City's Parks and are also inclusive of the Administration's recommendations regarding public safety improvements.

Contract Amount: $2,000,000
- Amount of initial contract award; $2,000,000
- Total number of change orders to the contract; $00.00
- Total value of change orders for the project; $00.00
- Amount of initial design fees associated with the project; $126,900
- Change orders to design contract and dollar value; $00.00

Contact: Laura LaLiberte Capital Improvements, Director
Telephone: 305-622-8000, ext. 2801 / Email: Llaliberte@miamigardens-fl.gov

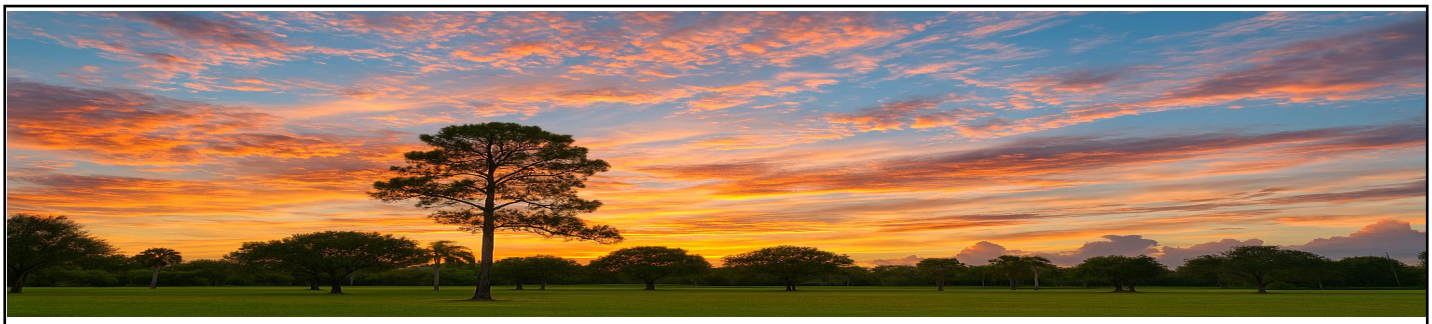


Brentwood Park, Miami Gardens, FL

Project Features:

- Dysfunctional Pool Demolition
- Dysfunctional Pool House Demolition
- Fencing
- New Pavilion and Grill area
- Parking
- Refurbish Central Exercise Station
- Renovate Tennis Courts
- Video Surveillance System



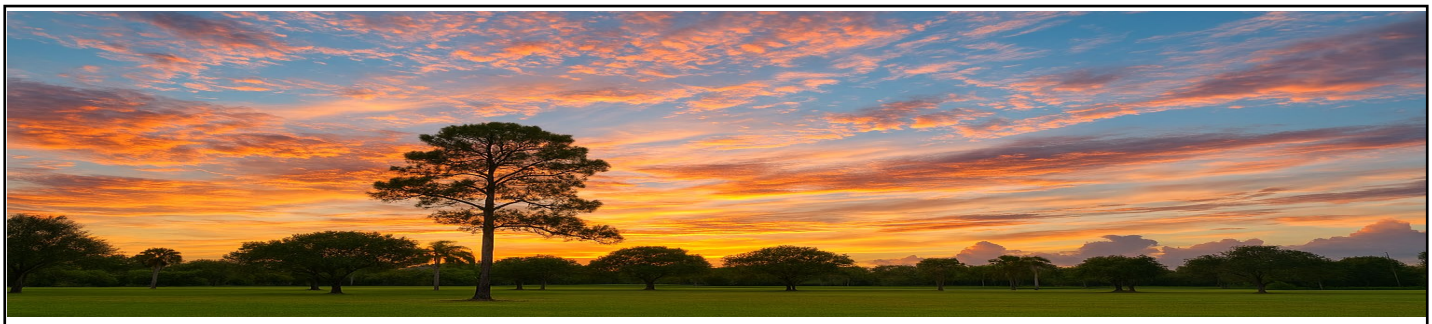


Town of Miramar, FL
Henry D. Perry Park Education Center Recreational Field Project
Services for Design and Construction Administrative Services for the School Board of Broward County's Perry Middle School Property: The scope of work included, but was not limited to the miscellaneous demolition of the existing recreation amenities; Constructing new tennis courts; Constructing a new running track surrounding an open play/soccer field area; stabilizing and securing pre-engineered restroom buildings; constructing a roadway expansion; miscellaneous furnishings and site lighting.

Contract Amount: $5,198,779
- Amount of initial contract award; $5,198,779
- Total number of change orders to the contract; (1) (-$221,338.36)
- Total value of change orders for the project; (-$221,338.36)
- Amount of initial design fees associated with the project; $182,340
- Change orders to design contract and dollar value; (1) $15,400.00

Contact: Denise Cone, Town of Miramar Project Manager
Telephone: 954-658-7652 / E-Mail: dcone@miramarfl.gov





Henry D. Perry Education Center Recreational Field Project

Henry D. Perry Park is now open!



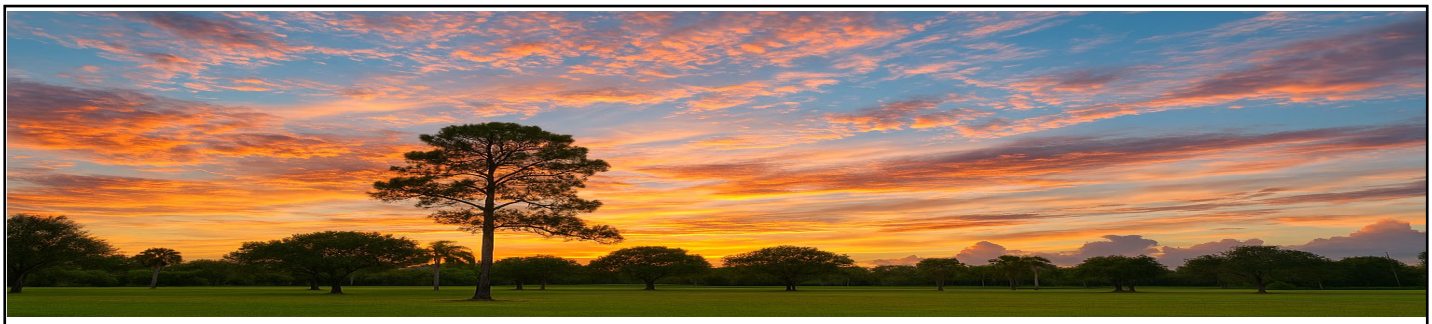
On April 13, 2024, the City held a Ribbon Cutting Event at the newly developed Henry D. Perry Park. The event was a family fun day to introduce the new park to the Community serving lunch and ice cream. In addition to the general public, several dignitaries were in attendance such as Miramar Mayor Wayne Messam, Vice Mayor Alexandra P. Davis, Commissioners Maxwell Chambers and Yvette Colbourne. Also in attendance was Broward County School Board Vice Chairperson Debra Hixon, Broward Schools Superintendent Dr. Howard Hepburn and Principal Kristin Baltazar and some of the school administrators. The City was also represented by City Manager Dr. Roy L. Virgin, Deputy City Manager, Kelvin L. Baker, Sr., and Assistant City Managers Adam Burden and Stephen Johnson.

This Park was previously the field of the Henry D. Perry Educational Center. It was developed by the City of Miramar in partnership with the School Board of Broward County. This project was taken on as a result of the upcoming development of the Parc View Townhomes Project at what is now the Perry Park/Wellman Field property.

This new park allows the transfer of current uses to the new site but making it even better with the additional amenities. The Park will be available to the public weekday evenings and all day on the weekends and holidays. The use is restricted to the students during school days.

The existing site now provides an open play field area, a 200-meter oval running track with a 100-meter straight away, a playground system, table tennis tables as well as a ¼ mile walking path with exercise stations. The basketball and racquetball courts were renovated. The park also has public restrooms and water fountains for park users comfort and convenience.

This project is part of the Historic Miramar Innovation and Technology initiative.

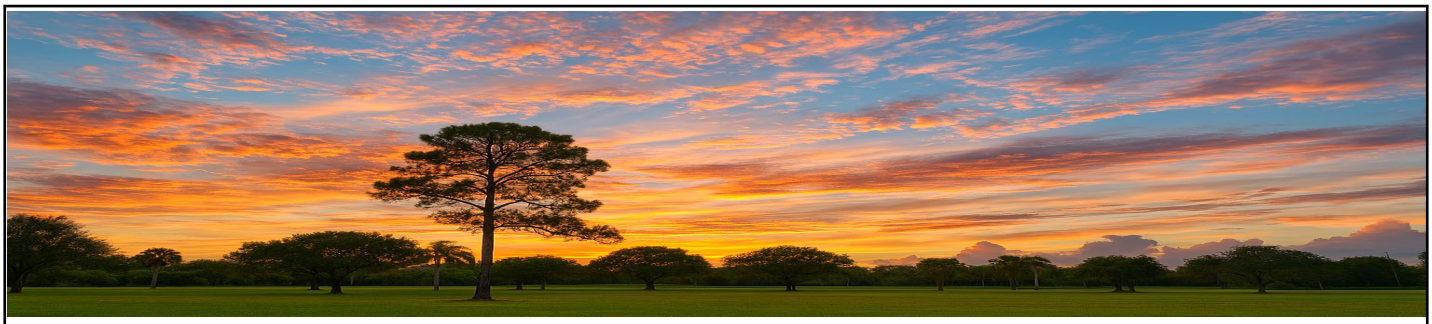


Broward County Public Schools
A/E Continuing Contract for Multiple Schools over Multiple Years
Coral Glades High School Auditorium Design Criteria/Feasibility Study Package
Services to prepare a design Criteria/Feasibility Study Package for an approximate 22,000 SF auditorium building of +/- 800-seat capacity, with a complete working stage, black box theater, and associated support spaces. Includes architectural, theater, and acoustic design, civil engineering, landscape architecture, structural engineering, mechanical, electrical, plumbing, fire alarm, and fire protection engineering.

Contract Amount: $00.00 Design Criteria Package for $35,000,000 Auditorium
- Amount of initial contract award; $00.00
- Total number of change orders to the contract; $00.00
- Total value of change orders for the project; $00.00
- Amount of initial design fees associated with the project; $402,000
- Change orders to design contract and dollar value; $00.00

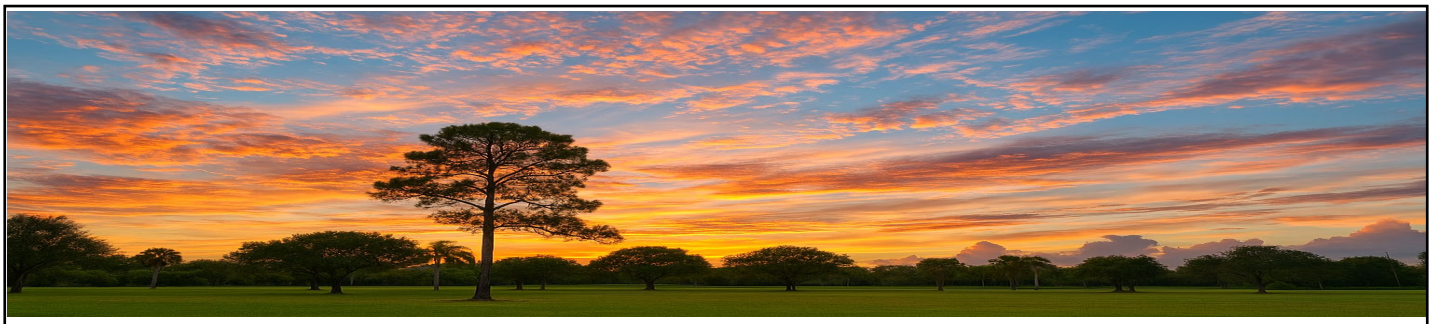
Contact: Phillip D. Kaufold, Director of Construction
Telephone: 754-321-1532 / E-Mail: pkaufold@browardschools.com

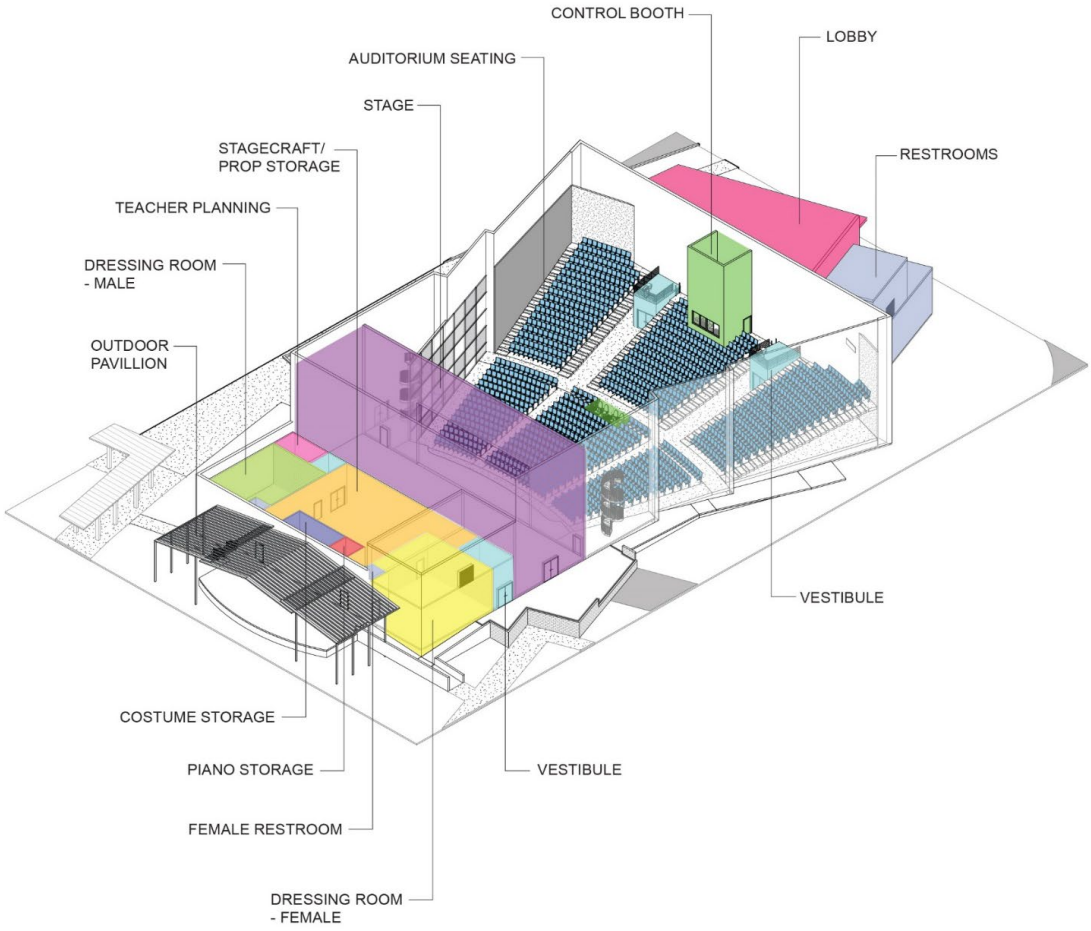


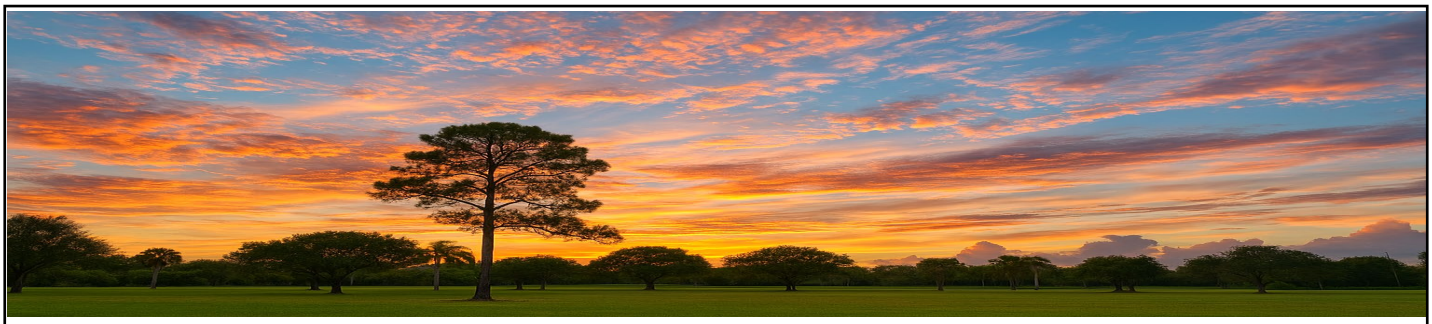









CONTROL BOOTH
LOBBY
AUDITORIUM SEATING
STAGE
STAGECRAFT/
PROP STORAGE
RESTROOMS
TEACHER PLANNING
DRESSING ROOM
- MALE
OUTDOOR
PAVILLION
VESTIBULE
COSTUME STORAGE
PIANO STORAGE
VESTIBULE
FEMALE RESTROOM
DRESSING ROOM
- FEMALE



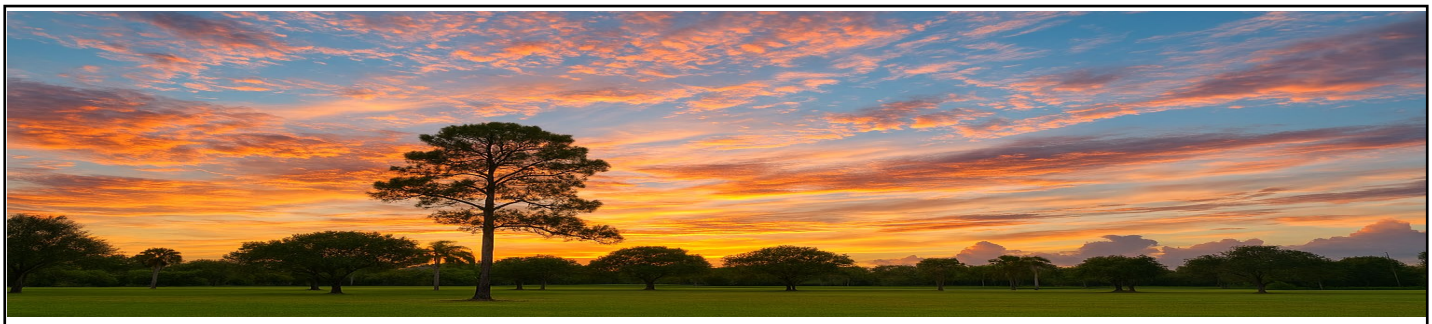
School Board of Broward County, FL
Marjory Stoneman Douglas High School, Legacy Field
Design Study



Contract: $150,000
• Amount of initial contract award; $150,000
• Total number of change orders to the contract; $00.00
• Total value of change orders for the project; $00.00
• Amount of initial design fees associated with the project; $13,000.00
• Change orders to design contract and dollar value; $00.00

Contact: Mark Dorsett, Executive Director
Telephone 754-321-4753
E-Mail: mark.dorsett@browardschools.com



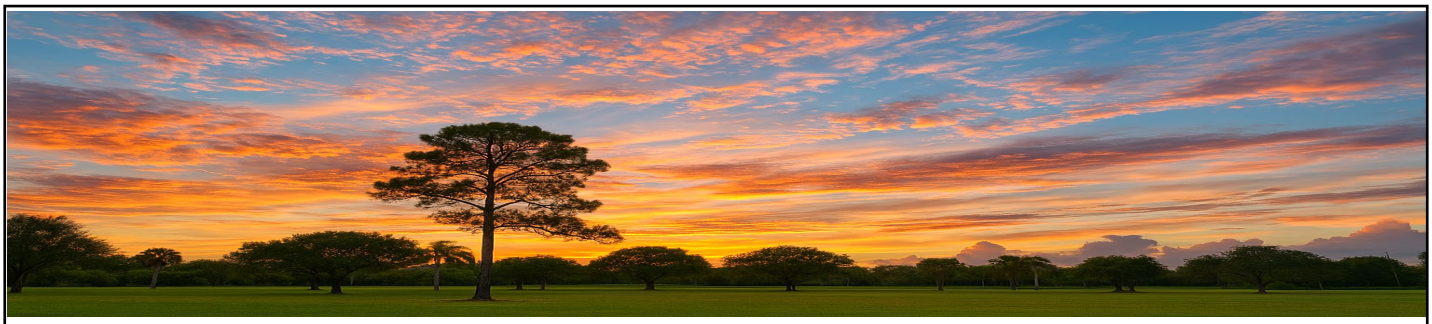


School District of Palm Beach County
Crystal Lakes Elementary School Renovations and Repairs
Design services for the renovations, repairs, and improvements to school facilities, which included building envelope repairs, compliance requirements, fire and life safety improvements, HVAC systems, intercom, and sound systems.



Contract: $4,421,424
- Amount of initial contract award; $4,421,424
- Total number of change orders to the contract; (1)
- Total value of change orders for the project; $238,627.85
- Amount of initial design fees associated with the project; $192,563.00
- Change orders to design contract and dollar value; (1) $7,020.00

Contact: Rosalyn Acosta
Telephone: 561-785-3557
E-Mail: Roslyn.acosta@palmbeachschools.org



4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Approach to Scope of Work

OUR TEAM will collaborate with the Town of Pembroke Park to develop a tailored project plan that addresses the project's scope and timeline. During the planning phase, OUR TEAM will meet with all relevant disciplines, as well as representatives from the Town of Pembroke Park and Broward County, to review project goals and objectives. We will conduct a walkthrough to discuss the budget and schedule, ultimately creating an action plan to ensure the project is completed on time and within budget.

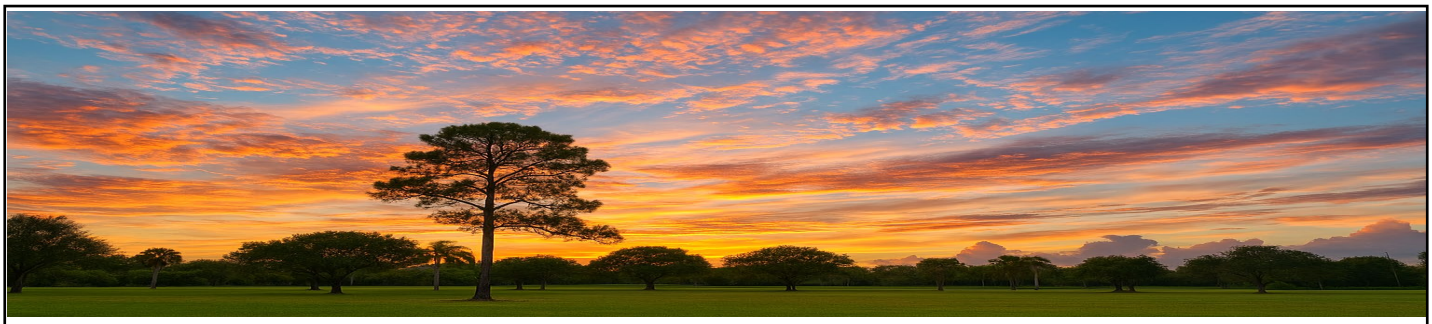
Clearly defined goals and effective communication throughout the project enable our team to focus on the Town of Pembroke Park's top priorities. This approach allows us to customize our services to deliver optimal solutions that meet or exceed your expectations.

Expertise in Scheduling - We recognize the importance of providing a detailed work plan that shows scheduled activities, upcoming tasks, and milestone dates across all phases of the project's design. The Team understands the critical nature of the project schedule and aims to meet or improve upon it consistently. At project start, we will review the schedule with the Town of Pembroke Park, identify key milestone dates, and discuss potential issues that could impact the timeline.

Effective communication is vital for maintaining the schedule. We will maintain open dialogue with the Town of Pembroke Park and all stakeholders, documenting all discussions to keep everyone informed throughout the planning and design process.



Our ability to adhere to the schedule: The Team will work closely with the Town of Pembroke Park Project Manager and other designated staff, using our scheduling software and systems to manage the design and construction processes. Our CPM Schedule details all tasks and activities in precedence format, providing a comprehensive overview of the planning and execution phases to control project timelines. Construction involves multiple activities that must be completed sequentially to achieve project completion.

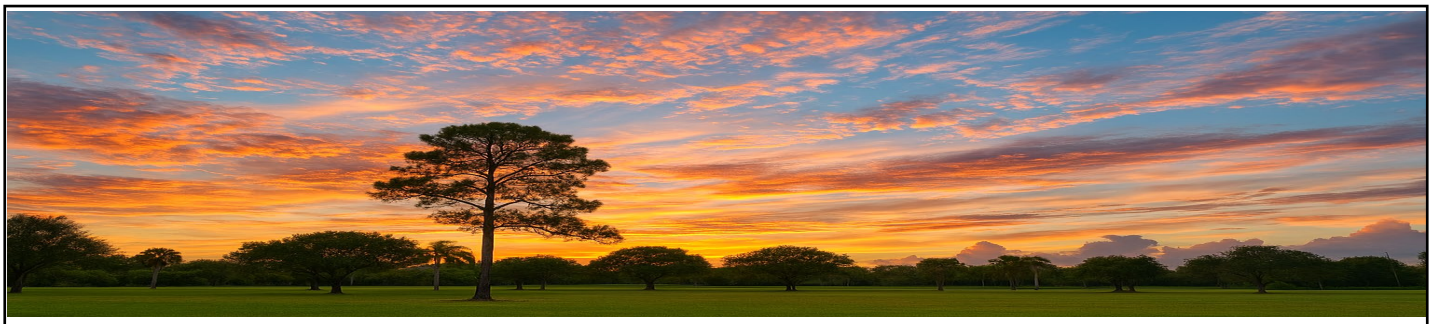


Cost Control - Cost management begins with establishing the budget, developed before design starts, and based on the Town of Pembroke Park's project scope. We create this budget utilizing historical data from similar projects, adjusting for escalation and regional cost variations. An estimate is produced at the end of the DD and CD phases, as more detailed information becomes available. Periodic updates are provided during the CD phase, and a final estimate is issued upon project completion.

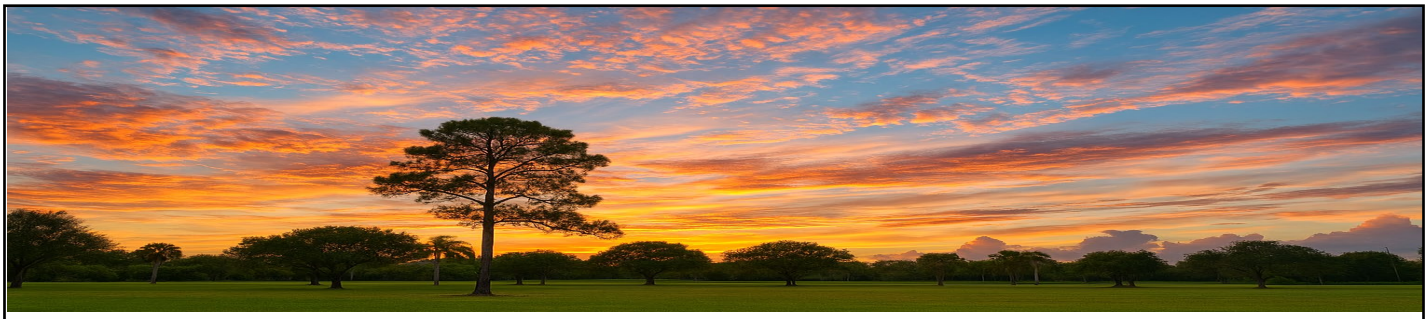
Any discrepancies between the estimates and the cost model are identified and corrective measures are implemented. These options may include increasing the budget, reallocating allowances, or reducing scope or costs through the use of less expensive materials or systems, pending approval from the Town of Pembroke Park.

Summary - Our team offers extensive experience and expertise in both planning and design, ensuring we meet or exceed the Town of Pembroke Park's expectations. Coupled with a dedicated, responsive project management system and proven project strategies, we present a comprehensive recipe for success.

Our team's goal is to support the Town of Pembroke Park in achieving project satisfaction.



4.8 PROFESSIONAL LICENSURE



BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: JORGE A GUTIERREZ ARCHITECT LLC
Receipt #: 316-347020
Business Type: ARCHITECT (ARCHITECT)

Owner Name: JORGE A GUTIERREZ
Business Location: 4000 HOLLYWOOD BLVD STE 455S HOLLYWOOD
Business Phone: 954-367-7877
Business Opened: 09/30/2024
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		11		

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt Fee 45.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S

HOLLYWOOD, FL 33021-6785

Receipt #WWW-24-00285907
Paid 07/26/2025 45.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: JORGE A GUTIERREZ ARCHITECT LLC
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Business Opened: 09/30/2024
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		11		

Signature

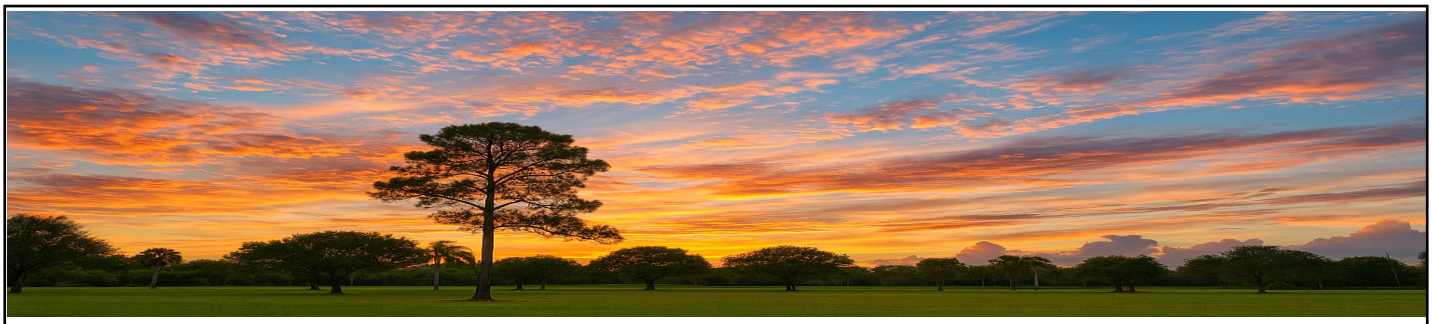
For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt #WWW-24-00285907
Paid 07/26/2025 45.00

LOCATION/LOCAL BUSINESS TAX RECEIPT

JORGE A GUTIERREZ ARCHITECT LLC



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1601 BELVEDERE RD # 300E
WEST PALM BEACH, FL 33406

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT	GUTIERREZ JORGE A	AR0014571	B25.639507 07/26/2025	$33.00	B40188838

This document is valid only when receipted by the Tax Collector's Office.

JORGE A GUTIERREZ ARCHITECT LLC
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S
HOLLYWOOD FL 33021

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2025170070
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1601 BELVEDERE RD # 300E
WEST PALM BEACH, FL 33406

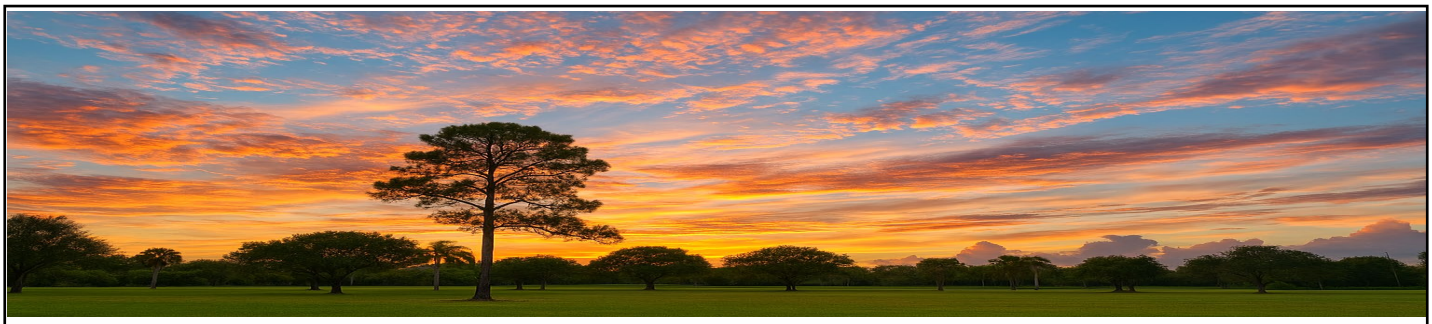
TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT BUSINESS	JORGE A GUTIERREZ ARCHITECT LLC		B25.639506 07/26/2025	$33.00	B40188841

This document is valid only when receipted by the Tax Collector's Office.

JORGE A GUTIERREZ ARCHITECT LLC
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S
HOLLYWOOD FL 33021-6785

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2025170067
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



INSTRUCTIONS: PLEASE POST IN A CONSPICUOUS PLACE AT YOUR PLACE OF BUSINESS.

WEST PALM BEACH

CITY OF WEST PALM BEACH

2025 to 2026 BUSINESS RECEIPT

NOT TRANSFERABLE

CITY OF WEST PALM BEACH
P.O. BOX 3147, WEST PALM BEACH, FL. 33402

0000065261
JORGE GUTIERREZ
1601 BELVEDERE RD # E300 # 26

ARCHITECT W/GUITIERREZ ARCH
AR14571

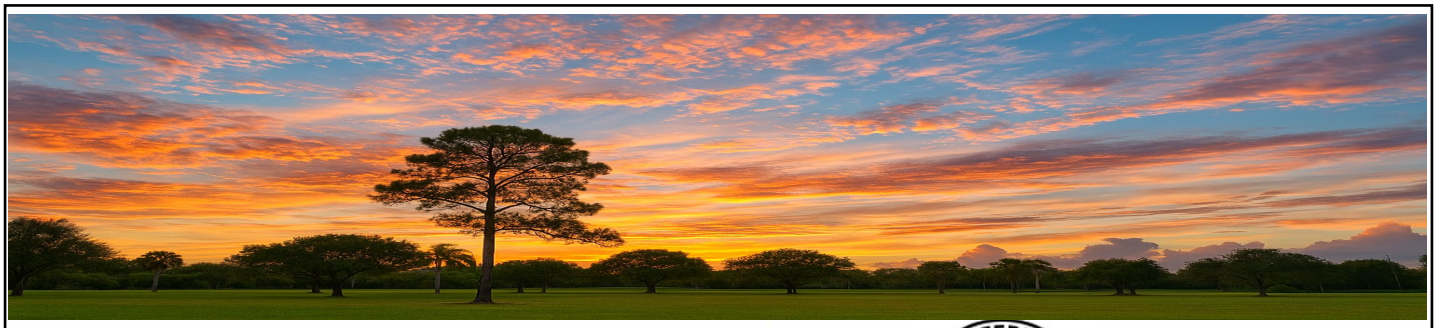
BUS. TAX ID.	CATEGORY	DESCRIPTION	FEE
119572	541311	ARCHITECT	173.64

EXPIRES SEPTEMBER 30, 2026

TOTAL ➡ 173.64

** PAID 173.64 ** BAL ** 0.00

THIS DOCUMENT NOT VALID UNTIL FUNDS ARE COLLECTED



Local Business Tax Receipt

Miami–Dade County Office of The TaxCollector

–THIS IS NOT A BILL – DO NOT PAY

6818745

RECEIPT NO.
RENEWAL
7092208

BUSINESS NAME/LOCATION
JORGE A GUTIERREZ
ARCHITECT LLC
20801 BISCAYNE BLVD STE 403
AVENTURA, FL 33180-1474

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
JORGE A GUTIERREZ ARCHITECT LLC

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
45.00 07/26/2025
PTBTC-25-132422

Employee(s) 1

LBT

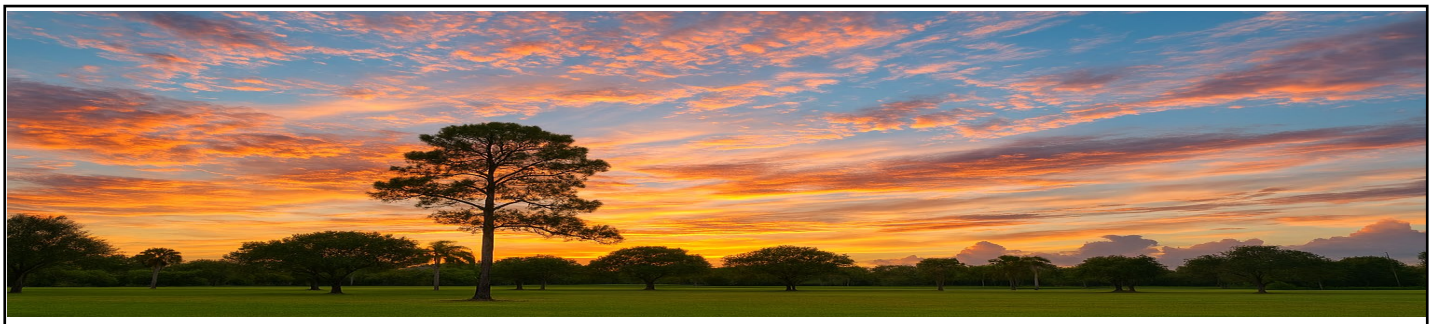
This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov

CITY OF Hollywood FLORIDA

2025/2026 LOCAL BUSINESS TAX RECEIPT

Business Name: **JORGE A GUTIERREZ ARCHITECT LLC**
DBA:
Business Location: **4000 HOLLYWOOD BLVD, #455-S**
Business Category: **SERVICE/LICENSED BUSINESS**
Classification: **Architect**
Tax Basis: **5 - 25 WORKERS**

Account Registration #: **B9080397-2026**
Expiration Date: **9/30/2026**
Tax Rate: **$316.00**



JORGE A. GUTIERREZ ARCHITECT, LLC

LICENSEE DETAILS

Licensee Information

Name:	GUTIERREZ, JORGE A (Primary Name)
	JORGE A. GUTIERREZ ARCHITECT LLC (DBA Name)
Main Address:	4000 HOLLYWOOD BOULEVARD SUITE 455S HOLLYWOOD Florida 33021
County:	BROWARD

License Information

License Type:	Architect
Rank:	Architect
License Number:	AR0014571
Status:	Current,Active
Licensure Date:	06/15/1993
Expires:	02/28/2027

Florida dbpr Department of Business & Professional Regulation

Licensee

Name:	JORGE A. GUTIERREZ ARCHITECT LLC	License Number:	
Rank:	Architect Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	12/16/2010

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR0014571	Current, Active	GUTIERREZ, JORGE A DBA:JORGE A. GUTIERREZ ARCHITECT LLC	Responsible Supervisor	11/24/2010	Architect	02/28/2027
AR0014571	Current, Active	GUTIERREZ, JORGE A DBA:JORGE A. GUTIERREZ ARCHITECT LLC	Qualifying Architect	11/24/2010	Architect	02/28/2027

Individual responsible for sealing the

Architectural Design Documents

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

GUTIERREZ, JORGE A

JORGE A. GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BOULEVARD
SUITE 455S
HOLLYWOOD FL 33021

LICENSE NUMBER: AR0014571
EXPIRATION DATE: FEBRUARY 28, 2027

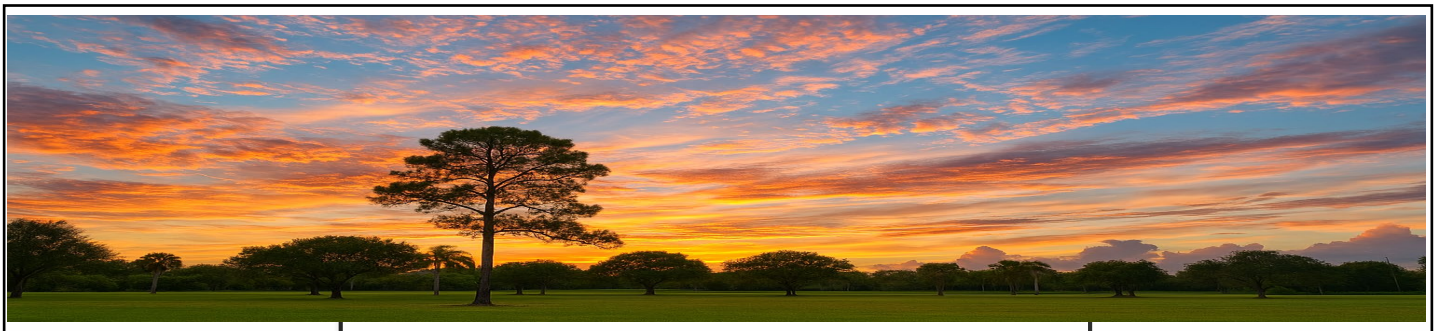
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/31/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

JORGE A GUTIERREZ ARCHITECT LLC



State of Florida
Department of State

I certify from the records of this office that JORGE A. GUTIERREZ ARCHITECT LLC is a limited liability company organized under the laws of the State of Florida, filed on November 10, 2010.

The document number of this limited liability company is L10000117338.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 18, 2025, and that its status is active.

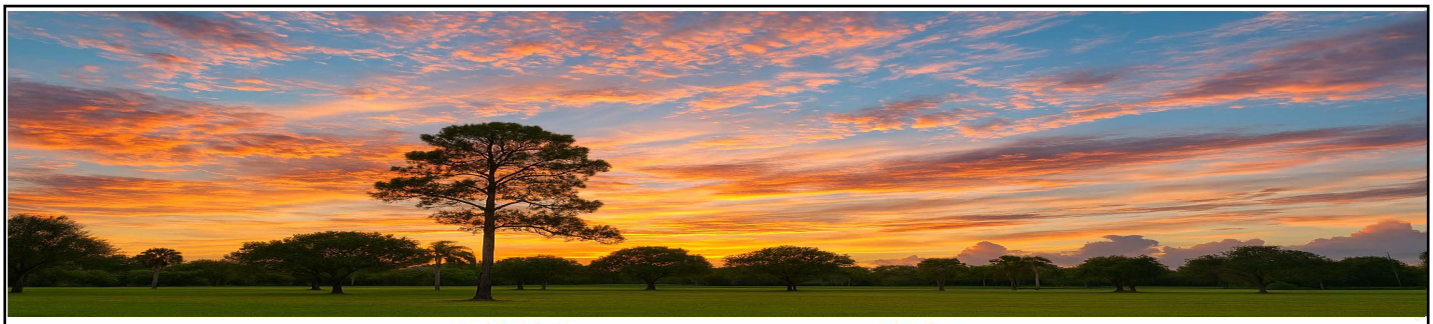
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighteenth day of January, 2025

Secretary of State

Tracking Number: 7378675109CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

[redacted]



Client#: 1055223 JORGEGUT

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 2502 N Rocky Point Drive Suite 400 Tampa, FL 33607	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: TeamAECertificate@usi.com
INSURED Jorge A. Gutierrez Architect, LLC 4000 Hollywood Boulevrad, Suite 455-S Hollywood, FL 33021	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Phoenix Insurance Company — 25623 INSURER B : Travelers Property Cas. Co. of America — 25674 INSURER C : Travelers Casualty and Surety Company — 19038 INSURER D : SiriusPoint Specialty Insurance Corp — 16820 INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

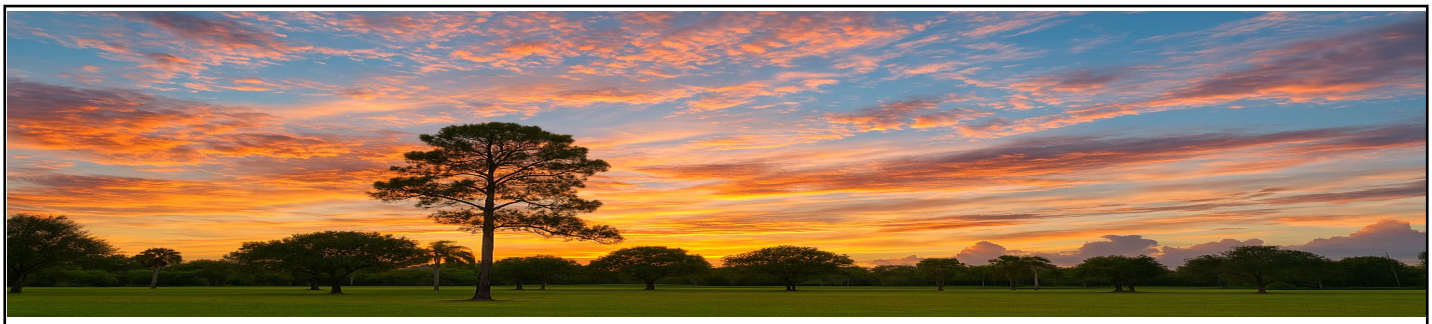
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	6607B362084PHX25	04/16/2025	04/16/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X	X	6607B362084PHX25	04/16/2025	04/16/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$2,000,000 $ $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $10000	X	X	CUP7K0788472547	04/16/2025	04/16/2026	EACH OCCURRENCE AGGREGATE $	$3,000,000 $3,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UB2K9868482547G	04/16/2025	04/16/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
D	Professional Liability			PROVAE000031500	05/24/2025	05/24/2026	$1,000,000 per claim $1,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability coverage is written on a claims-made basis.

CERTIFICATE HOLDER	CANCELLATION
For Proposal Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



4.9 REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: Jorge A. Gutierrez Architect, LLC

D.B.A.:_____ Federal I.D. No.: _____

Business Address: 4000 Hollywood Boulevard Suite 455S

City : Hollywood, State: FL Zip: 33021

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10-22-2025 Addendum No.: 2 Dated: 11-04-2025

Addendum No.: 3 Dated: 11-05-2024 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number UEI W5W1A9XGD9D7

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Jorge A. Gutierrez Architect, LLC
Consultant Name

11-11-2025
Date Signed

Affiant Signature

Jorge A. Gutierrez, AIA, LEED AP
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me 11th day of November, this 2025 by means of ☒ physical presence or ☐ online notarization, by Jorge A. Gutierrez who is personally known to me or who produced the following _____. identification: Randi Vicente

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
RANDI VICENTE
MY COMMISSION # HH 633359
EXPIRES: January 29, 2029

Notary Public for the State of 11-11-2025

My commission expires: 01-29-2029

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Jorge A. Gutierrez Architect, LLC, a nongovernmental entity.

3. Jorge A. Gutierrez Architect, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Carissa Dominguez

Witness #2 Print Name: Paul Martinez

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Jorge A. Gutierrez, AIA, LEED AP
Title: Principal
Entity Name: Jorge A. Gutierrez Architect, LLC

OATH OR AFFIRMATION

State of Florida County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 20 25, by Jorge A. Gutierrez (name of person) as Principal (type of authority) for Jorge A. Gutierrez Architect, LLC (name of party on behalf of whom instrument is executed).

Randi Vicente
Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
____ Produced identification (Type of Identification: Randi Vicente)
____ Did take an oath; or
____ Did not take an oath

NOTARY PUBLIC STATE OF FLORIDA
RANDI VICENTE
MY COMMISSION # HH 633359
EXPIRES: January 29, 2029

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Jorge A. Gutierrez Architect, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: _____

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Jorge A. Gutierrez Architect, LLC

Title: Principal

Entity Name: Jorge A. Gutierrez Architect, LLC

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 2025, by Jorge A. Gutierrez (name of person) as Principal (type of authority) for Jorge A. Gutierrez Architect, LLC (name of party on behalf of whom instrument is executed).

Randi Vicente
Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: Randi Vicente)
_____ Did take an oath; or
_____ Did not take an oath



6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Jorge A. Gutierrez Architect, LLC

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 27-3976841

4. Website address: (if applicable): https://www.jagaia.com/

5. Principal place of business address: 4000 Hollywood Boulevard, Suite 455S, Hollywood, FL 33021

6. Office location responsible for this project: 4000 Hollywood Boulevard, Suite 455S, Hollywood, FL 33021

   Telephone No.: 954-367-7877

7. Type of business *(check appropriate box):*

   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Jorge A. Gutierrez, AIA, LEED AP

   Title: Principal

   E-mail: Jor-G@jagaia.com

   Telephone No. 954-804-3517

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Jorge A. Gutierrez/Manager/51%

b) Sabine Krause/Secretary/49%

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) n/a

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: _____

_____

_____

14. How many years has your firm been in business while providing the services offered within this solicitation? 15 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Jorge A. Gutierrez Architect, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**

Submitted To:
TOWN OF PEMBROKE PARK
3150 SW 52ND AVENUE
PEMBROKE PARK, FL 33023

REQUEST FOR QUALIFICATIONS
RFQ 25-02
ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)



Submitted By:
WEST ARCHITECTURE + DESIGN, LLC
820 NORTH 4TH STREET
LANTANA, FL 33462

NOVEMBER 13, 2025 @ 10:00 AM

West Architecture + Design, LLC
820 North 4th Street, Lantana, Florida 33462
Phone: 561-588-2027 / Fax: 561-582-9419
Architecture License: AR93859 / AA26001503
www.west-arch.com



Cover and Dividers 4.1

REQUEST FOR QUALIFICATIONS
RFQ 25-02
ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Submitted By:
WEST ARCHITECTURE + DESIGN, LLC
820 NORTH 4TH STREET
LANTANA, FL 33462

MATTHEW F. WEST, PRESIDENT
PH: 561-588-2027
FX: 561-582-9419
mwest@westconstructioninc.net

RFQ DUE DATE & TIME:
NOVEMBER 13, 2025 @ 10:00 AM



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West Architecture + Design, LLC
820 North 4th Street, Lantana, Florida 33462
Phone: 561-588-2027 / Fax: 561-582-9419
Architecture License: AR93859 / AA26001503
www.west-arch.com

Cover Letter / Executive Summary

4.3



West Architecture + Design, LLC
820 North 4th Street
Lantana, FL 33462
561-588-2027
www.west-arch.com



November 13, 2025

Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: Cover Letter / Executive Summary - RFQ 25-02
Architectural and Engineering Services through Continuing Contracts (CCNA)

Confirmation of Ability and Willingness to Provide Services

Our team confirms that we are fully able and willing to provide the **Architectural Services** - Providing consultant and professional architectural services related to building construction projects of limited scope, and/or projects involving facility renovation, repair, and maintenance. Anticipated services include but are not limited to:

- Design Build Projects
- Building Remodeling and/or New Construction
- Project Cost Estimating, Cost Engineering, Forecasting
- Space Need Analysis
- Feasibility Studies, Conceptual Plans and Schematic Designs
- Design and Construction Documents
- Envelope Analysis
- Interior Design Services
- Coating/Paints/Primers Specifications
- Scope Development

We affirm our commitment to complying with all applicable federal, state, and local laws, rules, regulations, and court orders. Our firm has a proven track record of adhering to industry best practices and regulatory requirements to deliver projects successfully.

Company Overview

West Architecture + Design, LLC is a division of **West Construction, Inc.**, a family-owned business established in 1969. Together, we bring over 100 years of combined expertise in both architecture and construction, specializing in **Design/Build** projects. Our firm serves a wide range of clients, both in Florida and internationally, and we are experienced in managing projects of all sizes, from small renovations to large-scale developments. We work across diverse sectors, including both the **public** and **private** sectors, providing customized solutions that meet the unique needs of each client.

Our Approach to Projects

Under the leadership of **Matthew West** and **Peter Ganci**, **West Architecture + Design, LLC**

prioritizes a high standard of service, design, and value. We take a collaborative approach to each project, working closely with our clients to ensure that their goals and vision are fully understood and integrated into the final design. **Our team engages clients at every stage of the process to ensure that the project not only meets but also exceeds expectations.**

What sets us apart from other architectural firms is our ability to handle every aspect of a project, from initial design to final construction. This end-to-end involvement allows us to anticipate the project's needs, objectives, and potential challenges, ensuring a smoother, more efficient project lifecycle.

Our use of **Building Information Modeling (BIM)** allows us to design and build projects faster and at lower costs, while also improving communication and collaboration throughout the process. This technology has proven to be a valuable tool for delivering more accurate, efficient, and sustainable designs, and we are committed to leveraging it to provide the best possible service to the **Town of Pembroke Park.**

Verification of Key Personnel and Written Commitment

West Architecture + Design, LLC currently employs a licensed architect on our team. In addition we have a team of professional experienced and knowledgeable of the services requested in the solicitation.

We commit that our proposed team members will remain engaged throughout the term of the contract to ensure project continuity and successful completion.

Main Office Address:
West Architecture + Design, LLC
820 N 4th Street, Lantana, Florida 33462
561-588-2027
www.west-arch.com

Broward Office Address:
West Architecture + Design, LLC
737 Martin Luther King Jr. Blvd., Pompano Beach, FL 33060

Persons authorized to make representations for the proposer:
Matthew F. West, CGC, AIA, Principal/President
(same address and phone number as above)
Email: mwest@westconstructioninc.net

Design Principal:
Peter Ganci, Assoc. AIA, LEED® AP BD+C, Principal
(same address and phone number as above)
Email: pganci@west-arch.com

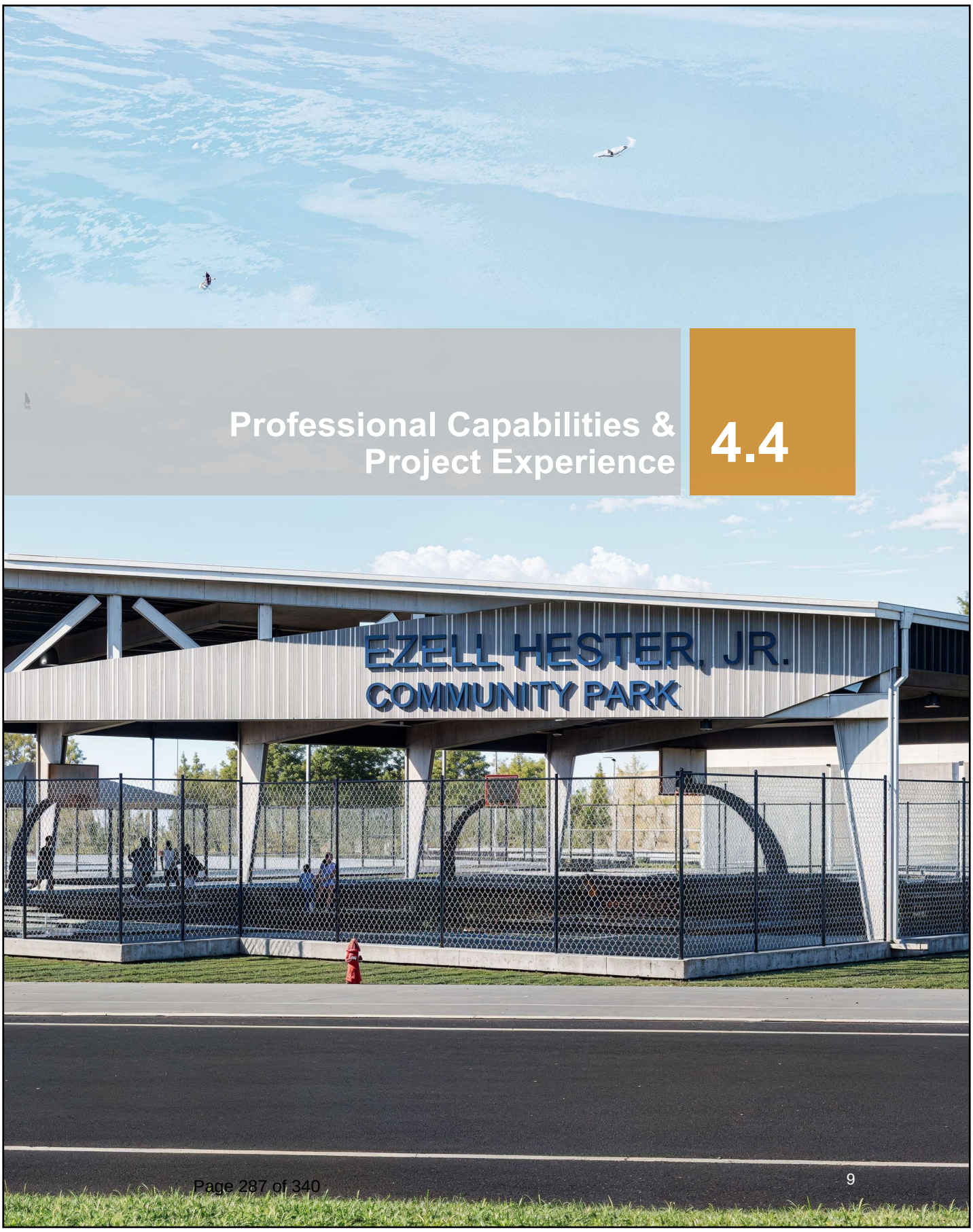
Respectfully,



Matthew F. West, AIA, CGC
Principal/President

Professional Capabilities & Project Experience

4.4












INFORMATION ABOUT WEST:

West Architecture + Design, LLC is dedicated to offering excellence in Architecture and Professional services. Throughout our years of service, we have achieved success through intensive collaboration with private and public clients.

West Architecture + Design, LLC is a division of **West Construction, Inc.,** which was founded in 1969 on the principal of delivering well-crafted, highly functional and cost effective projects. Through 55 years of successful project delivery, we have evolved into an international corporation. With subsidiaries in Liberia (West Africa), Puerto Rico, and the Caribbean, **West** possesses the ability to Design, Construct and Manage projects throughout, Florida, the United States and internationally.

Employing experts in their respective fields, **West currently has 117+ employees working in the US** and abroad. Architects, Engineers, Surveyors, Estimators, Construction Specialists and support staff work in a collaborative environment that promotes team work through individual excellence. The sharing of knowledge from multiple professional perspectives allows **West** to offer a creative and efficient end product. Our staff has a diverse range of experience in creating special places to Live, Work, Shop and Play.

West Architecture + Design, LLC brings to the industry over **100 years of combined architectural experience and over 250 design projects in the last 17 years.** The firm offers full architectural services specializing in Design-Build projects. Under the leadership of **Matthew West** and **Peter Ganci**, the firm strives to achieve quality work through the highest level of Service, Design and Value for each project.

Our firm employs an architect, registered with the Florida State Board of Architecture and Interior Design. Additionally, the firm has knowledge of current rules and regulations of local, state, and federal agencies regulating the environment and all land use and building code provisions, including the Department of Environmental Protection, the South Florida Water Management District, the United State Environmental Protection Agency, the South Florida Building Code, and the United States Corps of Engineers.

The ability to offer our clients a single point of contact for design and construction sets us apart from traditional architecture and construction companies. From initial Design to Final Construction, we possess the ability to direct all aspects of a project, anticipating the needs and objectives of the owner.

West Architecture + Design, LLC
State of Florida - AA26001503
Matthew F. West: State of Florida
Registered Architect - AR93859

Our in-house team is composed of a licensed Architect, four experienced Project Managers, four skilled CADD Technicians, two dedicated Estimators, three qualified Surveyors, and three Administrative Support professionals.

we strive to enhance the well-being of individuals and communities, ensuring they can thrive in the face of natural challenges and environmental changes.

ESTIMATING SYSTEMS:

Our senior estimators use top-of-the-line estimating systems to ensure that every project is **accurately priced**, **efficiently managed**, and completed with **maximum profitability**. By leveraging advanced tools for on-screen digital takeoffs, we eliminate the need for manual measurements, allowing us to calculate material, labor, and equipment costs in about half the time.

With these advanced tools and processes, we deliver precise, reliable estimates that help our clients make informed decisions and achieve successful project outcomes. Our commitment to accuracy and efficiency ensures that every project is completed on time and within budget.

BUDGET MANAGEMENT:

West and our team will work with the **Town of Pembroke Park** to revise/adjust project scope as may be deemed necessary to meet established budgets as design evolves through the design stages of completion.

Our firm has substantial real cost data for municipal projects. Our vast experience allows us to have an advantage over other firms when conceptual cost estimating is required. We simply know what it costs to design and construct a variety of municipal projects.

SCHEDULE MANAGEMENT:

Our firm utilizes **Microsoft Projects** and **Primavera P-6 scheduling** for managing the timeline for the project. This program allows our firm to analyze resource needs company-wide months ahead of the actual need. In addition to this, the critical path method of scheduling allows the team to identify critical items on the schedule that are driving the completion of the project.

LIST OF DESIGN - BUILD PROJECTS:

- Tamarac Fire Station #36
- Tamarac Fire Station #78
- Lauderhill Fire Station #110 & EOC
- Palm Springs Municipal Complex Fire Division Addition
- Pompano Ocean Rescue Headquarters
- Tamarac Sports Complex Concession Building
- Cinquez Park
- Plantation Woods Park
- Vincent Torres Park
- Winterlakes Park
- Stuart Memorial Park
- Bunche Park
- Norwood Park & Pool
- Tamarac Swim Annex
- Pompano New Beach Library
- EAU Palm Beach Spa & Resort
- Pompano Elks Lodge
- Lindsey Davis Community Center
- Jupiter Lighthouse Keeper's Building
- Simmons Veterinary Clinic
- Melrose Irrigation Supply & Sales

APPROACH TO RESILIENCY PRINCIPLES

At West **Architecture + Design, LLC**, we embrace **resilient design principles** to create sustainable, adaptable, and safe environments for our clients and communities. Our approach to resilience is driven by a deep understanding of the challenges posed by natural disasters, environmental shifts, and other unforeseen events. We believe that resilience is not just about surviving disasters but also about **enhancing the quality of life**, ensuring communities can thrive before, during, and after disruptive events. Below are the key ways in which we incorporate resiliency into our design philosophy:

Understanding Environmental Conditions:

We prioritize understanding the specific environmental conditions of each project site, including weather patterns and flood zones. By tailoring designs to these local conditions, we ensure that buildings and communities are better equipped to handle extreme weather events, floods, and other disasters. We incorporate site-specific landscaping, storm water management systems, and elevated foundations to reduce vulnerability.

Designing Durable Long-Lasting Spaces:

Resilient buildings require robust materials that can withstand wear and tear, as well as the impact of natural disasters. We select materials that are both **durable and sustainable**, such as storm-resistant roofing, impact-resistant windows, and energy-efficient insulation. By choosing the right materials, we ensure that structures are less prone to damage, reducing repair costs and downtime.

Our designs focus on creating **flexible, adaptable spaces** that can evolve with changing needs. In the aftermath of a disaster, these spaces can be reconfigured to accommodate varying functions—whether for emergency shelter, community recovery efforts, or temporary accommodations. This adaptability also supports long-term resilience by allowing spaces to meet the shifting demands of a community as it grows or changes over time.

At West **Architecture + Design, LLC**, we are committed to creating spaces that are not only functional but also future-proof, sustainable, and resilient in the face of adversity. By integrating these principles into every project, we strive to enhance the well-being of individuals and communities, ensuring they can thrive in the face of natural challenges and environmental changes.

West **Architecture + Design, LLC** is committed to incorporating principles of **sustainable, resilient,** and **safe** design and energy efficiency into all of its projects.

LIST OF LEED CERTIFIED PROJECTS:

- Fire Station 110 - LEED Silver
- Pompano New Beach Library - LEED Certified
- Fire Station 78 - LEED Certified

LIST OF SUSTAINABLE PROJECTS:

- Stuart Memorial Park - Outstanding Achievement Award/ Revitalization Award, 2012
- Lantana Police Annex



Fire Station 110



Pompano New Beach Library



Fire Station 78

FIRM'S EXPERISE & SERVICES

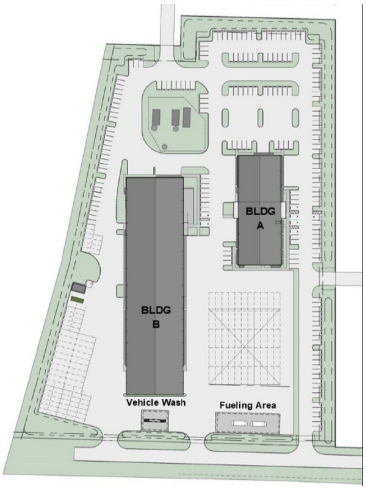
We specialize in designing operational, sustainable, and cost-effective structures.

Our team has successfully completed projects across Florida, providing detailed construction drawings, specifications, cost estimates, inspections, and LEED coordination.

Our firm recognizes the importance of integrating architectural, mechanical, electrical, fire protection, and civil engineering disciplines to ensure a cohesive design. Some of the services we provide are:

SPACE PLANNING AND PROGRAMMING SERVICES

We provide Space planning and programming services. One of our most comprehensive programming efforts was for the **COBB Maintenance Facility**, where we developed a detailed master plan to organize site circulation, departmental needs, and future growth.



This included programming over **89,000 SF** across two buildings: one focused on administrative and office functions (**27,111 SF**), and the other housing fleet maintenance, warehouse, and repair operations (**62,531 SF**). We also planned for **250+ parking spaces**, accommodating staff, fleet, and visitor access.

Our work on the **Lauderdale Lakes Emergency Operations Center** demonstrates our ability to reprogram and reconfigure existing municipal spaces to meet emerging demands. For this 7,000 SF renovation, we reorganized the floor plan to include mission-critical spaces such as a Command Room, Data Room, Conference/Training Facilities, and Staff Support Areas, while also addressing ADA compliance and system upgrades.

Finally, projects like the **Boynton Beach Utilities Administration Building** and **West Water Treatment Plant - Water Quality Laboratory Renovation** reflect our experience with spatial optimization in existing facilities, including atrium infills to create usable floor area, realignment of departmental zones, and modernization of interior layouts to better support staff workflows and public interface.

ARCHITECTURAL 3D RENDERING SERVICES

We routinely deliver high quality 3D Renders and visualizations. On projects like the **Boynton Beach Little League Park**, the utilization of 3D renders allows for our design team to better articulate and visualize the space.

HISTORICAL PRESERVATION SERVICES

Our work on the **Delray Beach Historic Train Depot** and the **Jupiter Lighthouse Keeper's Building** exemplifies our experience in historical preservation. We are familiar with coordinating with local historic boards and State Historic Preservation offices.

ADA ANALYSIS AND DESIGN

Our firm consistently incorporates ADA compliance and accessibility considerations into every phase of our design process. Whether renovating restrooms or designing new facilities, we approach each project with accessibility in mind to ensure inclusive and userfriendly environments for all.

For example, in the renovation of the Men's and Women's restrooms on the 1st and 2nd floors of the Riviera Beach City Hall, we upgraded fixtures and finishes and reconfigured

layouts to meet Florida Accessibility Code and ADA standards as much as technically feasible. Similarly, at the Riviera Beach Fire Department, we renovated the restroom within the administration area, addressing accessibility through the replacement and refurbishment of fixtures, floor and wall finishes, and improved lighting.

CONSTRUCTION ADMINISTRATION & PERMITTING SERVICES

Our team provides full construction administration support, including shop drawing review, RFI responses, site inspections, progress reporting, and final closeout documentation.

We maintain close coordination with Building Departments and permitting agencies to ensure compliance with the Florida Building Code, NFPA standards, and municipal ordinances.

HARDENING AND RESILIENCY DESIGN SERVICES

We provide comprehensive hardening design services for municipal buildings, ensuring continuity of operations during extreme weather events.

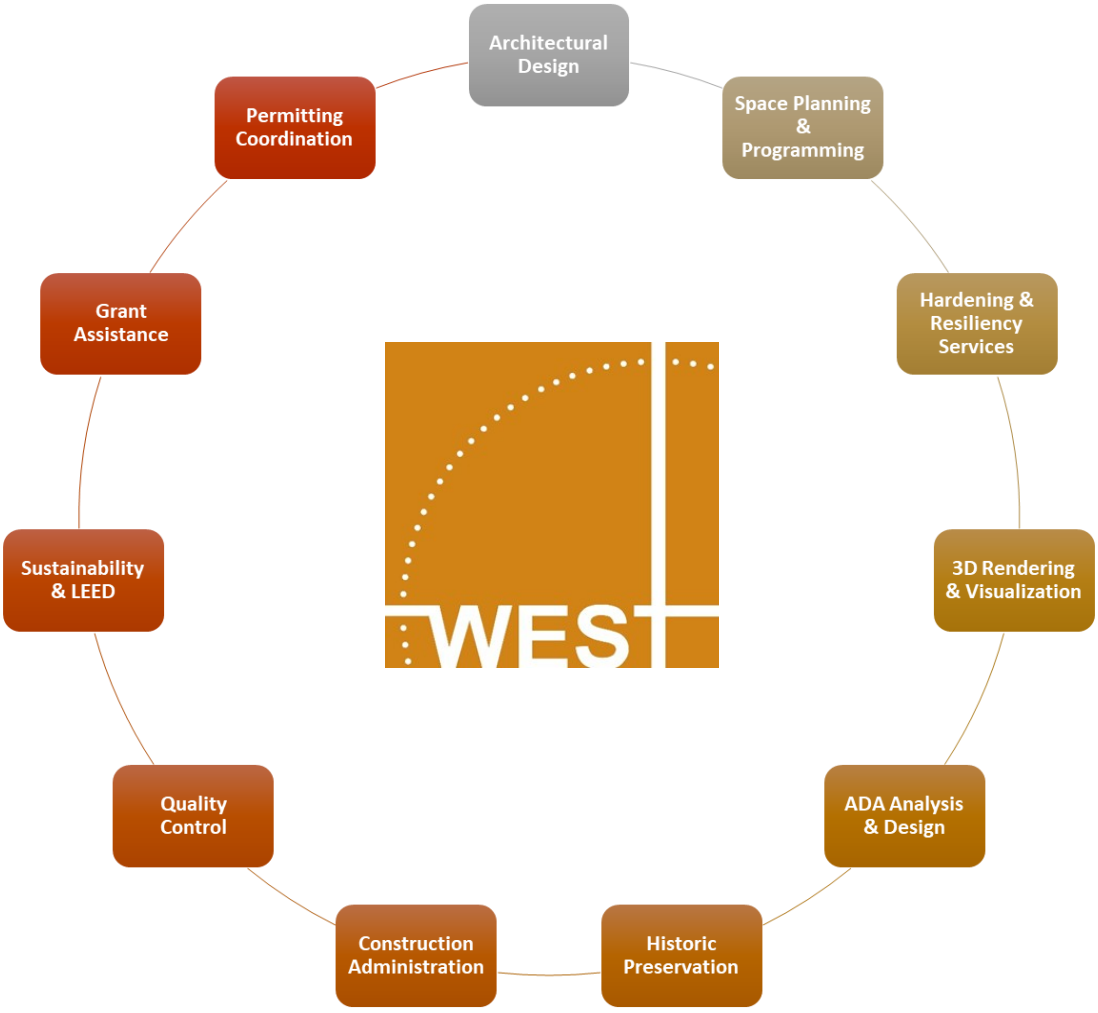
Our team is experienced in evaluating and upgrading building envelopes, impact protection systems, and structural components to meet or exceed FEMA, NFIP, and Florida Building Code – High-Velocity Hurricane Zone (HVHZ) requirements.

Our work includes roof replacement and structural reinforcement, hurricane-rated door and window systems, emergency power connections, and waterproofing enhancements. Projects such as Fire Station No. 2 – Hardening (City of Boynton Beach) exemplify our firm's ability to integrate resiliency measures into active, operational facilities without interrupting 24/7 emergency response functions.

We also coordinate closely with municipalities to ensure compliance with State and Federal funding programs, including FEMA Hazard Mitigation Grants and municipal resiliency initiatives.



Pompano New Beach Library



BEYOND OUR CORE SERVICES

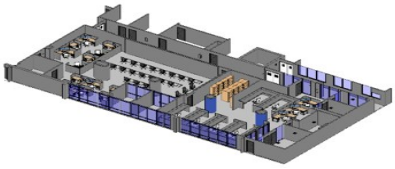
In addition to the wide range of architectural and design services illustrated above, **West Architecture + Design** operates alongside **West Construction, Inc.** within the same office. This integrated environment allows us to seamlessly collaborate with experienced construction professionals, giving us an operational advantage over traditional architecture firms.

Our shared resources enable efficient project delivery, accurate cost forecasting, and early constructability input—key benefits for **Continuing Architectural Services** contracts where responsiveness, consistency, and budget control are essential. This close partnership ensures our clients receive designs that are practical, buildable, and aligned with real-world construction methods from day one.

TECHNOLOGICAL CAPABILITIES:

Our firm utilizes the **Revit BIM software** for architectural design & drafting. Revit is a parametric modeling is a significant tool for conceptual design. With Revit software, architectural designers can quickly sketch a rough layout of a floor plan, or make changes to the standard set of building designs, and instantly let their customers preview their future projects. 3D design views allow designers to try out different design ideas and guide their design decisions at an early stage.

During the design phase, the building structure and floor plans need to be modified frequently. With Revit BIM software, architectural design and drafting become fast and accurate. In a Revit architecture model, all building components such as plans, sections, and elevations are intelligently connected to each another. Whenever a change is made to the model, the software automatically updates every related component, affecting the whole building model.



Ex. Revit BIM Software Model

The **3D modeling capacity** of Revit architecture enables designers and drafters to easily identify the clashes and areas of congestion, and resolve them early in the process. It results in error-free and high-quality construction documentations.



Ex. Rendering (Integrated with BIM)

Revit unifies design, drafting, construction and facility management processes in single environment, allowing all stakeholders to remain updated and aware of their responsibilities, thus improving overall coordination. A total understanding by everyone on the project of what's happening removes design conflict and risks.



Ex. Drone Photograph

D5 Render is a rendering software that allows us to create realistic rendered representations of our projects. This program gives us access to a range of realistic materials and 3D models to create a scene to bring the spaces we create to life. It is easy to use and smoothly integrates with our BIM modeling software Revit. The ability to live sync Revit to D5 Render is what allows the smooth integration and efficient workflow between both. By synchronizing, we can simultaneously work on the BIM model and the renderings; meaning any change made to the BIM model will show up in D5 Render. This gets rid of the hassle of having to reload a model into the rendering program when a change occurs. D5 Render also has built in AI enhancing capabilities that take the final renders to the next level by giving them an even more realistic look.

Our firm also utilizes the **use of drones** which can provide a unique bird's-eye views that highlight the scale and relationship of structures to their surroundings, helping architects visualize design integration within the environment. Drones offer benefits regarding progress tracking, efficiency and site analysis. Overall, drone photography enhances architectural design by providing innovative perspectives and valuable data, ultimately leading to more informed and effective design decisions.

WEST ARCHITECTURE + DESIGN, LLC

Preliminary Design/Analysis
Site Analysis, Selection and Development Planning
Master Planning
Programming
Evaluation of Budget and Preliminary Estimated Cost of Work
LEED Analysis
Code Analysis
Space Planning
Project Scheduling
Building Information Modeling (BIM)

Documents/Administration
Schematic Design Documents
Design Development Documents
Contract Documents
Consultant Coordination
Specifications
Bidding and Negotiation
Construction Administration

Design/Build
Integrated Solution Approach
Collaboration of Designers and Builders
Single Point Responsibility
Early Knowledge of Cost
Field Supervision
Comprehensive Reporting
Cost Control
Change Order Management
Contractor Payment
Quality Control Assurance
Safety and Inspection
Schedule Management
Close-Out Documentation
Start-Up Procedures



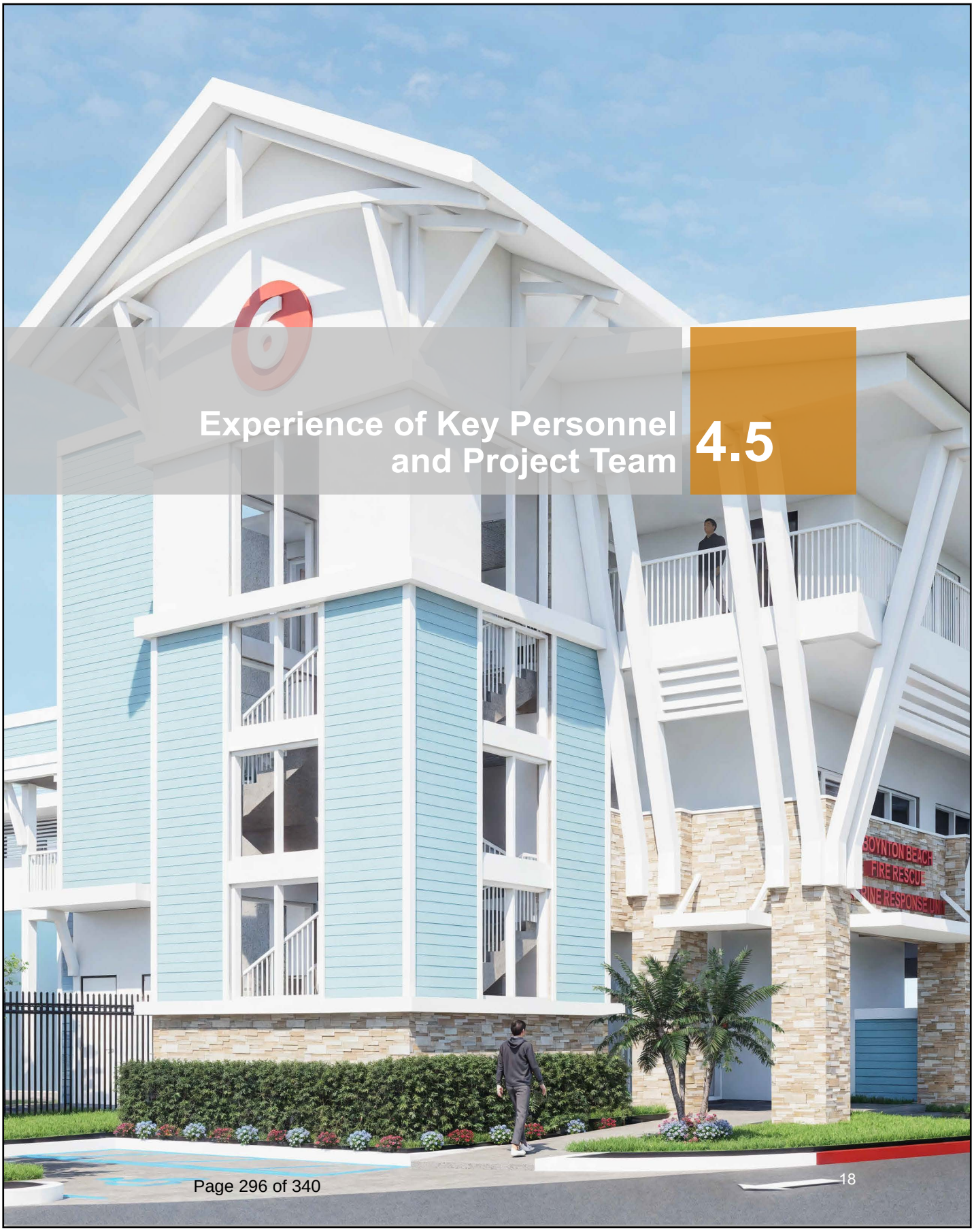


West Architecture+ Design, LLC brings to the industry over 100 years of combined architectural experience. The firm offers full architectural services specializing in Design/Build projects. Under the leadership of Peter Ganci and Matthew West, the firm strives to achieve quality work through the highest level of Service, Design and Value for each project.

Our firm is dedicated to excellence in architectural design and construction, as well as personal service to our clients. This is achieved through an intensive collaboration with the clients and consultants, and through careful investigation into the best way to accommodate the program, the schedule and the budget. Our staff has a diverse range of experience in both Public and Private projects creating special places to Live, Work, Shop, Play and Worship.

West offers the benefit of being able to control all aspects of the project, from Initial Design to Final Construction, thus being able to anticipate all the needs and objectives of the project.

The Difference
What sets us apart from the traditional architectural firm is the fact that we have the ability to be in control of all aspects of the project for Initial Design to Final Construction, thus being able to anticipate all the needs and objectives of the project.



Experience of Key Personnel and Project Team

4.5

1. Summary of Key Attributes of the Prime Proposer's Company

Matthew F. West

CGC, AIA

President / Principal in Charge



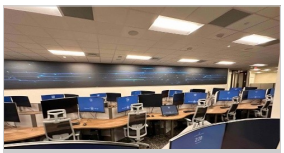
As co-founder and Principal, Mr. West brings over 30 years of architectural and construction experience to the firm. His diverse project experience includes both public and private sector projects. In addition to his responsibilities for overseeing the firm, Mr. West is responsible for the overall office management, client relations and administrative activities. He is involved in overseeing all projects, utilizing his skills and abilities to ensure the highest level of safety and project supervision.



Fire Station #36



Riviera Beach Heights Community Center



BSO - Real Time Crime Center



Pompano Ocean Rescue Headquarters



Fire Station #110

Abbreviated Project Experience:

Delray Beach Historic Railway Station Renovation
Delray Beach, FL
7,343 SF
Project Involvement: Managing Principal

Fire Station 36
Tamarac, FL
$5.2 Million, +/- 13,595 SF, Design-Build
Project Involvement: Managing Principal

Riviera Beach Heights Community Center
Riviera Beach, FL
$937,000, 3,478 SF
Project Involvement: Managing Principal

BSO - Real Time Crime Center
Fort Lauderdale, FL
$823,953.00, +/- 6,325 SF
Project Involvement: Managing Principal

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design-Build
Project Involvement: Managing Principal

PBG Tactical Training Facility
Palm Beach Gardens, FL
$1.5 Million, +/- 9,100 SF, Design Criteria
Project Involvement: Managing Principal

Fire Station 110
Lauderhill, FL
$3.69 Million, +/- 16,000 SF, Design Build, LEED Silver
Project Involvement: Managing Principal

Experience

Total: 30 years
With West: 26 years

Education

Florida A & M University
Bachelor of Science in Architecture

Florida Atlantic University
Bachelor of Architecture

Credentials

Registered Architect
State of Florida: **AR93859**
Certified General Contractor State of Florida: **CGC1516626**
OSHA Certified 10-Hour Safety Training

Professional & Community Affiliations

American Institute of Architects
Past President of AGC

National Association of Industrial and Office Properties

U.S. Green Building Council - South Florida Chapter

Florida Trust for Historic Preservation & National Trust for Historic Preservation

Association of General Contractors FEC Past President Executive Committee

Peter Ganci

Assoc AIA, LEED® AP *BD+C*

Design Principal



Mr. Ganci is a co-founder and Principal in charge of design and production of the projects within the firm. He has a diverse range of experience in both public and private projects. In addition to his management duties, Mr. Ganci oversees assignments from the beginning to the end, producing drawings and coordinating fully with the client and consultants along the way. He ensures that each project is developed with the firm's commitment to excellence.



Fire Station #36



Boynton Beach Little League Park



Riviera Beach Heights Community Center



Fire Station #78



Pompano Ocean Rescue Headquarters

Abbreviated Project Experience:

Fire Station 36
Tamarac, FL
$5.2 Million, +/- 13,595 SF, Design Build
Project Involvement: Design Principal

Boynton Beach Little League Park
Boynton Beach, FL
+/- $21 Million, 12.12 Acres
Project Involvement: Design Principal

COBB Maintenance Facility
Boynton Beach, FL
+/- $37 Million, 89,642 SF
Project Involvement: Design Principal

Riviera Beach Heights Community Center
Riviera Beach, FL
$937,000, 3,478 SF
Project Involvement: Design Principal

Fire Station 78
Tamarac, FL
$3.5 Million, +/- 9,400 SF, Design Build, LEED Certified
Project Involvement: Design Principal

PBG Tactical Training Facility
Palm Beach Gardens, FL
$1.5 Million, +/- 9,100 SF, Design Criteria
Project Involvement: Design Principal

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design Build
Project Involvement: Design Principal

Experience

Total: 33 years
With West: 17 years

Education

University of Florida
Bachelor of Design in Architecture

Florida Atlantic University
Bachelor of Architecture

Credentials

LEED® Accredited Professional: United States Green Building Council

Preservation Institute: Caribbean, University of Florida

BIM Education Program
AGC Florida East Coast Chapter

REVIT Program, Palm Beach State College

Professional & Community Affiliations

AIA - American Institute of Architects

USGBC - U.S. Green Building Council - South Florida Chapter

Florida Trust for Historic Preservation & National Trust for Historic Preservation

Aurora Vega

Accounting Comptroller



Mrs. Vega serves as the lead accountant for the firm, overseeing all financial aspects of project management from start to finish. She is responsible for managing cost control procedures and maintaining detailed accounting records that document and support the final costs of every project undertaken by the firm. Her role involves tracking budgets, monitoring expenditures, reconciling financial data, and ensuring compliance with all relevant accounting standards and contractual requirements.



Tamarac Swim Central Annex Park



Lantana Police Annex Building



Pence Park Masterplan



COBB Maintenance Facility



Lindsey Davis Senior Center

Abbreviated Project Experience:

Tamarac Swim Central Annex Park
Tamarac, FL
$1.2 Million, 5,600 SF, Design Build
Project Involvement: Comptroller

Lantana Police Annex Building
Lantana, FL
$450,000, +/- 1,700 SF, Sustainable Design
Project Involvement: Comptroller

Marco Island Fire Station 50
Marco Island, FL
+/- $3.4 Million, 17,636 SF, Conceptual Design
Project Involvement: Comptroller

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Comptroller

COBB Maintenance Facility
Boynton Beach, FL
+/- $37 Million, 89,642 SF, Programming/ Conceptual Design
Project Involvement: Comptroller

Lindsey Davis Senior Center
Riviera Beach, FL
$1 Million, 7,778 SF
Project Involvement: Comptroller

PBG Municipal Golf Clubhouse
Palm Beach Gardens, FL
$4.3 Million (Estimated), 19,676 SF, Design Criteria
Project Involvement: Comptroller

Experience

Total: 22 years
With West: 19 years

Education

Interamerican University, Puerto Rico
Associates Degree in Business Administration

University of Turabo, Puerto Rico
Bachelor's Degree in Business Administration, Major in Accounting

Thomas Rolando

Technical / QC Manager



Mr. Rolando's responsibility and experience includes over 44 years of experience in the Management of Architectural projects, and project administration with special emphasis in Quality Control for all design documents, including Construction Specification writing. Adept at serving as technical resource in the preparation of Architectural & Design documents for new and renovation projects. Management of all production standards and specifications.



BB Utilities WWTP - Water Quality Laboratory Lobby



Fire Station #2 - Hardening



Pence Park Masterplan



COBB Maintenance Facility



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Boynton Beach Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Technical / QC Manager

Fire Station 2 - Hardening
Boynton Beach, FL
$598,000
Project Involvement: Technical / QC Manager

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Technical / QC Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF
Project Involvement: Technical / QC Manager

Broward County Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Technical / QC Manager

COBB Maintenance Facility
Boynton Beach, Florida
$37 Million (Estimated), 9.19 Acres
Project Involvement: Technical / QC Manager

BB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Technical / QC Manager

Experience

Total: 48 years
With West: 7 years

Education

University of Guayaquil, Ecuador, School of Design
Associate Degree, 1972

University of Guayaquil, Ecuador, School of Architecture
Bachelor Degree, 1974

Professional & Community Affiliations

Member of the Construction Specification Institute

Mary Sifuentes

Project Manager



Ms. Sifuentes is an architectural graduate from the prestigious Simon Bolivar University in Caracas, Venezuela. She provides production support and project management responsibilities on the firms projects. She is well mannered and experienced in managing and working with the construction teams. She is also well educated on the Building Codes, Fire Safety, and Accessibility Codes. She has experience and is knowledgeable on the latest BIM and CAD software in the industry.



Lindsey Davis Senior Center



BB Utilities WWTP - Water Quality Laboratory Lobby



Pence Park Masterplan



Boynton Beach Utilities Maintenance Building North



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Lindsey Davis Senior Center
Riviera Beach, FL
$1 Million, 7,778 SF
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Project Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design Build
Project Involvement: Project Manager

COBB Utilities Maintenance Building North
Boynton Beach, Florida
$456,556, 5,067 SF
Project Involvement: Project Manager

COBB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Project Manager

Experience

Total: 16 years
With West: 4 years

Education

Simon Bolivar University, Venezuela
Bachelor in Architecture

Credentials

REVIT
AutoCAD
Photoshop
3DMax
Lumion

West Architecture + Design, LLC
820 North 4th Street, Lantana, Florida 33462
Phone: 561-588-2027 / Fax: 561-582-9419
Architecture License: AR93859 / AA26001503
www.west-arch.com

Samuel Perez

Project Manager



Mr. Perez is an architectural graduate who provides production support and project management responsibilities on the firms projects. He is well mannered and experienced on managing and working with the construction teams. He is also well educated on the Building Codes, Fire Safety, and Accessibility Codes. He has experience and is knowledgeable on the latest BIM and CAD software on the industry.



Fire Station #2 - Hardening



BB Utilities WWTP - Water Quality Laboratory Lobby



BSO– Real Time Crime Center



Boynton Beach Utilities Administration Building



Boynton Beach Little League Park

Abbreviated Project Experience:

Fire Station 2 - Hardening
Boynton Beach, FL
$598,000
Project Involvement: Project Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, Florida
$3.36 Million, 5,305 SF, 2-Story
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Boynton Beach Administration Building
Boynton Beach, FL
+/- $ 1.1 Million, 15,087 SF
Project Involvement: Project Manager

Oyer Park FD Marine Response Unit
Boynton Beach, Florida
$5.7 Million (Est.), 11,400 SF
Project Involvement: Project Manager

BB Little League Park
Boynton Beach, Florida
+/- $21 Million (Est.), 12.12 Acres
Project Involvement: Project Manager

Experience

Total: 3 years
With West: 3 years

Education

Universidad Central Marta Abreu de Las Villas, Cuba
Bachelor in Architecture and Urban Planning

Credentials

Experienced with 3D Modeling, Architectural Representation

Detailing & Sheet Organization Proficiency in Autodesk Revit & AutoCAD

Abilities with Adobe Photoshop, Illustrator & InDesign

Rendering Capability (Lumion, Vray & Enscape)

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Darryl Edwards

Project Manager



Mr. Edwards is an architectural graduate who provides production support and project management responsibilities on the firms projects. He is experienced in the latest BIM and CAD drafting and modeling software used in the industry. He is well mannered, organized, and experienced on managing and working with the construction teams. He is also equipped with a solid foundation in design principles and is educated on the Building, Fire Safety, and Accessibility Codes.



Pence Park Masterplan



Boynton Beach Little League Park



BB Utilities WWTP - Water Quality Laboratory Lobby



Boynton Beach Utilities Maintenance Building North



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Project Manager

BB Little League Park
Boynton Beach, Florida
+/- $21 Million (Est.), 12.12 Acres
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Oyer Park FD Marine Response Unit
Boynton Beach, Florida
$5.7 Million (Est.), 11,400 SF
Project Involvement: Project Manager

COBB Maintenance Building North
Boynton Beach, Florida
$456,556, 5,067 SF
Project Involvement: Project Manager

COBB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Project Manager

Experience

Total: 1 year
With West: 1 year

Education

Florida Atlantic University
Bachelor in Architecture

Credentials

Revit
AutoCAD
Adobe Suites
Rhinoceros 7
Blender 4.0

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3. **Indicate the prime Proposer's role for provision of services vs. partnership(s) and subcontractor(s), and clearly delineate roles, responsibilities, and authority.**

SUBCONSULTANT ROLES, RESPONSIBLITIES, AND INTEGRATION

West Architecture + Design, LLC will serve as the **Prime Consultant** and will **self-perform the full scope of architectural and project management services** required under this Continuing Services Contract. Our in-house team includes licensed architects, project managers, estimators, and construction professionals capable of delivering comprehensive design and construction administration services from concept through completion.

While all core architectural services will be completed by our internal team, West Architecture + Design maintains **established relationships with a network of prequalified engineering and specialty consultants**. These trusted partners may be engaged on a task order basis **only when specialized technical support is required**, such as for civil, structural, mechanical, electrical, plumbing, landscape architecture, or geotechnical services.

PRIME CONSULTANT ROLE

As the Prime Consultant, West Architecture + Design will be responsible for:

- Managing all design phases, including planning, schematic design, design development, and construction documents
- Overseeing permitting coordination and agency communication
- Performing construction administration and site observation
- Managing all project schedules, budgets, and quality assurance reviews
- Coordinating and supervising any subconsultant activities to ensure seamless integration

SUBCONSULTANT COORDINATION APPROACH

When utilized, subconsultants will operate under the direction of West Architecture + Design and report directly to our assigned Project Manager.

We will:

- Define clear scopes of work for each discipline
- Coordinate deliverables and review schedules
- Conduct interdisciplinary QA/QC meetings to ensure consistency across all documents
- Verify that all subconsultant work complies with applicable codes, standards, and Town requirements

EXPERIENCE MANAGING INTEGRATED TEAMS

West Architecture + Design has extensive experience managing projects that integrate both architectural design and engineering services, whether through in-house capabilities or subconsultant coordination.

Our firm has successfully overseen multidisciplinary teams on municipal projects including:

- Fire Station 110 - Lauderhill, FL
- COBB Maintenance Facility – Boynton Beach, FL
- Fire Station 2 – Hardening - Boynton Beach, FL
- Pompano Ocean Rescue Headquarters - Pompano Beach, FL

These projects demonstrate our ability to direct, coordinate, and deliver comprehensive solutions that balance design intent, constructability, and technical precision—regardless of whether services are performed internally or through collaborative partnerships.

West Architecture + Design will self-perform all core architectural services and utilize trusted subconsultants **only when specialty expertise is necessary**. Our firm will remain the **single point of responsibility** for project delivery, quality control, and communication with the Town, ensuring clear accountability and consistent project performance.

4.	**Proposer shall clearly describe all examples where the prime Proposer and the sub- consultant(s) have worked together in Florida and in the United States in the last five (5) years and specific roles, responsibilities, and authority.**

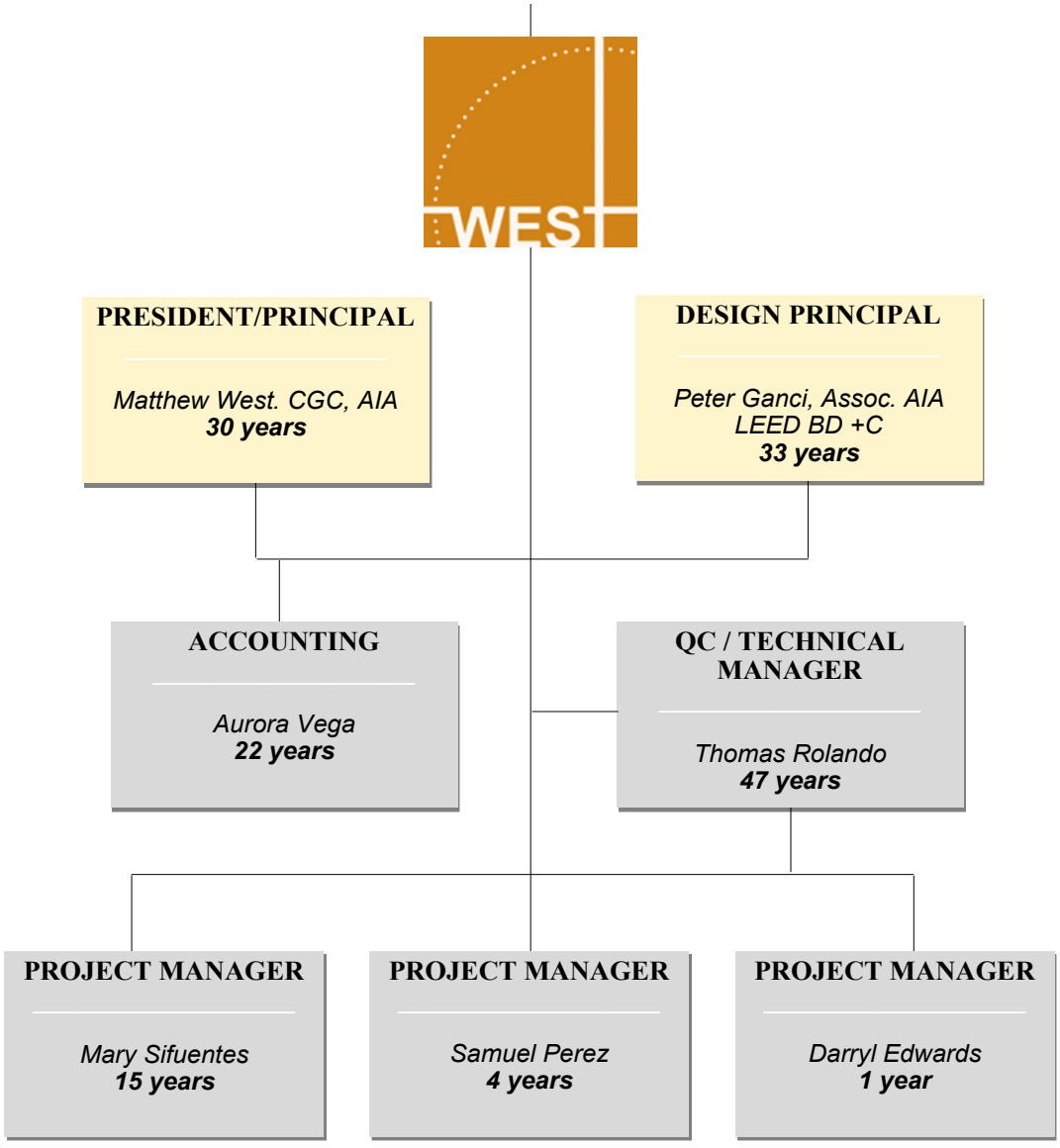
Not Applicable.

2. **A concise summary of the key components of the company, organization, or team shall be provided.**

Name / Title	Role on Project	Experience	Responsibilities
Matthew F. West, AIA, CGC President / Principal in Charge	Principal-in-Charge **Florida State License #:** AR93859	30+ years	Executive oversight, client coordination, quality assurance, contract administration
Peter Ganci, Assoc. AIA, LEED AP BD+C Design Principal	Design Oversight & Project Design Lead	33 years	Lead design development, architectural coordination, sustainable design integration
Thomas Rolando Technical / QC Manager	Technical Oversight & Quality Control	48 years	Quality control review of all drawings, specification management, code compliance
Mary Sifuentes Project Manager	Architectural Coordination & Client Interface	16 years	Day-to-day coordination, submittal tracking, permitting coordination
Samuel Perez Project Manager	Construction Documentation & BIM Coordination	3 years	Site coordination, field observation, progress reporting, submittal review
Aurora Vega Comptroller	Financial Administration	22 years	Budget tracking, cost verification, project invoicing, financial reporting
Darryl Edwards Project Manager (Technical Support)	Construction Documentation & BIM Coordination	1 year	Production management, Revit modeling, technical detailing, coordination meetings

5. Company Organizational Chart

TOWN OF PEMBROKE PARK





Relevant Completed Project Experience

4.6

Pompano Ocean Rescue Headquarters

Pompano Beach, Florida

Project Info

Owner City of Pompano Beach
Amount $3.36 Million
COs $1,894,189.20
(Due to Second Floor Addition)
Design $279,870
Date 2018-2024
Contact **Fernand Thony, PE**
G.O. Bond Director
954-786-7923
Fernand.Thony@copbfl.com

Features

- Two-story Headquarters building (5,369 SF)
- Covered Entry
- New Elevator and Stairs
- Meeting Room on 2nd Floor
- Restrooms and Locker Rooms
- Storage

Services Provided

- Conceptual Design & Budget
- Architectural Services
- General Construction Services
- Design-Build

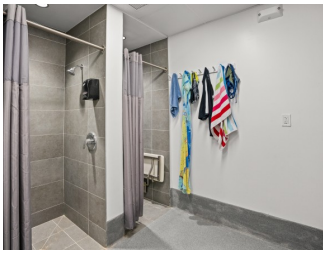
Project Description

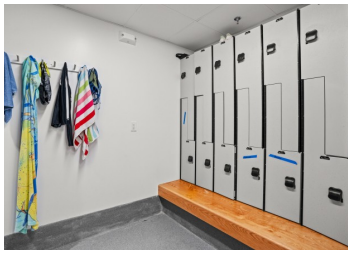
The intent of this project consisted of the renovation of the existing building and the addition of a second floor of the Pompano Ocean Rescue Headquarters located at 50 N Pompano Beach Blvd, Pompano Beach, FL 33062.. The total scope of work included a site analysis, comprehensive site development, design development; construction documents, specification, and a project close out for the Pompano Ocean Rescue Headquarters.

The project design entails improvements to the interior of the existing First level 1920 SF, including but not limited to upgrades to existing bathrooms, locker rooms, offices and storage areas. This includes the selection of interior and exterior building finishes. The first floor addition consist of 898 SF for lobby, general equipment, and vertical circulation.

The second floor addition will be in support of existing Ocean Rescue services. The expansion of 2,460 SF includes a large meeting room, restrooms, and a break room. Also, included shall be the core elements such as stairs, elevator, and elevator equipment room and storage rooms. The site improvements include new sidewalks and new landscaping.







BSO - Real Time Crime Center

Fort Lauderdale, Florida

Project Info

Owner Broward Sheriff's Office
Amount $823,953.00
COs $95,388.23 (Requested by Owner and Field Conditions)
Design $94,520.00
Date 2024
Contact **Kim Byron**
Planning, Development, & Facilities Manager
954-831-8318
Kim_Byron@sheriff.org

Features

- New Reception Desk
- New conference room
- 3 additional offices
- Additional workstations
- New break room
- Additional storage areas

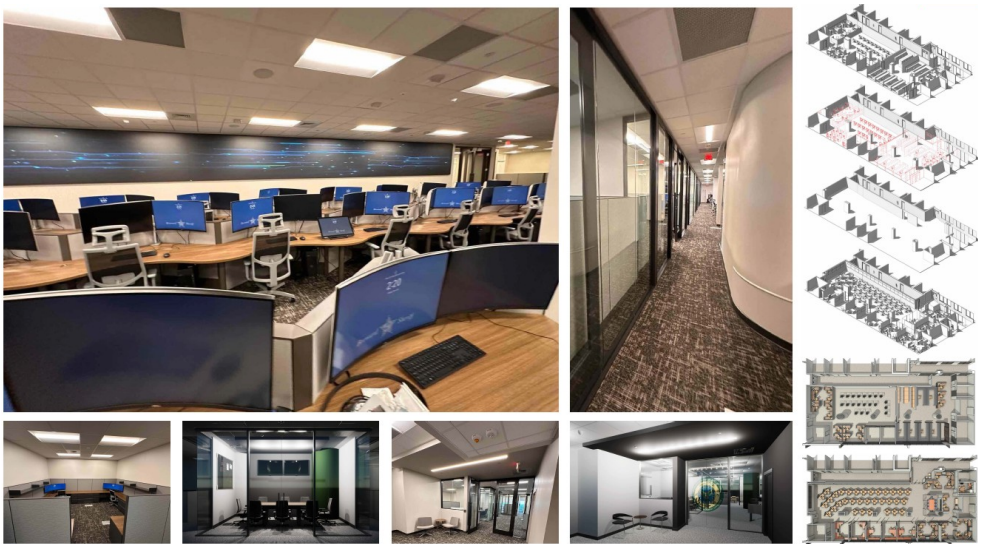
Services Provided

- Architectural and Engineering

Project Description

The project involves providing Architectural and Engineering services for the Interior Renovation of the portions of the existing 4th floor (+/- 6,325 Net SF) of the Public Services Building. The existing space shall be renovated to accommodate the new expanded Real Time Crime Center, (RTCC). The existing Forensic Lab Unit, (DFU) shall be relocated to another area on the fourth floor. The renovation includes the following:

1. Selective demolition of the existing space to include walls, ceilings, lighting, electrical, HVAC ductwork, fire alarm, fire sprinkler, security and communication systems to accommodate the new layout.
2. Main Entrance reconfiguration.
3. Reconfigurations of existing offices and workstations + additional offices & workstations.
4. New ceiling layout for reconfigured areas.



Fire Station #36

Tamarac, Florida

Project Info

Owner City of Tamarac
Amount $5.2 Million
COs -$163,841.44
(Issued at Owners Request to Deduct Certain Components)
Design $408,142.64
Date 2021
Contact **Alan Lam**
Project Manager
(954) 597-3707
Alan.Lam@tamarac.org

Features

- Fueling station
- Generator
- 4 Apparatus Bays
- 10 bunk rooms
- Gym
- Solar System
- 1-Story structure (13,595 sf. acre site)
- LEED Certified
- Emergency Operations Center

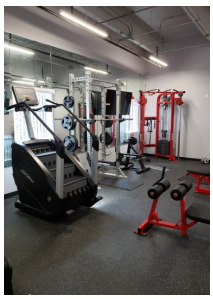
Services Provided

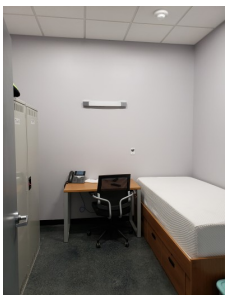
- Design/Build Services
- Architecture
- Construction

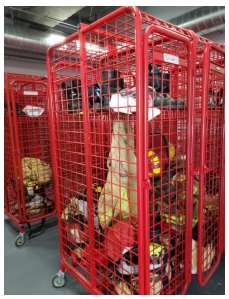
Project Description

The project involves the Design- Build of a 13,595 +/- square foot fire station located in Tamarac, FL. The western +/- 1.4 acres of the project site is currently being utilized as a temporary fire rescue station, which will remain active throughout the duration of this project. The eastern +/- 2.0 acres of the project site is currently vacant and reserved for Fire Station #36. This project includes developing product specifications, design plans and details, permitting, and the construction of new, state of the art, hardened fire station.













COBB Maintenance Facility

Boynton Beach, Florida

Project Info

Owner City of Boynton Beach
Amount $37 Million (Estimated)
Design $86,040
Date 2021
Contact **Andrew Mack**
Deputy City Manager
561-742-6401
MackA@bbfl.us

Features

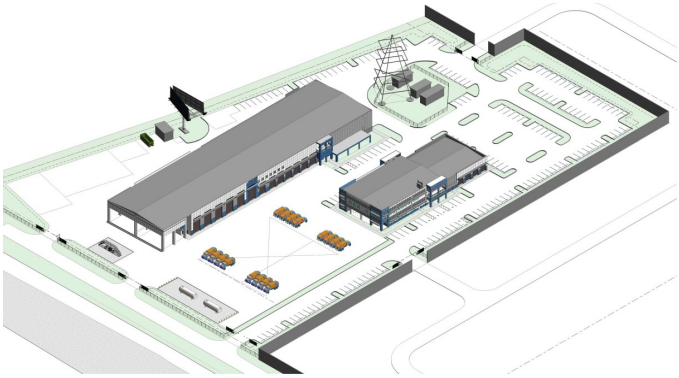
- Building A (210' x 80') 2 Stories
  - 27,111 SF in Total.
  - Facilities & Streets Office
  - Parks & Ground Office
  - Park Rangers Office
  - Solid Waste Office
- Building B (360' x 108') 2 Stories
  - 62,531 SF in Total.
  - Administration
  - Fleet Interior/Exterior
  - Warehouse Interior/Exterior
  - Storage Area
  - Generator
  - Repairing Garage
- Total Building Area: 89,642 SF
- Site: 9.19 Acres
- Access Road: 4.25 Acres
- Alternate Vehicle Wash and Fueling Area: 2.37 Acres
- Total Area: 15.80 Acres

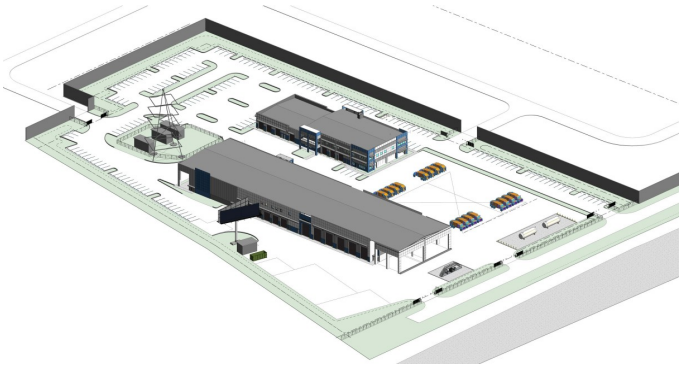
Services Provided

- Architectural Services
- Conceptual Design
- Programming
- Cost Estimation

Project Description

The project involved the Programming and Conceptual Design of the New Public Works Facility. Developing a Master Plan for the site, as well as, developing the space requirements for each individual department; and developing a Conceptual Master Site Plan locating the buildings, driveways, parking, sidewalks and landscape areas, based on the programming of the site.





Fire Station #2 - Hardening

Boynton Beach, Florida

Project Info

Owner City of West Palm Beach
Amount **$**598,000 (Estimated)
Design $56,063
Date 2020 - 2025
Contact **Moisey Abdurakhmanov**
Engineer II
561-742-6266
AbdurakhmanovM@bbfl.us

Features

- (8) New Apparatus Bay Four-Fold Doors
- New Light Poles

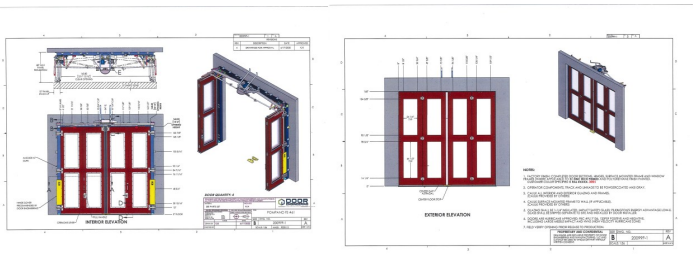
Services Provided

- Architecture & Engineering Services

Project Description

Renovation of the existing Boynton Beach Fire Station 2- Hardening building, located at 2615 Woolbright Rd. Boynton Beach, FL. 33426. Project to consist of the following:

1. Replacement of the (8) existing overhead roll-up garage bay doors with four-fold doors to comply with current code requirements.
2. Re-strapping of the current HVAC exterior equipment to the existing concrete slab to comply with current code requirements.
3. Clean the rust off the existing housing generator and provide a rust-inhibiting spray for protection.
4. Replace foundation and poles of all existing light poles for code-compliant foundations and poles.







Project Implementation Strategy & Approach 4.7

Pre-Design Phase
We begin by collaborating closely with the client to **establish clear project goals**, scope, budget, and quality expectations. During this phase, we explore a range of design possibilities and refine them through **continuous client input** to ensure alignment with the project's vision before moving forward.

Schematic Design & Design Development
Building on the approved concepts, we **develop detailed drawings**, diagrams, and models that translate the initial vision into a viable design strategy. We ensure all aspects comply with applicable building codes, zoning ordinances, and safety regulations. Our estimating team monitors projected costs throughout this phase to maintain alignment with the approved budget.

Construction Documents
We **prepare detailed construction** and **permit-ready documents** that serve as the foundation for accurate pricing and efficient construction. Our in-house construction specialists work with the design team to verify constructability, identify potential issues early, and support quality throughout.

Bidding & Negotiation
We coordinate the bidding process by preparing **comprehensive bid packages, hosting pre-bid conferences, and addressing contractor questions**. Once bids are reviewed, we support the Town in selecting the most suitable contractor, issuing the Notice of Award, and preparing for construction start-up.

Construction Administration
Throughout the construction period, we actively **monitor the work through site visits**, review of submittals, and close **coordination with the contractor.** We promptly address any design clarifications needed in the field and provide ongoing oversight to maintain the integrity of the original design and support timely, successful project delivery.

Post Construction & Close Out Phase
Although these phases provide structure, we tailor our approach to meet the specific requirements and workflow of each project. Our use of BIM technology, consistent QA/QC reviews, and proactive communication ensures that each project maintains design integrity, cost efficiency, and schedule discipline. This adaptability promotes collaboration, transparency, and forward momentum at every stage.

Although these phases provide structure, we tailor our approach to meet the specific requirements and workflow of each project. This adaptability ensures clear communication, well-informed decision-making, and forward momentum at every stage.



At **West Architecture + Design, LLC**, we fully understand the methods and approach necessary: to deliver exceptional architectural services that prioritize quality, safety, and customer satisfaction. Our broad site and building experience, combined with our commitment to innovative solutions, positions us as the ideal choice for this contract.

Our approach to project completion involves a strategic, multifaceted process. We recognize that every project requires careful consideration of various factors, particularly the needs and expectations of our clients. To achieve high levels of customer satisfaction, we emphasize clear communication and collaboration throughout the project cycle.

West understands that the **Town of Pembroke Park** is requesting the following under this RFQ solicitation:

ARCHITECTURAL SERVICES – provide consultant and professional architectural services relating to building construction projects of limited scope, and/or projects involving facility renovation, repair and maintenance. Anticipated services include, but are not limited to:

- Design-Build Projects
- Building Remodeling and/or New Construction
- Project Cost Estimating, Cost Engineering, Forecasting
- Space Need Analysis
- Feasibility Studies, Conceptual Plans and Schematic Designs
- Design and Construction Documents
- Envelope Analysis
- Interior Design Services
- Coating/Paints/Primers Specifications
- Scope Development

FIRM EXPERIENCE IN ARCHITECTURAL SERVICES

West Architecture + Design, LLC has extensive experience providing comprehensive **architectural services** for public-sector building construction projects of varied scale and complexity. Our team routinely delivers projects involving facility renovation, repair, modernization, and new construction—each executed with careful attention to technical requirements, budget control, and design excellence.



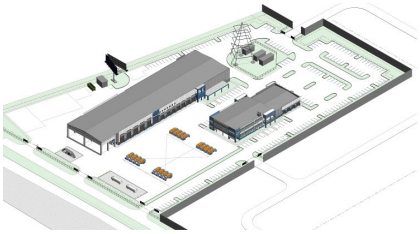
Projects Completed Near the Pembroke Park Area

Our portfolio includes **Design-Build projects, building remodeling, and new facility construction** for numerous municipalities and agencies throughout South Florida. For example, our team provided full architectural services for the design build **Pompano Beach Ocean Rescue Headquarters**, which involved renovation of the existing structure and addition of a new second floor to enhance operational capacity. Similarly, the **Broward Sheriff's Office Real Time Crime Center** demonstrates our capability in complex **interior renovations**, where selective demolition and reconfiguration of office, security, and communications systems were required to accommodate new program needs within an existing facility.

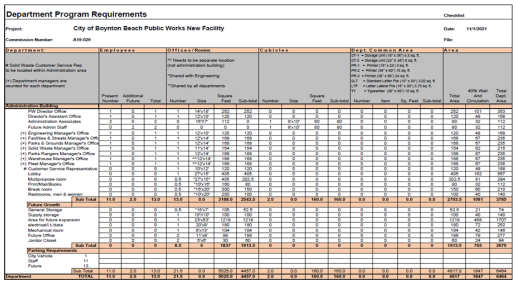


Pompano Ocean Rescue Headquarters , Pompano Beach, FL

We have also provided **feasibility studies, space needs analyses, and schematic design services** for civic projects such as the **Riviera Beach Heights Community Center** and **COBB Maintenance Facility**, where understanding the programmatic requirements and future growth potential of community spaces was essential to successful outcomes. These studies inform design decisions, ensure space optimization, and maintain alignment with client budgets and operational needs.



COBB Maintenance Facility , Boynton Beach, FL



Department Program Requirements

Project: City of Boynton Beach Public Works New Facility

Date: 11/1/2021

Construction Number: A19-029

File:

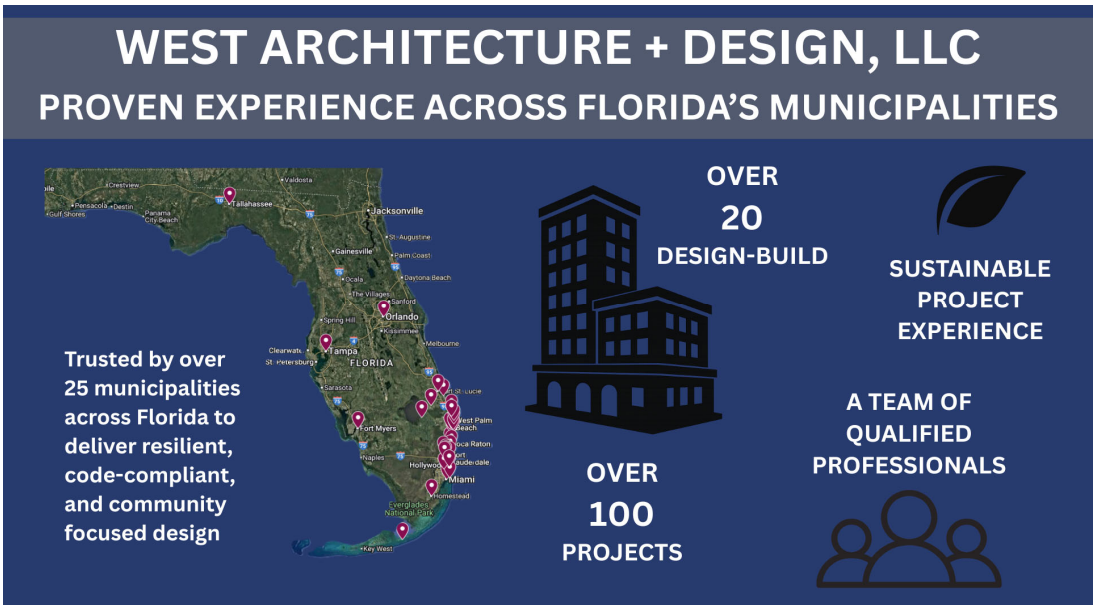
Department	Employees			Offices / Rooms			Cubicles			Dept. Common Area			Area		
	Present Number	Additional Future	Total	Number	Size	Square Feet	Sub-total	Number	Size	Square Feet	Sub-total	Number	Item	Sq. Feet	Sub-total	Total Area	40% Wall And Circulation	Total Dept. Area
Administration Building																		
PW Director Office	1	0	1	1	16'x12'	252	252	0	0	0	0	0	0	0	0	252	101	353
Assistant Director Office	1	0	1	1	16'x12'	252	252	0	0	0	0	0	0	0	0	252	101	353
Administration Associates	2	0	2	1	12'x12'	172	0	1	8'x10'	80	80	0	0	0	0	80	33	113
Future Admin Staff	0	1	0	0	0	0	0	1	8'x10'	80	80	0	0	0	0	80	33	113
(+) Engineering Manager's Office	1	0	1	1	12'x12'	144	144	0	0	0	0	0	0	0	0	144	58	202
(+) Facilities Services Manager's Office	1	0	1	1	12'x12'	144	144	0	0	0	0	0	0	0	0	144	58	202
(+) Solid Waste Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Gold Waste Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Parks Rangers Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Fleet Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Fleet Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
# Customer Service Representative	0	0	0	1	10'x12'	120	120	0	0	0	0	0	0	0	0	120	48	168
Lobby	0	0	0	1	12'x20'	240	240	0	0	0	0	0	0	0	0	240	96	336
Multipurpose room	0	0	0	0.5	12'x12'	405	202.5	0	0	0	0	0	0	0	0	202.5	81	284
Print/Mail/Books	0	0	0	0.5	10'x10'	100	80	0	0	0	0	0	0	0	0	80	33	113
Break room	0	0	0	0.5	10'x20'	200	150	0	0	0	0	0	0	0	0	150	60	210
Restrooms, men & women	0	0	0	1	10'x20'	200	200	0	0	0	0	0	0	0	0	200	80	280
Sub Total	11.0	2.0	13.0	13.0	0.0	3190.0	2543.5	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	2703.5	1081	3785
Future Growth																		
General Storage	0	0	0	0.5	10'x7'	108	82.5	0	0	0	0	0	0	0	0	82.5	33	74
Mail Room	0	0	0	1	10'x10'	100	100	0	0	0	0	0	0	0	0	100	40	140
Area for future expansion	0	0	0	1	8'x18'	1218	1218	0	0	0	0	0	0	0	0	1218	488	1705
electrical/LI data	0	0	0	1	20'x9'	189	189	0	0	0	0	0	0	0	0	189	76	265
Future Conference	0	0	0	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
Future Office	0	0	0	1	12'x9'	108	108	0	0	0	0	0	0	0	0	108	43	151
Janitor Closet	0	0	0	1	9'x9'	81	81	0	0	0	0	0	0	0	0	81	32	113
Sub Total	0	0	0	6.5	0	1637	1313.5	0	0	0	0	0	0	0	0	1313.5	525	1839
Parking Requirements																		
Fleet Vehicle																		
Staff	11																	
Future																		
Sub Total	11.0	2.0	13.0	19.5	0.0	4827.0	3857.0	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	4017.0	1607	5624
Grand Total	TOTAL	11.0	2.0	13.0	19.5	0.0	4827.0	3857.0	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	4017.0	1607	5624

Example Programming Sheet Done for COBB Maintenance Facility

Our in-house expertise extends to **envelope analysis, design and construction documentation, and coating and finish specifications**. For projects such as **Fire Station No. 2 – Hardening**, West provided detailed design documents and technical specifications addressing building envelope integrity, coatings, and resilient material systems to meet Category 5 and FEMA flood-zone requirements.

West's architectural services are further strengthened by our commitment to **cost estimating, forecasting, and value engineering** throughout all design phases. We apply disciplined cost management practices that ensure the project remains within the original contracted cost, providing our clients with both financial accountability and design reliability.

Through this extensive experience, West Architecture + Design has developed a proven ability to deliver projects that range from new municipal facilities to targeted renovations—each grounded in technical precision, fiscal discipline, and design responsiveness. Our approach ensures that every assignment, regardless of scale, meets the Town's operational, aesthetic, and performance goals.



OUR APPROACH TO PROJECT MANAGEMENT

Task Assignment and Scheduling Framework

Our approach to scheduling and prioritizing tasks begins with a structured work plan tailored to each assignment. This framework ensures all project milestones align with the Town's expectations while allowing flexibility for adjustments when needed. Key components of our scheduling strategy include:

- Each assignment is carefully assessed to define deliverables, objectives, and necessary resources.
- Tasks are categorized based on urgency, complexity, and dependencies to establish a logical sequence of execution.
- We utilize advanced project management tools, like Microsoft Primavera to develop schedules that incorporate all project phases, allowing real-time tracking of progress and early identification of potential delays.
- Our team is prepared to reallocate resources and adjust schedules to accommodate evolving Town priorities and unforeseen challenges.

Managing Consultants

Our team has extensive experience working with a diverse range of sub-consultants, including mechanical, electrical, plumbing, structural, civil, landscape, and LEED specialists. We understand how to integrate their expertise into a cohesive design, ensuring that all disciplines align to deliver a unified, high-quality final product.

Our coordination strategy includes:

- Assigning a designated project manager to serve as the primary liaison for the Town, ensuring all communication is streamlined and responsive.
- Regular weekly or biweekly meetings will be held, if necessary, to keep sub-consultants informed and accountable. We use virtual collaboration tools for real-time updates and issue resolution.

TECHNICAL CAPABILITIES, COORDINATION, AND RESOURCE MANAGEMENT

West Architecture + Design, LLC applies a proactive, data-driven approach to project coordination, resource allocation, and quality assurance. Our team leverages modern scheduling tools, BIM coordination platforms, and internal management systems to maintain full control over scope, schedule, and cost from concept through closeout.

MANPOWER PLANNING AND RESOURCE ALLOCATION

Each assignment is evaluated at the outset to identify required staffing levels and specialized expertise. Project Managers develop detailed manpower plans using **Microsoft Project** and **Primavera P-6**, assigning resources in alignment with project milestones. This process allows our firm to forecast workload across all active contracts and reallocate staff efficiently as priorities evolve. Dedicated project leads remain assigned to each task order to ensure continuity, accountability, and consistent client communication.

ENSURING TIMELY COMPLETION

Our scheduling methodology follows the **Critical Path Method (CPM),** enabling precise tracking of progress against established baselines. Weekly internal coordination meetings keep all disciplines synchronized, with proactive mitigation strategies implemented whenever schedule variances are detected. Progress is continuously monitored to maintain adherence to the approved completion timeline.

QUALITY CONTROL AND ASSURANCE PROCEDURES

A dedicated **Quality Control Manager** oversees milestone reviews at the 30 %, 60 %, and 90 % design stages, verifying accuracy, constructability, and code compliance across all documents. BIM coordination models are reviewed to identify and resolve interdisciplinary conflicts early in the process. Prior to issue, every deliverable undergoes a comprehensive peer review and checklist verification to ensure conformance with professional standards and the Town's program requirements.

REPORTING, PAY APPLICATIONS, AND CHANGE ORDER REVIEW

During construction administration, West prepares detailed **monthly progress reports** summarizing schedule status, field observations, and budget updates. Contractor **pay applications** are reviewed against verified field progress, ensuring that payments reflect actual work performed. **Change orders** are thoroughly analyzed for scope validity, cost reasonableness, and compliance with contract terms before recommendation for approval—providing the Town with complete fiscal transparency.

ON-CALL RESPONSIVENESS

We maintain the staffing capacity to respond to **on-call service requests within 24 to 48 hours of notice**. With established offices in Lantana, our multidisciplinary team of architects, designers, and construction specialists can quickly mobilize for site assessments, emergency design tasks, or expedited permit documentation. This responsiveness ensures continuity of service for time-sensitive municipal needs.

COMPLIANCE AND CODE CONFORMANCE

Our technical staff remain current with the **Florida Building Code, NFPA, ADA Accessibility Guidelines, FEMA/HVHZ standards, and all applicable local ordinances**. Each project undergoes a comprehensive code analysis during schematic design, followed by verification at permit submission to guarantee conformance with safety, accessibility, and industry requirements.

Through disciplined manpower planning, integrated QA/QC, and rapid response capability, we ensures that every project is delivered efficiently, accurately, and in full compliance with all program and regulatory standards.



Professional Licensure 4.8

State of Florida
Department of State

I certify from the records of this office that WEST ARCHITECTURE + DESIGN, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 20, 2007, effective September 20, 2007.

The document number of this limited liability company is L07000096199.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on April 14, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025



Secretary of State

Tracking Number: 1762565374CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

WEST, MATTHEW FIELDEN

WEST ARCHITECTURE + DESIGN LLC
820 N 4TH STREET
LANTANA FL 33462-1710

LICENSE NUMBER: AR93859

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/25/2025

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45

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LOCATED AT
820 N 4TH ST
LANTANA, FL 33462-1710

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
RESIDENTIAL ARCHITECTURAL DESIGN	WEST MATTHEW F		B25.671447 08/26/2025	$33.00	B40123771

This document is valid only when receipted by the Tax Collector's Office.

WEST ARCHITECTURE + DESIGN LLC
WEST ARCHITECTURE + DESIGN LLC
820 N 4TH ST
LANTANA FL 33462

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201005983
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
820 N 4TH ST
LANTANA, FL 33462-1710

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT	WEST MATTHEW F	AR93859	B25.671446 08/26/2025	$33.00	B40123772

This document is valid only when receipted by the Tax Collector's Office.

WEST ARCHITECTURE + DESIGN LLC
WEST ARCHITECTURE + DESIGN LLC
820 N 4TH ST
LANTANA FL 33462-1710

2 - 112

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201005982
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
BUSINESS TAX RECEIPT
FISCAL YEAR: 2025 - 2026

Business Tax Receipt Valid from: October 1, 2025 through September 30, 2026

4478980 9/23/2025
WEST ARCHITECTURE + DESIGN LLC
820 NORTH 4 ST

LANTANA FL 33462-...

THIS IS NOT A BILL

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

BUSINESS OWNER: WEST ARCHITECTURE + DESIGN LLC
BUSINESS LOCATION: 737 DR M L KING JR BL POMPANO BEACH FL

RECEIPT NO:	**CLASSIFICATION**
26-00110969	**PROFESSIONAL OFFICE (SEE REQUIREMENTS)**

NOTICE: A NEW APPLICATON MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED**.

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30TH OF EACH YEAR

pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
BUSINESS TAX RECEIPT
FISCAL YEAR: 2025 - 2026

Business Tax Receipt Valid from: October 1, 2025 through September 30, 2026

4479071
WEST, MATTHEW F
820 N 4 ST

LANTANA FL 33462-...

9/23/2025

THIS IS NOT A BILL

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

BUSINESS OWNER: WEST, MATTHEW F
BUSINESS LOCATION: 737 DR M L KING JR BL POMPANO BEACH FL

RECEIPT NO:	**CLASSIFICATION**
26-00111093	**PROFESSIONAL-ARCHITECT(INCLDG LANDSCAPE)**

NOTICE: A NEW APPLICATON MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED.**

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30TH OF EACH YEAR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JDA Insurance Group 120 N. Federal Hwy., #301 Lake Worth FL 33460	**CONTACT NAME:** Kassie Huskey **PHONE (A/C, No, Ext):** (561) 296-0373 **FAX (A/C, No):** (561) 828-0997 **E-MAIL ADDRESS:** kassie@thejdagroup.com
INSURED West Architecture + Design, LLC 820 N 4th St. Lantana FL 33462	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Pacific Insurance Company, Ltd. 10046 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** PL & POL COI 25-26 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability (Retro Date 09/21/1969)			21CPIDG0853	09/21/2025	09/21/2026	Each Prof. Incident Limit	$5,000,000
							Each Prot. Incident Limit	$5,000,000
							Coverage Aggregate	$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Contractors Pollution Liability (Pol# 21CPIDG0853 09/21/2025 to 09/21/2026 - Pacific Insurance Company, Ltd):
Construction Job Site Coverage:
Each Pollution Incident Limit: $5,000,000
Coverage Aggregate Limit: $5,000,000
Retention: $15,000 // Retroactive Date: 06/30/2021

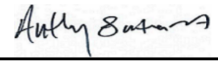
CERTIFICATE HOLDER

Evidence of Insurance
Do Not Alter or Duplicate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Required Forms 4.9

SECTION 6.0 REQUIRED FORMS

Business Name: West Architecture + Design, LLC

D.B.A.: _____ Federal I.D. No.: 26-2447963

Business Address: 820 North 4th Street

City : Lantana State: Florida Zip: 33462

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.: 3 Dated: 11/05/25

Addendum No.: 2 Dated: 11/04/25 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☑ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☑ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☑ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☑ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☑ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☑ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☑ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☑ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☑ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☑ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☑ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 2378488

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☑ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☑ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☑ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☑ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☑ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☑ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

West Architecture + Design, LLC
Consultant Name

11/13/25
Date Signed

Affiant Signature

Matthew F. West, President/Principal
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13th day of November, 2025 by means of ☑ physical presence or ☐ online notarization, by Matthew F. West who is personally known to me or who produced the following identification: _____.

(Notary Seal)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

Notary Public for the State of Florida

My commission expires: June 26, 2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of West Architecture + Design, LLC, a nongovernmental entity.
3. West Architecture + Design, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Tais Fontoura, Secretary

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Matthew F. West

Title: President/Principal

Entity Name: West Architecture + Design, LLC

OATH OR AFFIRMATION

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November, 2025, by Matthew F. West (name of person) as President/Principal (type of authority) for West Architecture + Design, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

✓ Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. West Architecture + Design, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Tais Fontoura, Secretary

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Matthew F. West
Title: President/President
Entity Name: West Architecture + Design, LLC

OATH OR AFFIRMATION

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November, 2025, by Matthew F. West (name of person) as President/Principal (type of authority) for West Architecture + Design, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

✓ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: West Architecture + Design, LLC

2. Doing Business As / Fictitious Name: (if applicable): N/A

3. Federal Employer I.D. No. (FEIN): 26-2447963

4. Website address: (if applicable): _____

5. Principal place of business address: 820 North 4th Street, Lantana, FL 33462

6. Office location responsible for this project: 820 North 4th Street, Lantana, FL 33462

   Telephone No.: 561-588-2027

7. Type of business *(check appropriate box):*

   ☐ Corporation (specify the State of Incorporation):

   ☐ Sole Proprietor

   ☑ Limited Liability Company (LLC)

   ☐ Limited Partnership

   ☐ General Partnership (State and County filled in)

   ☐ Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Matthew F. West

   Title: President/Principal

   E-mail: pganci@west-arch.com

   Telephone No. 561-588-2027

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Matthew F. West, President/Principal

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) West Construction Inc. - 820 North 4th Street, Lantana, FL 33462

b) West Surveying Services, LLC - 820 North 4th Street, Lantana, FL 33462

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Architectural Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 18 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☑ Yes ☐ No West Construction Inc.
West Surveying Services, LLC

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

West Architecture + Design, LLC
(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

✓ **1. ARCHITECTURAL SERVICES**

2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES

3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

4. LANDSCAPE ARCHITECTURAL SERVICES

5. ENVIRONMENTAL ENGINEERING SERVICES

6. PLANNING AND COMMUNITY DEVELOPMENT

7. SURVEYING AND MAPPING

8. DRAINAGE AND STORMWATER

9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING

10. CONSTRUCTION ENGINEERING INSPECTION (CEI)

11. PROJECT MANAGEMENT

Agenda Item Report

Subject:	Approval of Minutes January 14, 2026 - Regular Commission Meeting February 3, 2026 - Workshop Commission Meeting February 11, 2026 - Regular Commission Meeting
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01.14.2026 -Regular Commission Meeting Minutes
02.03.2026 - Workshop Commission Meeting
02.11.2026 - Regular Commission Meeting

MINUTES REGULAR COMMISSION MEETING

7:00 PM - Wednesday, January 14, 2026
Commission Chambers

The REGULAR COMMISSION MEETING of the Town of Pembroke Park was called to order on Wednesday, January 14, 2026, at 7:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed; Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem; Mayor Geoffrey Jacobs

EXCUSED:

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 7:00PM.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3 ROLL CALL

The meeting was called to order at 7:00 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner; Erik Morrissette, Acting Clerk Commissioner; William Hodgkins, Clerk Commissioner; Musfika Kashem, Vice Mayor; Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

Town Attorney noted that item 9.2 regarding the second reading of the ordinance on personnel procedures manual would be pulled and re-

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advertised for the next meeting. Commissioner Mohammed requested to pull item 12.1 regarding updates to the purchasing manual. Mayor Jacobs pulled all consent agenda items to make them individual items for consideration.

Motion to approve the amended agenda was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

5 PRESENTATIONS / PROCLAMATIONS

5.1 Presentation from Florida Atlantic University on Re-Districting

Mike Stam and James Clark from Florida Atlantic University presented their analysis and recommendations for the town's redistricting process. Mr. Stam explained that the current districts are severely out of balance, noting that they haven't been updated in over 25 years. According to the 2020 census, Pembroke Park has a population of 6,260, with an average of 1,252 people per district. The estimated 2025 population is 6,354 with an average of 1,271 people per district.

The current districts show significant population disparities: District 1: 597 people, District 2: 531 people, District 3: 663 people, District 4: 1,765 people, District 5: 2,798 people.

Mr. Stam emphasized that the total deviation between districts is over 300%, with a mean deviation of 63%, significantly exceeding the recommended 10% maximum deviation. The presenters offered three redistricting alternatives, each designed to reduce populations in Districts 4 and 5 while increasing populations in Districts 1, 2, and 3.

Mr. Clark explained the criteria used for redistricting, including population equity, compliance with the Voting Rights Act, geographic contiguity and compactness, and maintaining communities of interest. He provided details for each of the three proposed alternatives: Alternative 1: Best population balance with a total deviation of 18.98% and a mean deviation of 3.8%, Alternative 2: Improves district recognizability using Hallandale Beach Boulevard as a boundary, with a mean deviation of 6.06%, Alternative 3: Provides a different configuration of the western boundaries with a mean deviation of 6.34%.

Acting Clerk Commissioner Morrissette expressed concern about the practical effect of redistricting when commissioners are elected at large.

Town Attorney explained that even with at-large elections, redistricting is required by law to ensure equal opportunity for residents to run for office. The attorney also clarified that the town charter requires redistricting and that commissioners must reside in their district one year prior to the election date, which creates a time constraint for implementation.

The commission agreed to discuss the redistricting options further at the February 3rd workshop and scheduled a special meeting to meet the March 9th, 2026, deadline for adoption.

6 PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

There were no public comments.

7 CONSENT AGENDA

7.1 Motion of Approval of Park Use Fee Waiver for Community Outreach Event Hosted by Rose Heart Foundation and Earthly Doula - Sponsored by Mayor Jacobs

RESOLUTION NO.: 2026-001

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE REQUEST FROM ROSE HEART FOUNDATION AND EARTHLY DOULA TO USE A LOCAL TOWN PARK AT NO COST FOR A COMMUNITY OUTREACH EVENT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Jacobs explained this was a nonprofit community event with bounce houses at Raymond Preserve that would benefit the community.

ACTION: Motion to approve Resolution 2026-001 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.2 Motion to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann

RESOLUTION NO: 2026-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE CAPITAL IMPROVEMENT ELEMENT ATTACHED HERETO AS EXHIBIT A AND AUTHORIZING SUBMISSION TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR AN EFFECTIVE DATE.

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ACTION: Motion to approve Resolution 2026-002 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.3 Motion of Approval to Waive Competitive Procurement and Approve Agreement with Blue Digital Corp. for Document Scanning Services - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO: 2026-003

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE WAIVER OF COMPETITIVE PROCUREMENT PURSUANT TO SECTION 2-125(d)(17) OF THE TOWN CODE AND APPROVING AN AGREEMENT ATTACHED HERETO AS EXHIBIT A BETWEEN THE TOWN AND BLUE DIGITAL CORP. FOR DOCUMENT SCANNING AND RELATED SERVICES; PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk explained that Blue Digital has already been handling the town's digital records, they are located locally, and the town can access their warehouse if documents need to be retrieved. The Town Attorney noted that Coral Gables had used the same vendor through a similar waiver process.

ACTION: Motion to approve Resolution 2026-003 was made by Acting Clerk Commissioner Morrissette. Seconded by Hodgkins, and it passed unanimously on a poll vote.

7.4 Motion to waive competitive procurement pursuant to Sec. 2-125(d)(17) of the Town's Code and finding that it is in the Town's best interests to engage CivicPlus for agenda management services - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO.: 2026-004

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, WAIVING COMPETITIVE PROCUREMENT PURSUANT TO SECTION 2-125(d)(17) OF THE TOWN CODE; FINDING THAT IT IS IN THE BEST INTERESTS OF THE TOWN TO ENGAGE CIVICPLUS FOR THE PROVISION OF CIVIC CLERK AGENDA MANAGEMENT SERVICES; AUTHORIZING THE TOWN CLERK TO EXECUTE ALL NECESSARY AGREEMENTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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The Town Clerk explained that CivicPlus already manages the town's website and public records request platform and offered a discount because the town already uses their services.

ACTION: Motion to approve Resolution 2026-004 was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.5 Motion to Approve of HIDTA State and Local Task Force Agreement with the DEA - Sponsored by Police Chief DeCoursey

RESOLUTION NO: 2026-005

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF THE HIDTA STATE AND LOCAL TASK FORCE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION (DEA), AND THE PEMBROKE PARK POLICE DEPARTMENT ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Motion to approve Resolution No. 2026-005 was made by Acting Clerk Commissioner Morrissette. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.6 Motion to Approve the Commission Meeting dates for the 2026 calendar year. Enclosed is a list of the proposed dates - Sponsored by Town Clerk Garcia-Lima

ACTION: Motion to approve the commission meeting dates for 2026 was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.7 Approval of Meeting Minutes - Sponsored by Town Clerk Garcia-Lima

September 10, 2025 - First Public Budget Hearing Meeting
September 10, 2025 - Regular Commission Meeting
September 24, 2025 - Special Commission Meeting
September 24, 2025 - Second Public Budget Meeting
September 24, 2025 - Workshop Commission Meeting
September 29, 2025 - Regular Commission Meeting
October 29, 2025 - Workshop Commission Meeting

ACTION: Motion to approve the minutes made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.8 Motion to Approve to continue the Utilization of the Temporary Generator - Sponsored by Town Manager Lynch

A lengthy discussion took place regarding the emergency generator project.

Mayor Jacobs expressed frustration over the slow progress of the project, noting it has been pending for more than 10 years.

Town Manager Lynch explained that the current rental generator costs $7,020 per month, and Public Works Director Odoms estimated that a permanent generator installation would take approximately one year to complete due to supply chain issues and building modifications required.

The mayor voiced concern about spending over $84,000 annually on generator rental and questioned why the project has been delayed so long despite having grant funding.

Commissioner Mohammed and Mayor Jacobs noted similar concerns about the air conditioning system replacement which was also delayed.

Town Manager Lynch mentioned that there had been some pause to the project while considering a potential offer to purchase Town Hall, but the commission agreed that projects should move forward regardless.

ACTION: Mayor Jacobs gave directions to Public Works Director Jeffrey Odoms to include in his accountability presentation discussion on generator and AC Projects.

ACTION: Motion to approve to continue utilization of the temporary generator for a period of 12 months, the commission will revisit discussion depending on the installation and outcome of the town's emergency generator/new generator made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

Town Manager Lynch requested an ancillary motion before heading into the next item. Town Manager requested a motion to have him respond to Mr. Pelosi in reference to the email he sent out a week ago.

Direction was given to respond to Mr. Pelosi**.**

7.9 Motion to Approve the purchase of Backup system for the Police Department not to exceed $20,000 - Sponsored by IT Director Pakula

IT Director explained that this backup system would allow the police department to operate outside of Town Hall if the on-premises servers went down.

ACTION: Motion to approve the purchase of backup system for the Police Department not to exceed $20,000 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.10 Motion to ratify expenses incurred for leased vehicles obtained through Enterprise Fleet Management without prior Commission approval - Procurement Specialist Woodbury

James Davermann explained that 16 vehicles had lease renewals at the same time, totaling approximately $946,000 over five years. He clarified that the town has an ongoing agreement with Enterprise Fleet Management that began in 2020, but the size of this renewal required commission ratification.

Commissioners expressed concern that vehicle acquisitions had not come before the commission for approval as had been the practice in the past.

Commissioner Mohammed emphasized the need for better oversight on spending and proper training on procurement procedures.

ACTION: Motion to ratify expenses incurred for leased vehicles obtained through Enterprise Fleet Management made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

8 APPLICATIONS/PUBLIC HEARINGS

8.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 25-SV-02
Applicant: Lucky Cigar, Inc.

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Address: 2865 SW 30th Avenue
Request: The applicant is requesting two (2) variances from the sign code to increase the length
and height of the east sign. This application requests a variance from Section 21-20. (c).1.A limiting the letter height and Section 21-20. (c).1. B limiting the length of the sign.

RESOLUTION NO: 2026-006

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-02 AND GRANTING TWO (2) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2865 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Michael Von der Meulen presented a request for two sign variances from Lucky Cigar at 2865 SW 30th Avenue. The variances would allow for an increase in sign length by 20 feet and letter height by 10 inches. Staff recommended approval, noting the sign would comply with the new sign code being developed.

ACTION: Motion to approve Resolution 2026-006 made by Commissioner Mohammed. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

8.2 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 25-SV-05
Applicant: O'Reilly's
Address: 4700 W. Hallandale Beach Blvd
Request: The applicant is requesting three (3) variances from the sign code to increase the height, length and sign area. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20. (c).1.C limiting the sign area.

RESOLUTION NO: 2026-007

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-05 AND GRANTING THREE (3) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 4700 WEST HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Michael Von der Meulen presented a request for three sign variances from O'Reilly's at 4700 W. Hallandale Beach Boulevard. The variances would allow for increases in letter height, sign length, and sign area. Staff recommended approval, noting this sign would also comply with the proposed new sign code.

ACTION: Motion to approve Resolution 2026-007 made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

9 ORDINANCES - SECOND READING

9.1 Consideration and approval of an Ordinance Amending the Purchasing Thresholds - Sponsored by Procurement Administrator Woodbury & Town Attorney Horrowitz

ORDINANCE NO.: 2026-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" BY SPECIFICALLY AMENDING ARTICLE V, ENTITLED "PROCUREMENT;" AMENDING SEC. 2-128, ENTITLED "PROCUREMENT AMOUNT THRESHOLDS;" AMENDING THE PROCUREMENT THRESHOLDS FOR THE TOWN'S ACQUISITION OF GOODS AND SERVICES; PROVIDING FOR CONSISTENCY WITH THE TOWN'S PURCHASING MANUAL; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Town Attorney presented Ordinance 2026-001, which would increase the town's procurement thresholds.

Mayor Jacobs expressed concerns about raising the thresholds after discovering the nearly $1 million vehicle lease oversight.

Commissioner Mohammed agreed, stating she was uncomfortable with raising thresholds without proper procurement oversight and training.

Town Manager Lynch argued that current thresholds were restrictive and cited examples of programs they couldn't implement because costs exceeded his authority. He noted that the proposed thresholds were recommended by procurement professionals and were still lower than many other municipalities.

ACTION: Motion to approve Ordinance 2026-001 made by Vice Mayor Kashem. Seconded by Clerk Commissioner Hodgkins, and motion failed with Mayor Jacobs, Commissioner Mohammed and Vice Mayor Kashem voting no, poll 2-3.

9.2 Consideration and approval of the Revised Town Personnel Handbook - Sponsored by HR Director Frishman

ORDINANCE NO.: 2026-002

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA ADOPTING THE AMENDED PEMBROKE PARK PERSONNEL POLICIES AND PROCEDURES MANUAL, ATTACHED HERETO AS EXHIBIT "A," AND INCORPORATED AS IF FULLY SET FORTH HEREIN; AMENDING CHAPTER 19 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "PERSONNEL;" AMENDING ARTICLE I, ENTITLED "IN GENERAL" BY SPECIFICALLY AMENDING SECTION 19-1, ENTITLED "ADOPTION OF PERSONNEL POLICIES AND PROCEDURES MANUAL;" PROVIDING FOR FUTURE AMENDMENTS TO THE TOWN'S PERSONNEL MANUAL BY RESOLUTION OF THE TOWN COMMISSION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Item was pulled.

10 ORDINANCES - FIRST READING

10.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis

ORDINANCE: 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Town Attorney explained that this ordinance would establish an application process for Certificates of Use to replace the process that was eliminated when Local Business Tax Receipts were discontinued. The ordinance essentially copies the previous BTR application process to the

Certificate of Use process with minor changes, including accommodations for home businesses.

ACTION: Motion to approve Ordinance 2026-003 on first reading made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

11 NEW BUSINESS

11.1 Motion to Approve contract between Cigna and Town of Pembroke Park for insurance agent compensation - Sponsored by Town Manager Lynch

Town Manager Lynch explained that Evershore (formerly Cigna) provides health care plan administration for the town and operates on a standard commission basis. This agreement would formalize that arrangement.

ACTION: Motion to approve the contract with Cigna for insurance agent compensation made by Commissioner Mohammed. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

12 DISCUSSION

12.1 Updates on town purchasing manual, and P-Card purchases - Sponsored by Commissioner Mohammed

Item was pulled.

13 ATTORNEY REPORTS

The Town Attorney reported on two items: Changes to the county's ethics code, eliminating various gift categories and simplifying the requirements to align with state law. Along with an update on the large user agreement with the City of Hollywood, noting that the town is working with the Akerman law firm and economic consultant Kevin Kwan to prepare correspondence to Hollywood outlining potential economic damages claims.

14 TOWN MANAGER REPORTS

Town Manager Lynch reported that the micro-hospital project next to Wawa is back online after some design issues had temporarily put it on hold. The project is being fast-tracked, and the town is planning a press

conference to announce the hospital, which is expected to be an economic catalyst for the area.

15 COMMISSION REPORTS

Commissioner Mohammed had nothing to report.

Acting Clerk Commissioner Morrissette had nothing to report.

Clerk Commissioner Hodgkins had nothing to report.

Vice Mayor Kashem had nothing to report.

Mayor Jacobs delivered a statement addressing recent media attention and defending his record of advocating for accountability in town government. He detailed ongoing infrastructure issues, delayed projects, and his commitment to transparency and progress despite challenges.

16 ANNOUNCEMENTS

16.1 Workshop Commission meeting, Tuesday, February 3, 2026, at 6:00 pm
Regular Commission meeting, Wednesday, February 11, 2026, at 7:00 pm
Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 am

17 ADJOURNMENT

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.

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MINUTES
WORKSHOP COMMISSION MEETING

6:00 PM - Tuesday, February 3, 2026
Commission Chambers

The WORKSHOP COMMISSION MEETING of the Town of Pembroke Park was called to order on Tuesday, February 3, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed and Mayor Geoffrey Jacobs

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

There was no recited pledge as there was no quorum.

3 ROLL CALL

The meeting was called to order at 6:00 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner, and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

5 PRESENTATIONS

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6 REPORTS OF COMMITTEES AND TOWN STAFF

6.1 Accountability - Sponsored by Mayor Jacobs

6.2 Report from the Public Services Department - Public Services Director Odoms

6.3 Report from the Finance Department - Finance Director Davermann

6.4 Report from the IT Department - IT Director Pakula

6.5 Report from the Town Clerk Department - Town Clerk Garcia-Lima

6.6 Report from the Building Department - Building Department Manager Louis

6.7 Report from the Police Department - Chief DeCoursey

6.8 Fire Department Update - Sponsored by Chief Kane

7 ORDINANCES - FIRST READING

7.1 Consideration and Approval of Ordinance Amending Commission Meeting Time from 7:00 p.m. to 6:00 p.m. - Sponsored by Town Manager Lynch

ORDINANCE NO: 2026-004

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING SECTION 2-36 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "DATE AND TIME FOR REGULAR MEETINGS;" BY SPECIFICALLY CHANGING THE TIME THE COMMISSION MEETS FROM 7:00 P.M. TO 6:00 P.M.; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

7.2 Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann

ORDINANCE NO: 2026-005

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING

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FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7.3 Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed

ORDINANCE NO: 2026-006

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8 ORDINANCES - SECOND READING

8.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis

ORDINANCE: 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9 NEW BUSINESS

9.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen

File No.: 26-SV-01

Applicant: Antonio Acosta/Solutions Electrical Corp

Address: 2540 SW 30th Avenue

Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1.A limiting the letter height.

RESOLUTION NO: 2026-011
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9.2 Consideration of Approval of Agreement with the Broward County Supervisor of Elections for Administration of the 2026 General Election Referendum - Sponsored by Town Clerk Garcia-Lima
RESOLUTION NO: 2026-008
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR SERVICES RELATED TO THE ADMINISTRATION OF THE 2026 GENERAL ELECTION REFERENDUM AS REQUIRED BY ORDINANCE 2025 005; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, AND AN EFFECTIVE DATE.

9.3 Discussion and Possible action on Policy for Acceptance & Tracking of Tickets to Events (Ethics) - Sponsored by Town Attorney Horowitz
RESOLUTION NO: 2026-009
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA APPROVING THE COMMISSION POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO THE ACCEPTANCE, CONTROL AND DISTRIBUTION OF TICKETS TO CHARITABLE AND OTHER EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

9.4 Consideration and Approval for Adoption of Fixed Asset Management SOP Policy - Sponsored by Finance Director Davermann
RESOLUTION NO: 2026-010
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING A FIXED ASSET MANAGEMENT STANDARD OPERATING PROCEDURES POLICY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR PURPOSE AND AUTHORITY; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

DRAFT

9.5 2026 Hallandale Beach Chamber of Commerce Board Installation - Sponsored by Town Manager Lynch

RESOLUTION NO: 2026-012

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE TOWN TO SPONSOR A TABLE IN THE AMOUNT OF TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9.6 Consideration and Approval for Creation of Town-Wide Wellness & Weight-Loss Program With Incentives and Commercial Scale "Walking under the Stars" - Sponsored by Commissioner Mohammed

RESOLUTION NO. 2026-013

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE ESTABLISHMENT OF A VOLUNTARY TOWN-WIDE WELLNESS PROGRAM; AUTHORIZING THE PURCHASE OF A COMMERCIAL-GRADE SCALE SUBJECT TO BUDGET AND PROCUREMENT REQUIREMENTS; AUTHORIZING THE USE OF GUEST TRAINERS SUBJECT TO INSURANCE AND WAIVER REQUIREMENTS; AUTHORIZING THE TOWN MANAGER TO ADMINISTER THE PROGRAM; PROVIDING FOR PRIVACY PROTECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

9.7 Consideration and Approval to Cancel Otis Elevator Maintenance Contract - Sponsored by Public Services Director Odoms

RESOLUTION NO: 2026-014

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE CANCELLATION OF THE OTIS ELEVATOR MAINTENANCE CONTRACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.8 Consideration and Approval of Eggstravaganza Budget - Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK APPROVING THE BUDGETED EXPENSES TOTALING $12,000.00 FOR THE 2026 EGGSTRAVAGANZA EVENT SCHEDULED FOR MARCH 28, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

9.9 Vehicle Maintenance Plan Quote and Coverage - Sponsored by Chief DeCoursey

9.10 Consideration and approval of ESRI Renewal for 2026 to 2027 - Sponsored by Mark Pakula
Approve ESRI Renewal (Geographic Information Systems)

9.11 Approval of Minutes - Sponsored by Town Clerk Garcia-Lima

November 7, 2025 - Regular Commission Meeting
December 1, 2025 - Final Budget Commission Meeting
December 1, 2025 - Workshop Commission Meeting
December 10, 2025 - Final Budget Commission Meeting
January 7, 2026 - Workshop Commission Meeting

10 DISCUSSION

10.1 Discussion and possible action on Town Re-Districting - Sponsored by Town Attorney Horowitz

10.2 Discussion on the Creation of a Pembroke Park Community Benefit Fund Modeled After Tamarac's Program - Sponsored by Commissioner Mohammed

10.3 Christmas Tree - Sponsored by Mayor Jacobs

10.4 Discussion on the Building Department - Sponsored by Mayor Jacobs

10.5 Discussion on ARPA funds - Sponsored by Mayor Jacobs

10.6 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs

10.7 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs

10.8 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs

10.9 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs

DRAFT

10.10 Discussion on Employee Carwash Benefit Program - Sponsored by Town Manager Lynch

10.11 Discussion on Direction to Human Resources Director to Initiate Search for an Assistant Town Manager - Sponsored by Acting Clerk Commissioner Morrissette

10.12 Discussion on Attendance to the ICSC Las Vegas Conference - Sponsored by Commissioner Mohammed

11 ATTORNEY COMMENTS

The Town Attorney is currently drafting a Redistricting Ordinance for the Commission's consideration. The body of the Ordinance will formally refer to a redistricting map as an 'Exhibit,' which the Commission must finalize and select. The goal is to present the completed Ordinance and Exhibit for a first reading at the February 11th meeting.

12 TOWN MANAGER COMMENTS

13 COMMISSIONER COMMENTS

13.1 Commissioner Mohammed

Acting Clerk Commissioner Morrissette

Clerk Commissioner Hodgkins

Vice Mayor Kashem

Mayor Jacobs stated there are no commissioners here. Therefore, they do not have a quorum for the commission meeting. He also stated he sent an open invitation to the Broward Office of Inspector General to be a part of the meeting. He hopes they attended online. He asked for all items to be transferred to the next commission meeting as a line item. He lastly mentioned the following meeting he will need to attend via zoom as he will be out for work.

14 ANNOUNCEMENTS

14.1 Regular Commission Meeting, Wednesday, February 11, 2026, at 7:00 p.m.
Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 a.m.

Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:00 p.m.

15 ADJOURNMENT

Meeting was adjourned at 6:02 pm.

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.

DRAFT

MINUTES
REGULAR COMMISSION MEETING

7:00 PM - Wednesday, February 11, 2026
Commission Chambers

The REGULAR COMMISSION MEETING of the Town of Pembroke Park was called to order on Wednesday, February 11, 2026, at 7:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed and Mayor Geoffrey Jacobs

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called meeting to order at 7:13pm.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Jacobs.

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3 ROLL CALL

The meeting was called to order at 7:13 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner, and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

DRAFT

5 PRESENTATIONS

5.1 Accountability - Sponsored by Mayor Jacobs

5.2 Report from the Public Services Department - Public Services Director Odoms

5.3 Report from the Finance Department - Finance Director Davermann

5.4 Report from the IT Department - IT Director Pakula

5.5 Report from the Town Clerk Department - Town Clerk Garcia-Lima

5.6 Report from the Building Department - Building Department Manager Louis

5.7 Report from the Police Department - Chief DeCoursey

5.8 Fire Department Update - Sponsored by Chief Kane

6 PUBLIC COMMENTS RELATED TO AGENDA ITEMS/GOOD & WELFARE

7 APPLICATIONS/PUBLIC HEARINGS

7.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 26-SV-01
Applicant: Antonio Acosta/Solutions Electrical Corp
Address: 2540 SW 30th Avenue
Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1. A limiting the letter height.

RESOLUTION NO: 2026-011

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DRAFT

8 RESOLUTIONS

8.1 Consideration of Approval of Agreement with the Broward County Supervisor of Elections for Administration of the 2026 General Election Referendum - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO: 2026-008

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR SERVICES RELATED TO THE ADMINISTRATION OF THE 2026 GENERAL ELECTION REFERENDUM AS REQUIRED BY ORDINANCE 2025 005; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, AND AN EFFECTIVE DATE.

8.2 Discussion and Possible action on Policy for Acceptance & Tracking of Tickets to Events (Ethics) - Sponsored by Town Attorney Horowitz

RESOLUTION NO: 2026-009

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA APPROVING THE COMMISSION POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO THE ACCEPTANCE, CONTROL AND DISTRIBUTION OF TICKETS TO CHARITABLE AND OTHER EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

8.3 Consideration and Approval for Adoption of Fixed Asset Management SOP Policy - Sponsored by Finance Director Davermann

RESOLUTION NO: 2026-010

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING A FIXED ASSET MANAGEMENT STANDARD OPERATING PROCEDURES POLICY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR PURPOSE AND AUTHORITY; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

8.4 2026 Hallandale Beach Chamber of Commerce Board Installation - Sponsored by Town Manager Lynch

RESOLUTION NO: 2026-012

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE TOWN TO SPONSOR A TABLE IN THE AMOUNT OF TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

8.5 Consideration and Approval for Creation of Town-Wide Wellness & Weight-Loss Program With Incentives and Commercial Scale "Walking under the Stars" - Sponsored by Commissioner Mohammed

RESOLUTION NO. 2026-013

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE ESTABLISHMENT OF A VOLUNTARY TOWN-WIDE WELLNESS PROGRAM; AUTHORIZING THE PURCHASE OF A COMMERCIAL-GRADE SCALE SUBJECT TO BUDGET AND PROCUREMENT REQUIREMENTS; AUTHORIZING THE USE OF GUEST TRAINERS SUBJECT TO INSURANCE AND WAIVER REQUIREMENTS; AUTHORIZING THE TOWN MANAGER TO ADMINISTER THE PROGRAM; PROVIDING FOR PRIVACY PROTECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

8.6 Consideration and Approval to Cancel Otis Elevator Maintenance Contract - Sponsored by Public Services Director Odoms

RESOLUTION NO: 2026-014

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE CANCELLATION OF THE OTIS ELEVATOR MAINTENANCE CONTRACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

8.7 Consideration and Approval of Eggstravaganza Budget - Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK APPROVING THE BUDGETED EXPENSES TOTALING $12,000.00 FOR THE 2026 EGGSTRAVAGANZA EVENT SCHEDULED FOR MARCH 28, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9 ORDINANCES – SECOND READING

9.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis

ORDINANCE: 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

10 ORDINANCES

10.1 Consideration and Approval of Ordinance Amending Commission Meeting Time from 7:00 p.m. to 6:00 p.m. - Sponsored by Town Manager Lynch
ORDINANCE NO: 2026-004
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING SECTION 2-36 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "DATE AND TIME FOR REGULAR MEETINGS;" BY SPECIFICALLY CHANGING THE TIME THE COMMISSION MEETS FROM 7:00 P.M. TO 6:00 P.M.; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

10.2 Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann
ORDINANCE NO: 2026-005
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

10.3 Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed
ORDINANCE NO: 2026-006
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

11 NEW BUSINESS

11.1 Vehicle Maintenance Plan Quote and Coverage - Sponsored by Chief DeCoursey

11.2 Consideration and approval of ESRI Renewal for 2026 to 2027 - Sponsored by Mark Pakula

11.3 Approval of Minutes - Sponsored by Town Clerk Garcia-Lima

November 7, 2025 - Regular Commission Meeting
December 1, 2025 - Final Budget Commission Meeting
December 1, 2025 - Workshop Commission Meeting
December 10, 2025 - Final Budget Commission Meeting
January 7, 2026 - Workshop Commission Meeting

12 OLD BUSINESS

13 DISCUSSION

13.1 Discussion on the Creation of a Pembroke Park Community Benefit Fund Modeled After Tamarac's Program - Sponsored by Commissioner Mohammed

13.2 Discussion on Attendance to the ICSC Las Vegas Conference - Sponsored by Commissioner Mohammed

13.3 Discussion on Direction to Human Resources Director to Initiate Search for an Assistant Town Manager - Sponsored by Acting Clerk Commissioner Morrissette

13.4 Discussion on Employee Carwash Benefit Program - Sponsored by Town Manager Lynch

13.5 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs

13.6 Christmas Tree - Sponsored by Mayor Jacobs

13.7 Discussion on the Building Department - Sponsored by Mayor Jacobs

13.8 Discussion on ARPA funds - Sponsored by Mayor Jacobs

DRAFT

13.9 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs

13.10 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs

13.11 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs

14 ATTORNEY REPORTS

15 TOWN MANAGER COMMENTS

16 COMMISSIONER COMMENTS

13.1 Commissioner Mohammed

Acting Clerk Commissioner Morrissette

Clerk Commissioner Hodgkins

Vice Mayor Kashem

Mayor Jacobs noted that he had taken three flights in the last 24 hours and fought traffic to make it to this critical meeting. He expressed frustration that the other three commissioners had walked out of the dais after the previous meeting to prevent this meeting from occurring, stating that their absence was "self-serving" while he came for the residents, accountability, and to move the town forward.

Due to lack of quorum, Mayor Jacobs announced that the meeting could not proceed. After discussion with staff about timing requirements for various agenda items, particularly the sign variance that would need separate advertisement and the second reading ordinance requiring 10 days prior advertisement, it was determined that the entire meeting would be rescheduled.

The mayor and staff agreed to schedule a special meeting for Friday, February 20, 2026, at 6:00 PM to handle the regular agenda items. Additionally, a decision was made to schedule the second reading of the redistricting ordinance (item 7.2) for February 25, 2026, at 6:30 PM, prior to the workshop meeting, to allow sufficient time for proper advertisement.

DRAFT

17 ANNOUNCEMENTS

17.1 Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 a.m.
Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:00 p.m.
Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.

SPECIAL EVENT
Food Give Aways - Saturday, February 28, 2026, at 9:00 a.m.

18 ADJOURNMENT

Meeting was adjourned at 7:19 pm.

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.

DRAFT

Agenda Item Report

Subject:	Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed
Meeting Date:	Special Commission Meeting - February 20, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The purpose of this memorandum is to direct staff and legal counsel to prepare a comprehensive local regulatory framework governing data centers in the Town of Pembroke Park in anticipation of pending and proposed state-level legislation related to data center development, utility allocation, and infrastructure capacity. Given the pace at which data-center-related items are advancing through the Legislature, it is prudent for the Town to have local regulations in place in advance, rather than responding reactively after state policy changes are adopted. Establishing a clear framework now will help preserve local land-use authority to the maximum extent permitted by law and ensure that future development decisions remain consistent with the Town's Comprehensive Plan, infrastructure capacity, and long-term fiscal stability. This effort is intended to position the Town proactively, not in response to any specific application.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Memo from Commissioner Mohammed
SB 484

PART I MEMORANDUM

MEMORANDUM

TO: Town Planner; Town Attorney

FROM: Ashira Mohammed, Commissioner

DATE: February 4, 2026

RE: Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review

PURPOSE

The purpose of this memorandum is to direct staff and legal counsel to prepare a comprehensive local regulatory framework governing data centers in the Town of Pembroke Park in anticipation of pending and proposed state-level legislation related to data center development, utility allocation, and infrastructure capacity.

Given the pace at which data-center-related items are advancing through the Legislature, it is prudent for the Town to have local regulations in place in advance, rather than responding reactively after state policy changes are adopted. Establishing a clear framework now will help preserve local land-use authority to the maximum extent permitted by law and ensure that future development decisions remain consistent with the Town's Comprehensive Plan, infrastructure capacity, and long-term fiscal stability.

This effort is intended to position the Town proactively, not in response to any specific application.

BACKGROUND AND RATIONALE

Municipalities nationwide are reassessing how data centers are regulated due to their unique and disproportionate impacts, including:

- Extremely high electrical demand and peak-load strain

- Significant water use for cooling
- Backup generation emissions, noise, and fuel storage
- Minimal on-site employment relative to land and infrastructure consumption
- Long-term infrastructure, climate, and fiscal exposure
- Incompatibility with mixed-use, redevelopment, and community-serving district

Given Pembroke Park's limited land area, finite utility capacity, and strategic redevelopment goals, staff is directed to prepare regulatory language ensuring that data center development does not undermine community objectives or shift infrastructure and climate-related costs onto residents.

POLICY DIRECTION TO STAFF AND LEGAL COUNSEL

Staff and the Town Attorney are directed to collaboratively prepare draft ordinance language for review by the Development Review Committee (DRC) and Planning & Zoning Board incorporating the following principles.

1. Distinct Land-Use Classification

- Define "Data Center" as a stand-alone land-use category, distinct from warehouse, industrial, flex, office, or utility uses.
- Prohibit data centers as a permitted or by-right use in all zoning districts.
- Require discretionary approval through Conditional Use and/or Special Use processes only.

2. Zoning, Location, and Compatibility

- Establish minimum separation distances from residential areas, schools, parks, and community-oriented districts.
- Identify mixed-use, redevelopment, and entertainment corridors as incompatible by use.

- Prohibit reliance on variances, administrative adjustments, or interpretations to allow data centers.

3. Infrastructure and Utility Capacity Protection

- Require applicants to demonstrate no adverse impact to electric, water, sewer, stormwater, transportation, or emergency services.
- Mandate that all on-site and off-site infrastructure upgrades be fully funded by the applicant.
- Allow denial based solely on projected infrastructure or utility strain.
- Prohibit priority utility restoration or guaranteed capacity agreements.

4. Water and Energy Restrictions

- Restrict or prohibit potable water use for cooling.
- Require closed-loop or reclaimed water systems where applicable.
- Establish electrical load caps tied to overall system capacity, calculated at maximum theoretical demand.

5. Climate Resilience and Emergency Preparedness

- Require climate-resilience and disaster-response plans addressing flooding, heat, hurricanes, and extended power outages.
- Require facilities to operate without reliance on municipal emergency resources during declared emergencies.
- Allow approvals to be modified or revoked if future climate conditions render a facility incompatible with public safety or infrastructure capacity.
-

6. Employment Efficiency Standards

- Establish a minimum jobs-per-megawatt threshold.

- Require disclosure of permanent on-site employment only; exclude remote or regional job counts.
- Allow denial where employment benefits are disproportionate to infrastructure consumption.

7. Artificial Intelligence and High-Intensity Computing

- Explicitly recognize AI training and high-intensity computing as a distinct subset of data centers.
- Allow outright prohibition or heightened review standards due to extreme energy demand, cooling intensity, minimal employment, and grid impacts.

8. Fees, Escrows, and Fiscal Neutrality

- Require substantial application fees and professional review escrows.
- Impose ongoing monitoring and impact fees.
- Prohibit tax abatements, utility rebates, fee waivers, or incentives of any kind.

9. Expansion, Lifecycle, and Decommissioning

- Require full re-approval for any increase in power, cooling, generators, or floor area.
- Require a decommissioning plan and financial assurance for site restoration and removal of specialized infrastructure.

10. Enforcement and Review

- Require annual operational review and renewal.
- Allow suspension or revocation for non-compliance.
- Include fines, injunctive relief, and forfeiture of bonds or escrows.

PROCESS AND NEXT STEPS

1. Town Planner and Town Attorney to prepare draft ordinance language and staff report.
2. Review by DRC for infrastructure and operational implications.
3. Planning & Zoning Board review for land-use consistency.
4. Forward recommendation to the Town Commission for consideration.

This memorandum provides policy direction and does not predetermine Commission action.

PLANNING OBJECTIVE

The objective is to ensure that any data center or related facility:

- Does not shift infrastructure, climate, or fiscal risk to the Town or residents;
- Produces a meaningful economic return relative to resource consumption; and
- Preserves long-term redevelopment flexibility and local land-use authority.

PART II — SKELETON ROUGH DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA,

REGULATING DATA CENTERS AND ARTIFICIAL INTELLIGENCE TRAINING FACILITIES;

ESTABLISHING DEFINITIONS;

PROHIBITING DATA CENTERS AS A PERMITTED USE;

REQUIRING CONDITIONAL AND SPECIAL USE APPROVAL;

IMPOSING LOCATION, INFRASTRUCTURE, CLIMATE RESILIENCE, EMPLOYMENT, AND OPERATIONAL STANDARDS;

IMPOSING APPLICATION FEES, ESCROWS, COMMUNITY AND INFRASTRUCTURE IMPACT FEES, ANNUAL SURCHARGES, AND FINANCIAL ASSURANCES;

REQUIRING DECOMMISSIONING;

PROVIDING FOR ENFORCEMENT, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 1. FINDINGS AND INTENT

The Town Commission finds that data centers and artificial intelligence training facilities impose unique and disproportionate demands on electrical, water, sewer, stormwater, transportation, and emergency service systems; generate limited on-site employment; and present long-term climate, fiscal, and infrastructure risks. This Ordinance is intended to ensure fiscal neutrality, infrastructure protection, climate resilience, and consistency with the Town's Comprehensive Plan.

SECTION 2. DEFINITIONS

Data Center means any facility primarily used for data processing, storage, cloud computing, artificial intelligence, machine learning, blockchain processing, or network operations, including all supporting mechanical, electrical, cooling, and backup power systems.

AI Training Facility means a data center primarily used for artificial intelligence or machine learning model training characterized by sustained, high-intensity computing loads and continuous energy demand.

SECTION 3. ZONING STATUS AND APPROVAL

(A) Data centers and AI training facilities are prohibited as a permitted or by-right use in all zoning districts.

(B) Such facilities may only be considered through Conditional Use and Special Use approval by the Town Commission.

(C) No variance, administrative adjustment, or interpretation shall be permitted.

SECTION 4. LOCATION AND COMPATIBILITY

(A) Data centers and AI training facilities are prohibited within or adjacent to:

- Residential zoning districts
- Schools, parks, childcare facilities, or places of assembly
- Mixed-use, redevelopment, or entertainment districts

(B) Required separation distances and buffers shall not be waived.

SECTION 5. INFRASTRUCTURE AND UTILITIES

(A) Applicants shall demonstrate no adverse impact to electric, water, sewer, stormwater, transportation, or emergency services.

(B) All on-site and off-site infrastructure upgrades shall be fully funded by the applicant.

(C) Electrical demand shall be calculated at maximum theoretical load.

(D) Priority utility restoration or guaranteed capacity agreements are prohibited.

SECTION 6. WATER AND ENERGY USE

(A) Potable water use for cooling is prohibited unless expressly approved.

(B) Closed-loop or reclaimed water systems shall be required where feasible.

SECTION 7. CLIMATE RESILIENCE AND EMERGENCY PREPAREDNESS

(A) A climate resilience and disaster response plan shall be required.

(B) Facilities shall operate without reliance on municipal emergency resources during declared emergencies.

(C) Approvals may be modified or revoked if future climate conditions render the facility incompatible with public safety or infrastructure capacity.

SECTION 8. EMPLOYMENT STANDARDS

(A) A minimum jobs-per-megawatt ratio shall be required.

(B) Only permanent, on-site employment shall be counted.

SECTION 9. AI TRAINING FACILITIES

(A) AI training facilities may be prohibited outright or subjected to heightened standards.

(B) Additional fees, electrical load caps, cooling restrictions, and operational limits may be imposed.

SECTION 10. APPLICATION FEES AND ESCROWS

- Non-Refundable Application Fee: $250,000
- Re-Application / Expansion Fee: $150,000
- Professional Review Escrow: Minimum $500,000, replenishable without cap

Failure to replenish escrow shall result in suspension of review or operations.

SECTION 11. COMMUNITY AND INFRASTRUCTURE IMPACT

(A) Electrical / Community Impact Fee: $1,000,000 per megawatt of total approved electrical demand, calculated at maximum theoretical load.

(B) Water Capacity Mitigation Fee: $500,000 per acre of data center development footprint.

(C) Emergency Services Impact Fee: $250,000, plus any additional amount required for specialized equipment or training.

SECTION 12. ANNUAL OPERATIONAL FEES AND SURCHARGES

- Annual Infrastructure Monitoring Fee: $250,000
- High-Demand Utility Surcharge: As adopted by resolution
- Backup Generation Impact Fee: $100,000 per megawatt of installed backup generation capacity, payable annually

SECTION 13. CLIMATE IMPACT OFFSET FEE

(A) A one-time Climate Impact Offset Fee of $500,000 shall be required.

(B) Climate-related fees may be adjusted by resolution based on updated risk projections.

SECTION 14. PERFORMANCE BOND AND FINANCIAL SECURITY

(A) Performance Bond / Letter of Credit: Minimum $10,000,000

(B) Additional financial security may be required for operational or emergency risks.

SECTION 15. EXPANSION AND MODIFICATION

Any increase in electrical load, cooling capacity, backup generation, or floor area shall require full re-approval under this Ordinance.

SECTION 16. DECOMMISSIONING

(A) A decommissioning plan is required.

(B) A minimum $5,000,000 decommissioning bond shall be maintained for the life of the facility.

(C) The Town may draw upon the bond to restore the site if abandoned.

SECTION 17. NO INCENTIVES

No tax abatements, utility rebates, CRA incentives, fee waivers, or development incentives shall be permitted.

SECTION 18. ENFORCEMENT

Non-payment or non-compliance may result in suspension, revocation, fines, injunctive relief, and forfeiture of bonds or escrows.

By the Committee on Community Affairs; and Senators Avila and Yarborough

578-02478-26 2026484c1

A bill to be entitled

An act relating to data centers; creating s. 112.231, F.S.; defining terms; prohibiting an agency from entering into a nondisclosure agreement or other contract that restricts the agency from disclosing certain information to the public; providing that an agreement or contract, or a provision of an agreement or contract, is void and unenforceable under certain circumstances; providing civil penalties; authorizing the state attorney or Attorney General to bring an action to collect a fine; providing applicability; creating s. 163.326, F.S.; providing legislative findings; specifying that local governments maintain authority to exercise power and responsibility over comprehensive planning and land development regulations related to large load customers; creating s. 366.043, F.S.; providing legislative findings; defining terms; requiring the Florida Public Service Commission to develop minimum tariff and service requirements for large load customers; requiring that such requirements ensure that large load customers bear their costs of service and that such costs are not shifted to the general body of ratepayers; requiring that such minimum tariff and service requirements include certain provisions designed to prevent a public utility from providing electric service to a large load customer that is a foreign entity; prohibiting a customer from separating a certain electrical load into multiple smaller

connections for a specified purpose; authorizing the commission to include certain measures in minimum tariff and service requirements; prohibiting any tariff, contractual provision, service requirement, or other public utility policy from preventing or hindering the curtailment or interruption of electric service to a large load customer for certain purposes; prohibiting a public utility from knowingly providing electric service to a large load customer that is a foreign entity; requiring the commission to adopt rules by a specified date; specifying a deadline for utilities to file a tariff in compliance with the final rule; amending s. 373.203, F.S.; defining terms; creating s. 373.262, F.S.; providing legislative intent; prohibiting the governing board of a water management district or the Department of Environmental Protection from issuing a permit for the consumptive use of water to a large-scale data center under certain circumstances; requiring that such permit be issued to a large-scale data center applicant if the applicant establishes that the proposed use of water satisfies certain requirements; requiring the governing board or the department to require the use of reclaimed water for a large-scale data center applicant's allocation when certain requirements are met; specifying requirements for certain permit applications; prohibiting the approval of permit applications without a hearing; amending s. 373.239, F.S.; requiring that consumptive use permit

modifications proposed by a large-scale data center be treated in a specified manner; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 112.231, Florida Statutes, is created to read:

112.231 Data center nondisclosure agreements.—

(1) As used in this section, the term:

(a) "Agency" means any state, county, district, authority, or municipal officer, public employee, department, division, board, bureau, or commission, or other separate unit of government created or established by law and any other public or private agency, person, partnership, corporation, or business entity acting on behalf of any such agency.

(b) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

1. A free-standing structure; or

2. A facility within a larger structure which uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(2) An agency may not enter into a nondisclosure agreement or other contract restricting the agency from disclosing information about a potential data center development to members of the public.

(3) An agreement or contract, or a provision of an agreement or contract, that violates this section is against

public policy and is void and unenforceable.

(4) An agency that violates this section is subject to a civil fine of not more than $1,000. The state attorney of the county in which the violation occurred or the attorney general may bring an action to collect the fine.

(5) This section applies to agreements entered into on or after July 1, 2026.

Section 2. Section 163.326, Florida Statutes, is created to read:

163.326 Large load customer considerations.—

(1) The Legislature finds that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers as defined in s. 366.043(2)(d), may present unique planning, infrastructure, and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning and land development regulations adopted pursuant to this chapter, including provisions related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services.

(2) Local governments shall maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers.

Section 3. Section 366.043, Florida Statutes, is created to read:

366.043 Large load tariffs for public electric utilities.—

(1) The Legislature finds that the provision of safe and

reliable electric services, provided at fair, just, and reasonable rates, is essential to the welfare of the ratepayers of this state. The Legislature further finds that when one class of electric service customer requires uniquely large electrical loads at a single location, it imposes a disproportionate risk on the other ratepayers of this state and makes it necessary for the commission to develop and enforce rate structures and other policies for such customers which ensure such risk is mitigated as much as possible and prevent shifting the costs of serving large load customers to the general body of ratepayers.

(2) As used in this section, the term:

(a) "Controlled by" means having the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise. A person or an entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the entity.

(b) "Foreign country of concern" has the same meaning as in s. 692.201.

(c) "Foreign entity" means an entity that is:

1. Owned or controlled by the government of a foreign country of concern; or

2. A partnership, an association, a corporation, an organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, or a subsidiary of such entity.

(d) "Large load customer" means a customer with an anticipated monthly peak load of 50 megawatts or more,

calculated as the highest average load over a 15-minute interval at a single location. This does not include a load aggregated across multiple locations owned by the same customer. However, it does include all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this paragraph.

(e) "Public utility" has the same meaning as in s. 366.02, except that it does not include a gas utility.

(3) The commission shall develop minimum tariff and service requirements for large load customers pursuant to all of the following:

(a) The minimum tariff and service requirements must reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers. Such cost of service includes, but is not limited to, connection, incremental transmission, incremental generation, and other infrastructure costs; operations and maintenance expenses; and any other costs required to serve a large load customer. The risk of nonpayment of such costs may not be borne by the general body of ratepayers.

(b) The minimum tariff and service requirements must include provisions reasonably designed to prevent a public utility from providing electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(4) A customer may not separate an electrical load at a single location into multiple smaller connections to avoid being

classified as a large load customer.

(5) To effectuate the requirements of subsection (3), the commission may include in such requirements utility industry-accepted ratemaking and other financial tools, including, but not limited to, all of the following:

(a) Contributions in aid of construction or other required customer infrastructure investments that may be returned, in whole or in part, to such customers over time.

(b) Demand charges, including minimum demand charges.

(c) Incremental generation charges.

(d) Financial guarantees.

(e) Minimum load factors.

(f) Take-or-pay provisions or similar provisions requiring payment for contracted capacity, regardless of a large load customer's actual electricity use or demand.

(g) Minimum period of service contract requirements, including early termination fees or other fees for violation of such contracts.

(6) Any tariff, contractual provision, service requirement, or other public utility policy relating to large load customers may not prevent or otherwise hinder the curtailment or interruption of electric service to a large load customer where such curtailment or interruption is intended to ensure grid stability, reduce the likelihood or breadth of wider service outages, or ensure public safety during an emergency or other exceptional circumstance.

(7) A public utility may not knowingly provide electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(8) The commission shall adopt rules to implement and administer this section and shall propose a rule for adoption by March 1, 2027.

(9) Within 60 days after adoption of the final rule implementing this section, each public utility shall file, for commission approval, a tariff that complies with the final rule.

Section 4. Present subsections (3) and (4) of section 373.203, Florida Statutes, are redesignated as subsections (5) and (6), respectively, and new subsections (3) and (4) are added to that section, to read:

373.203 Definitions.—

(3) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

(a) A free-standing structure; or

(b) A facility within a larger structure which uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(4) "Large-scale data center" means a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. This does not include a load aggregated across multiple locations owned by the same customer. However, it does include all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this subsection.

Section 5. Section 373.262, Florida Statutes, is created to read:

373.262 Large-scale data center permitting.—

(1) It is the intent of the Legislature that the development and operation of large-scale data centers in this state be managed under a permitting framework that ensures this state's water resources are used in the public interest, in a manner that is not harmful to the water resources of this state, and consistent with local government zoning regulations and comprehensive plans.

(2) Consistent with other provisions of this part, the governing board of a water management district or the department may not issue a permit to a large-scale data center applicant for an allocation of water if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan. A permit shall be issued to a large-scale data center applicant for an allocation of water if the applicant establishes that the proposed use of water:

(a) Is a reasonable-beneficial use as defined in s. 373.019;

(b) Will not interfere with any presently existing legal use of water; and

(c) Is consistent with the public interest.

(3) The governing board or the department shall require the use of reclaimed water in lieu of all or a portion of a proposed use of surface water or groundwater by a large-scale data center applicant when:

(a) A suitable reclaimed water supply source is available and permitted;

(b) Reclaimed water distribution or supply lines are

available at the property boundary in sufficient capacity and quality to serve the applicant's needs;

(c) The applicant is capable of accessing the reclaimed water source through distribution or supply lines;

(d) Use of reclaimed water is environmentally, economically, and technically feasible; and

(e) Use of reclaimed water would not conflict with the requirements contained in the applicant's surface water discharge permit, if applicable.

(4)(a) In addition to the requirements of s. 373.229, all permit applications made under this part requesting an allocation of at least an average daily flow of 100,000 gallons of water per day by a large-scale data center must contain:

1. All sources and amounts of water and losses of water used for cooling, industrial and treatment processes, personal or sanitary needs of employees, and landscape irrigation; and

2. A water conservation plan that, at a minimum, incorporates recycling cooling water before discharge or disposal, implementation of a leak detection and repair program, use of water efficient fixtures, and implementation of an employee awareness and education program concerning water conservation.

(b) Notwithstanding s. 373.229(4), the governing board or the department may not approve a permit application made under this part by a large-scale data center without a hearing.

Section 6. Subsection (2) of section 373.239, Florida Statutes, is amended to read:

373.239 Modification and renewal of permit terms.—

(2) If the proposed modification involves water use of

100,000 gallons or more per day or is proposed by a large-scale data center as defined in s. 373.203, the application shall be treated under the provisions of s. 373.229 in the same manner as the initial permit application. Otherwise, the governing board or the department may at its discretion approve the proposed modification without a hearing, provided the permittee establishes that:

(a) A change in conditions has resulted in the water allowed under the permit becoming inadequate for the permittee's need, or

(b) The proposed modification would result in a more efficient utilization of water than is possible under the existing permit.

Section 7. This act shall take effect July 1, 2026.

Agenda Item Report

Subject:	Discussion on Fiscal Impact Review Requirement - Sponsored by Commissioner Mohammed
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Fiscal Impact Review Requirement

Town Clerk

From: ashira mohammed <ashira.ann@gmail.com>
Sent: Wednesday, February 18, 2026 7:05 PM
To: Jacob Horowitz; Town Clerk; Michael Vonder Meulen; Jeff Odoms
Subject: Fiscal impact

PART I

DRAFT ORDINANCE

FISCAL IMPACT REVIEW REQUIREMENT

ORDINANCE NO. ___

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FISCAL IMPACT REVIEW REQUIREMENT FOR CERTAIN DEVELOPMENT APPLICATIONS; PROVIDING LEGISLATIVE FINDINGS; ESTABLISHING APPLICABILITY THRESHOLDS; REQUIRING SUBMISSION OF A FISCAL IMPACT ANALYSIS; PROVIDING FOR INDEPENDENT REVIEW; PROVIDING FOR COST RECOVERY; PROVIDING FOR CONCURRENCY AND MITIGATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. LEGISLATIVE FINDINGS

The Town Commission finds:

A. The Town of Pembroke Park is geographically limited and contains mixed residential and industrial uses in close proximity.

B. Certain high-intensity development may impose measurable fiscal impacts on municipal services including police, fire rescue, emergency management, infrastructure maintenance, and administrative oversight.

C. The Town has a legitimate governmental interest in ensuring that development approvals do not create long-term fiscal deficits or require subsidy by existing taxpayers.

D. Article VIII, Section 2 of the Florida Constitution grants municipalities broad home rule authority to regulate land use and protect fiscal stability.

SECTION 2. APPLICABILITY

A Fiscal Impact Review shall be required for:

1. Any development exceeding ___ square feet.
2. Any project requiring a rezoning, comprehensive plan amendment, or special exception.
3. Any industrial or high-intensity use exceeding ___ kilowatts of projected electrical load.
4. Any development projected to generate more than ___ daily vehicle trips.
5. Any project requiring municipal infrastructure expansion or upgrade.

The review shall apply to new development and to expansions exceeding 25% of existing square footage.

SECTION 3. REQUIRED FISCAL IMPACT ANALYSIS

The applicant shall submit a report prepared by a qualified financial professional including:

A. Revenue Projections

• Ad valorem revenue

• Franchise and utility fees

• Business tax receipts

• Permit revenue

B. Municipal Service Cost Projections

• Police calls for service

• Fire rescue and emergency response

• Public works and infrastructure maintenance

• Code enforcement and administrative costs

C. Infrastructure Impact Assessment

• Road capacity and maintenance impact

• Water and sewer system capacity

• Stormwater system impact

• Electrical load coordination

D. Long-Term Net Fiscal Analysis

• 10- to 20-year projection

• Net positive, neutral, or negative fiscal impact

SECTION 4. INDEPENDENT REVIEW

The Town may retain an independent fiscal consultant to review the submitted analysis.

Costs shall be borne by the applicant.

SECTION 5. MITIGATION

If the Fiscal Impact Review identifies a projected net negative impact, the Town may require:

• Development agreement

• Infrastructure contribution

• Phased buildout

• Impact fee adjustment

• Other lawful mitigation measures

SECTION 6. SEVERABILITY

If any portion of this ordinance is preempted or held invalid, the remaining sections shall remain in full force and effect.

PART II

MEMO TO TOWN ATTORNEY

Subject: Request for Legal Review – Fiscal Impact Review Ordinance and Existing Code Authority

Date: 2/18/2026

Dear Jacob,

I am requesting a legal review regarding the Town's current Code of Ordinances and Comprehensive Plan provisions to determine whether Pembroke Park presently has any formal Fiscal Impact Review requirement applicable to new development or major expansion of existing uses.

Specifically, please advise:

1. Whether current concurrency provisions or impact fee ordinances require a long-term municipal fiscal neutrality analysis.
2. Whether the Town has authority under existing code to require a net fiscal impact projection prior to development approval.
3. Whether any prior ordinances establish cost recovery mechanisms for independent fiscal review.
4. Whether adoption of a formal Fiscal Impact Review ordinance, as attached in draft form, would be consistent with Florida Statutes and municipal home rule authority.
5. Whether any pending state legislation could affect municipal authority in this area.

Given ongoing redevelopment interest within industrial corridors and potential high-intensity uses, it is important that the Town proactively evaluate fiscal exposure to long-term service costs.

Please provide written guidance prior to scheduling this item for workshop discussion.

Respectfully,

Commissioner Ashira Mohammed

District 5

Sent from my iPhone

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Agenda Item Report

Subject:	Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	David Lynch, Town Manager
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The funds will be used to provide a room filled with education materials on **STEAM topics** (STEAM was formerly known as **STEM,** which was an acronym for **S**cience, **T**echnology, **E**ngineering, and **M**ath----the added **A** stands for **Arts**). This special room would be a privileged place where students are rewarded by being given the opportunity to hang out in the **LIGHTNING LOUNGE** to further their education on an independent basis away from the regular classroom.
Staff Recommendations:	
Procurement:	
Financial Implications:	Cost of $12,000.
Alternatives:	

ATTACHMENTS:

And speaking of our local schools

And speaking of our local schools, I want to talk about a great meeting I had with **Debbie Lizano who is the principal of Lake Forest School.**

She has a great idea.

She wants to establish a special room in the school which will be called the **LIGHTNING LOUNGE**.

No, it's not a tavern for Nikolai Tesla fans.

It is a special room filled with education materials on **STEAM topics** (STEAM was formerly known as **STEM,** which was an acronym for **S**cience, **T**echnology, **E**ngineering, and **M**ath----the added **A** stands for **Arts**).

This special room would be a privileged place where students are rewarded by being given the opportunity to hang out in the **LIGHTNING LOUNGE** to further their education on an independent basis away from the regular classroom.

The concept behind the **LIGHTNING LOUNGE** is to create a place for independent study and learning that is **fun.** The room would be equipped with items that create a *gaming* type of atmosphere.

Everybody likes to hang out in a cool place and the **LIGHTNING LOUNGE** will be a very cool place.

The problem is that Lake Forest does not have the funding for this project which amounts to a total budget of **$12,000** for the **LIGHTNING LOUNGE**.

I will be placing on the next workshop for our commission to approve providing the $12,000 funding for the **LIGHTNING LOUNGE**. We are currently spending more money than that just to guarantee that the students have hot lunches.

This is an investment worth making.

Agenda Item Report

Subject:	Hire Updates - Sponsored by Commissioner Mohammed
Meeting Date:	Workshop Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	