



AGENDA

WORKSHOP COMMISSION MEETING

7:00 PM - Monday, December 2, 2024

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. SPECIAL PRESENTATION
 - 5.1. Legislative Presentation by David Sigerson and Lobbying Team for the 2025 Legislative Session 4 - 9
[Agenda Item Report - AIR-24-129 - Pdf](#)
6. REPORTS OF COMMITTEES AND TOWN STAFF
 - 6.1. Update from Fire Department Chief Kane 10
[Agenda Item Report - AIR-24-132](#)
 - 6.2. Department Monthly Update 11 - 110
[Agenda Item Report - AIR-24-138](#)
7. PLANNING CONSULTANT - MICHAEL VONDER-MEULEN
 - 7.1. Development Projects - Town Planner's Report 111 - 113
[Agenda Item Report - AIR-24-133](#)
 - 7.2. RESOLUTION NO. **2024-028** 114 - 141
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 23-SP-04 LOCATED AT 3080 PEMBROKE ROAD PEMBROKE PARK, FL/ PUBLIC STORAGE- SELF STORAGE FACILITY SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
[Agenda Item Report - AIR-24-134](#)
 - 7.3. RESOLUTION NO. **2024-029** 142 - 188
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING THE PARKING REDUCTION APPLICATION SUBMITTED BY PUBLIC STORAGE IV LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN THE EAST 150 FEET OF TRACT Q IN BLOCK 50 OF RESUBDIVISION OF A PORTION OF LAKE FOREST SECTION FOUR, ACCORDING TO THE PLAT THEREOF**

AS RECORDED IN PLAT BOOK 43, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-24-135](#)

8. OLD BUSINESS

9. NEW BUSINESS

- 9.1. Memorandum of Understanding between the Town of Pembroke Park and Florida Highway & Safety Motor Vehicles to Access Driver and Vehicle Information Database System (DAVID) - Chief Decoursey 189 - 202

[Agenda Item Report - AIR-24-137](#)

- 9.2. Renewal for Barracuda - IT Director Pakula 203 - 204

[Agenda Item Report - AIR-24-124](#)

- 9.3. New Dell Hardware for Town - IT Director Pakula 205 - 215

[Agenda Item Report - AIR-24-125](#)

- 9.4. Transitioning to KnowBe4 for Security Awareness Training 216 - 217

[Agenda Item Report - AIR-24-126](#)

- 9.5. Software Enterprise 218 - 226

Recommendation to approve Civic Plus as the Software enterprise system for Building, Code and BTR

[Agenda Item Report - AIR-24-130 - Pdf](#)

10. DISCUSSION

11. ATTORNEY COMMENTS

12. TOWN MANAGER COMMENTS

13. COMMISSIONER COMMENTS

- 13.1. Commissioner Jacobs
Acting Clerk Commissioner Kashem
Clerk Commissioner Hodgkins
Vice Mayor Morrisette
Mayor Mohammed

14. ANNOUNCEMENTS

- 14.1. Regular Commission Meeting, Wednesday, December 11, 2024 at 7:00 P.M. 227
Collective Bargaining Session, Thursday, December 12, 2024 at 9:30 A.M.
Special Commission Meeting, Thursday, December 12, 2024 at 7:00

P.M.

Toy Drive, Thursday, December 19, 2024 from 4 p.m. to 8 p.m.

2025 Calendar Meeting Dates

[Meeting Calendar](#)

15. 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 Request

Subject:	Legislative Presentation by David Sigerson and Lobbying Team for the 2025 Legislative Session
Meeting Date:	AGENDA WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	City Manager,
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[2024-25 Proposed PPK LEGISLATIVE PROGRAM for 2025 Session](#)

CAPITAL HILLS CONSULTANTS

Governmental & Political Consulting

E-mail: sigersonatlaw@aol.com

2436 N Federal Hwy, #483
Lighthouse Point, FL 33064

phone: (954) 540-7252

MEMORANDUM

DATE: November 26, 2024

TO: Town Mayor & Commission, David Lynch, Town Manager & Chandler Williamson, Asst. Town Manager

FROM: David K. Sigerson, Jr., Esq. General Counsel & Chief Governmental Consultant For the Firm

SUBJECT: Proposed Legislative Program for 2024-2025

2024-2025 Proposed Legislative Program - Issues and Projects List Prepared for Pembroke Park City Commission Workshop December 2, 2024

General Policy Guidelines:

Support for legislation that generally benefits the Town of Pembroke Park (the Town), protects and expands the Town's ability raise revenue to provide for the needs of its residents and specifically legislation that protects the Town from unwanted attempts to reduce its boundaries or that would preserve, protect and promote the mobile home lifestyle or facilitates the Town's ability to achieve that objective.

Oppose legislation that tends to limit, restrict or diminish the Town's ability to raise and spend revenue to provide for the needs of its residents, infringes upon home rule authority or annexation legislation that would either specifically harm the Town of Pembroke Park or that could be used generally to undermine or diminish the Town's ability to maintain its size and character.

Section I - Listed below are proposed policy issue statements that should serve as more specific guidelines for supporting or opposing legislation consistent with the general policy statements above, and, as a matter of course, all mobile home bills will be reviewed in light of the long-standing mobile home policies of the Town – see Mobile Homes below. Legislative support will continue to be sought for state annexation policies or legislation as historically supported by the Town that protects the Town's borders and preserves its character and sovereignty. See Annexation below.

Also, listed in this section are various draft issue positions of the Florida League of Cities that relate to issues that have come up each year for the last several years and have been developed through the League's Legislative Policy Committee process. Most if not all of these issues have historically been of interest to the Town – wording for some of these policy issues may change slightly after the December 5-6 FLC Legislative Conference at which the final Priority and Policy Issue Statements will be adopted – but the basic issues will not change.

Section II of the proposed legislative program contains the proposed Legislative Budget Request projects that, if approved by the commission will be submitted to the House and Senate Appropriations Committees.

Section III of the proposed legislative program is a list of specific pre-filed bills that have a significant impact on either, municipalities in general or the Town of Pembroke Park specifically and that fall within the one of the general or specific policy statements contained in the proposed legislative program.

However, as of this writing, there have been no pre-filed bills of significant impact to municipalities or the Town. This section will be updated as bills get pre-filed.

I. SUBSTANTIVE LEGISLATIVE POLICY STATEMENTS

A. Development, Code Compliance and Redevelopment

1. Affordable Housing - Draft Statement: The Town of Pembroke Park/Florida League of Cities supports legislation that respects the unique housing needs and character of each city by empowering local decisions to address each city's affordable housing needs. "One-size-fits-all" state preemptions, including expansions within the Live Local Act, restrict municipalities' ability to plan and regulate for sustainable and affordable workforce housing tailored to fit their communities.
2. Impact Fees - Draft Statement: The Town of Pembroke Park/Florida League of Cities supports municipal authority to set adequate impact fees, which ensures that new developments fairly contribute to the infrastructure they require and protects taxpayers from undue costs.
3. Mobile Homes
The Town of Pembroke Park supports legislation that preserves, protects and promotes the mobile home lifestyle and specifically oppose legislation that would impose relocation costs on, or reduce or eliminate any home rule authority of, local government.

Note: Each Legislative Session, legislation affecting mobile homes, mobile home parks or homeowners' association regulation is reviewed for consistency with the above stated long-standing policy of the Town of Pembroke Park.

B. Local Government Taxing Authority/Finance & Tax

1. Ad Valorem (Property) Taxes - Draft Statement: The Town of Pembroke Park/Florida League of Cities supports a municipality's authority to levy property taxes to fund critical services such as infrastructure, police, fire and emergency services. While the current property tax system has challenges, further changes or exemptions would exacerbate inequities and unfairly shift the tax burden onto families, renters and businesses.
2. Local Business Tax Reform - Draft Statement: The Town of Pembroke Park/Florida League of Cities supports preserving municipal authority to collect local business taxes, a critical funding source for fostering economic growth, delivering public services and driving community development.
3. General Taxing Authority
The Town of Pembroke Park supports legislation that protects or enhances the ability of the Town of Pembroke Park to raise revenue to meet the needs of its residents.

The Town opposes legislation that limits or restricts local government authority to raise and spend funds necessary to protect the health, safety and welfare of its citizens and to provide the services that its residents expect.

C. Intergovernmental Relations, Mobility & Emergency Management

1. Annexation: The Town of Pembroke Park/Florida League of Cities supports legislation that facilitates the municipal annexation of unincorporated areas in a manner that respects municipal boundaries, protects private property rights and encourages cooperation between municipal and county governments.

Additional Annexation Statement: The Town of Pembroke Park supports legislation that would require both municipalities to agree to any de-annexation/annexation proposal as between two neighboring municipalities.

2. Electric Vehicles - Draft Statement: The Town of Pembroke Park supports legislation that ensures all vehicles, regardless of fuel type, contribute fairly to the funding of Florida's transportation infrastructure, which allows cities to maintain safe and reliable roads for all residents.

D. Municipal Operations

1. Sovereign Immunity Draft Statement:

Option A: The Town of Pembroke Park/Florida League of Cities supports preserving reasonable sovereign immunity liability caps for municipal governments to protect taxpayer funds and ensure essential public services.

Option B: The Town of Pembroke Park/Florida League of Cities supports protecting Florida taxpayers by maintaining the waiver of sovereign immunity on monetary damages recoverable in tort claims against government entities.

2. Public Safety Recruitment and Retention Draft Statement:

Option A: The Town of Pembroke Park/Florida League of Cities supports legislation and funding to enhance recruitment and retention of municipal public safety personnel, which helps communities maintain effective emergency response and public safety services.

Option B: The Town of Pembroke Park/Florida League of Cities supports legislation and funding aimed at strengthening recruitment and retention efforts for municipal public safety positions across the State of Florida.

3. Home Rule in General

The Town of Pembroke Park supports legislation that promotes or protects local government control over traditional areas of local government regulation, such as those involving the health, safety and welfare of its residents.

Opposes legislation that would limit or eliminate local control and home rule powers or that would impose an unfunded mandate upon local government.

E. Utilities, Natural Resources & Public Works –

1. Enterprise Funds Draft Statement: The Town of Pembroke Park/Florida League of Cities supports preserving municipal authority over utility revenues and the ability to realize a reasonable rate of return on utility

assets. Legislation should honor existing contracts, service territory obligations and revenues obligated for debt service and planned projects.

2. One Water – Draft Statement: The Town of Pembroke Park/Florida League of Cities supports the state Legislature’s endorsement of One Water policies that seek to enhance integration between different water systems, while maintaining local flexibility.

Other Issues

School Resource Officers Funding:

The Town of Pembroke Park supports legislation creating a dedicated and recurring state revenue stream to offset any impacts for those cities providing SROs to schools.

Virtual Governing Body Meetings Draft Statement: The Florida League of Cities supports legislation that would allow municipal governments to convene meetings via teleconferencing or other technological means for the purpose of declaring an emergency which may result in substantial injury or harm to the population or substantial damage to or loss of property.

Municipal Officer Removal From Office: The Town of Pembroke Park supports legislation that would provide an alternative method of removing a municipal officer from office than is currently provided for in s. 112.51, F.S. or legislation that would expand s. 112.51 to include serious official misconduct.

II. APPROPRIATIONS:

2024-2025 Legislative Session Legislative Budget Request Project

SW 52nd roadway improvements project:

Funds Requested: \$911,866.00 (construction cost estimate)

Town Match: \$225,000.00

Total Project Cost: \$1,136,866.00

Lift Stations 17&19:

Based on the 1/2023 lift stations proposals & construction cost estimates:

LS 17: Eng. During Construction: \$164,290 + Constr. Observation: \$106,230 = \$270,290 + Constr. \$1,520,000.00 = \$1,790,290

LS 19: Eng. During Construction: \$108,290 + Constr. Observation: \$76,000. = \$184,290 + Constr. \$1,084,544 = \$1,268,834

Capital Improvement Projects for consideration:

- **Lift Stations 17 and 19. Critical condition. Grants previously applied for funding through the FDEP Water Quality Program, not awarded.
- *Phase 2 - SW 52nd Avenue Resilient Improvements – Hallandale to County Line Road (Surtax/Cslip/MPO)

*High risk critical assets identified in the vulnerability assessment;

**Critical assets identified in the wastewater master plan.

Lift Stations 17 & 19

Lift Station 17 serves the local Watkins Elementary School, the Holly Ridge Farms area of Pembroke Park and the nearby homes.

Lift Station 19 serves the Coca Cola Plant on Pembroke Road.

- The project addresses the Wastewater Collection Pumping System Improvement Plan.
- Decreases of malfunctions exponentially and improves/protects the public/environment from harm.
- Benefit is efficient operation and reduction of sewage leaks with the improvements.
- Funds Requested: \$2,584,124.00
- Town match: \$475,000.00
- Total Project Costs: \$3,059,124.00
- Funds to be used for contractual services for engineering design, permitting, bidding, project management and construction to replace this old, antiquated equipment.
- The lift station 17 service area includes the areas of the Town South of 3200 to 41st Street between 48th Avenue and 56th Avenue. The area is primarily comprised of affordable housing units zoned 16 units per acre and Watkins Elementary School.
- Lift station 19 serves the Coca Cola manufacturing plant and is located off the right-of-way Pembroke Road at the Coca Cola entrance.
- Both are in critical condition as identified in the wastewater masterplan.

SW 52nd Avenue Improvements-Phase 2

- SW 52nd Avenue identified in vulnerability assessment as high-risk critical transportation asset.
- Design completed; shovel ready;
- Funds Requested: \$911,866.00
- Town Match: \$225,000.00
- Total Project Cost: \$1,136,866.00
- Funds to be used for contractual services for engineering during construction, project management and construction for resurfacing and milling.
- Phase 1 was grant funded through the MPO/Surtax/CSLIP; HMGP – design 100% completed

III. Selected Significant Pre-filed Bills

None pre-filed yet.



Agenda Item Report

Subject:	Update from Fire Department Chief Kane
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	Update from Chief Kane.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	



Agenda Item Report

Subject:	Department Monthly Update
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	David Lynch, Town Manager
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Department Monthly Report](#)



**Community Economic Development Department
Monthly Update
October 18, 2024 – November 27, 2024**

Professional Services & Bids

- RFP Bid for Janitorial Services
Contract completely signed, Safeguard Services to Start on 12/2/24
- RFP Bid Disaster Debris
Contracts completely signed, Aftermath and DRC were selected
- AUDIT RFP –
Met with Finance Director to secure Committee
Have committee members selected, RFP Audit Committee to meet after Dec.9th
After meeting and changes made to RFP, RFP will be placed out for bid.
Awaiting for Pavement RFP directive. RFP ready to be advertised

Professional Services Contracts/Procurement Agreements

1. Reviewed contract(s) for Police Department
 - Piggyback for Police Uniforms, sent contract to Attorney for review
 - Reviewed contract for Transunion
In reviewing the contract, the Town is under another agreement for another year, we cannot change services to Interactive date.
 - Continue trying to obtain excel spreadsheet from the IT Department requesting current contracts / grant contact information

Executive Assistant to Commission

1. Researched Initiative funds and Health Subsidy from the City of Tamarac for the Mayor.
2. Completed Hotel Reservations and Travel reimbursement for Mayor Mohammed, Vice Mayor Morrisette, Commissioner Kashem and Commissioner Jacobs.
3. Preparing for Vice Mayors travel on December 4th FLC Legislative Policy Committee Meeting
4. Assisted Commissioner Kashem with her Ethics training.

Economic Development

1. Webinar Meeting with CAS Government Strategies and DC Strategies regarding the Pembroke Park Vulnerability Assessment Report
2. Attended a Teams meeting for the 23PLN74 task 3 and 4

Administrative/Clerks Office

1. Prepared Public Notices, created and published, prepared chambers and for the following Meetings:
October 23rd, Workshop
October 29th Collective Bargaining
November 6th, Regular
November 7th, Planning and Zoning
November 21st, Collective Bargaining



Community Economic Development Department Monthly Update October 18, 2024 – November 27, 2024

November 22nd, Special

Created public notices for December 2nd and December 12th Meetings.

2. Worked all meeting minutes
3. Logged and Replied to Town Public Records Request
4. Scanned and signed all Ordinances and Resolutions and placed in Laserfiche
5. Placed Ordinances on Towns Website
6. Dealing with all aspects of the 2024 Elections
 - Researched to verify that the General Elections Referendums were placed on the Ballot
7. Planning and Zoning
 - Secured Quorum for the Planning and Zoning Committee meeting on November 7th.
8. Interviewed for Clerks Position
 - Robin Underwood
 - Jackelin Machaso
 - Cynthia Garcia-Lima

Events

- Continue to post events on website
- Fall Festival –
 - Met with Events Committee to discuss upcoming events
 - Healthfair
 - Assisted in getting ready for the event.
- Turkey Give-a-way
 - Created a list of residents for the Turkey event
 - Assisted In getting the sides and Turnkeys
- Turkey Pardoning
 - Created a flyer and posted on website
- Toy Giveaway
 - Created updated flyer
 - Posted on website
 - Calling residence to get kids ages

Attended Cyber Training from 11-12 on 10/21/24

Completed training for HR

Assisted with the Front Desk because the Building Dept. was short handed



**Community Economic Development Department
Monthly Update
October 18, 2024 – November 27, 2024**

Prepared by: Suzi Reutlinger
October 15, 2024

Page 4 of 100



3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone - 954.966.4600
www.tppfl.gov

Public Services Monthly Report

Oct 15th thru November 26th, 2024

Administrative Tasks/Follow-Up

- Reviewing day-to-day operations of Public Services to ensure performance expectations match the mission and vision of the Department.

Field Tasks and Crew Updates:

- Parking lot barriers installed at Preserve Park– pending installation of rope barrier. Completion by December 6th, 2024.
- Installed park entrance gates to prevent vehicles entering grassy areas.
- Reorganizing storage sheds and preparing for renovation of Recreation Community Building at Preserve Park out storage sheds and Recreation building. Timeline for completion October 31st. Thereafter we will be assessing the building for future renovations to begin late December 2024.
- Maintenance crews are being reviewed for additional training and certifications.
- Refurbishment of bocce ball and horseshoe courts at the Bamboo Mobile Park.
- Community Garden renovations are complete.
- Finalizing program with Watkins Elementary at the Community Garden.
- 20 people from HandsOn South Florida volunteered at the Community Garden on November 16th.
- Assist with the Turkey Drive.
- Installed Christmas lights.
- Assist with preparation for Turkey Pardoning event.

Projects:

- SW 25th Street Stormwater Improvement project going out to bid by end of December.
- SW 30th Street Sanitary Sewer Force Main Replacement going out to bid by end of December.
- Wastewater Masterplan to be completed by end of December from Craig A. Smith & Associates – Pending Broward County/Coca Cola wastewater data
- Received quotes for Town Hall A/C 3rd Floor Repairs. Town currently reviewing for implementation for repairs commencing by **October 31st, 2024**.
- Planning repairs of floor and wall in large elevator - Due to safety concerns; a third-party vendor will be considered performing the repairs by **October 31st, 2024**. Completion is slated for **November 30th, 2024**



3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone - 954.966.4600
www.tppfl.gov

- Seek pricing on Modular Mobile/Trailer for Public Service Field staff to be located at Preserve Park. This is a much-needed structure for the work crews and will allow the current Building at Preserve Park to be rededicated to recreational programs and community center activities for residents and youth.
- Reviewing quotes for complete renovations of 3rd floor for administrative offices/gym/and emergency operations. Renovations for 3rd floor are planned to begin **November 1st, 2024**
- Seek pricing for build out of concrete bins for earth materials. (Sand, Limerock, Asphalt,)
- Preparing renderings of Recreation Building for future recreational center.
- Evaluation cost of all lift stations for in-house repairs. Repairs that cannot be completed by staff will become a part of Legislative Request for state funding.

Future Tasks:

- Restructuring part time Park position to full time Maintenance Worker to work on weekends
- Create Gardening Program for Senior Citizens
- Replacement of old fleets with new fleets
- Prepare for the 26th Annual Toy Giveaway

CAS GOVERNMENTAL SERVICES, LLC

“Communication Advocacy Specialists”

Governmental – Legislative Services – Grants – Special Funding

P.O. Box 210623 • Royal Palm Beach, Florida 33421-0623

Office: 561.512.0089 • 850.228.1296 Fax: 1.866.929.8006

Town of Pembroke Park Grant Administration and Legislative Report November 2024 Activities

CAS Governmental Services, LLC (CASGS) is pleased to provide you with our Grant Administration and Legislative Services November activities report.

Grant Administration Services -- The following grant administration activities were performed:

- CASGS collaborated with Mrs. Wood-Carper regularly and other Team members advocating on behalf of the Town for grant opportunities, updates, research, and for compliance related issues.
- **Vulnerability Assessment: FDEP Grant Agreement No. 23LPN74 --**
 - Reviewed grant deliverables received from the engineers.
 - Coordinated with grant team for documentation required by FDEP.
 - CASGS coordinated with FDEP’s project manager for requests for additional information.
 - CASGS coordinated and attended meetings with FDEP and the grant team pertaining to Task 6.
 - CASGS submitted Task 6 Final Vulnerability Assessment report deliverables to FDEP.
 - FDEP Exhibit I deliverable was submitted to FDEP.
 - CASGS coordinated with the grant team on all inquiries and requests for information received from FDEP timely.
 - The grant is current and in compliance with all reporting requirements and requests for additional information have been addressed and completed timely. This grant is in good standing with FDEP.
- **GeoSCADA Telemetry Project: FDEP Grant Agreement No. LPA0613 --**
 - CASGS collaborated with staff and attended Teams meetings to share the origin of the project, reporting status with the State agencies, discussion of procurement compliance, etc. Staff is pursuing the sole source procurement method due to the propriety properties associated with the GeoSCADA Telemetry System and products. At this time, the grant reporting requirements are in compliance with the State agencies. The grant work plan has one task for contractual construction services and must be completed by June 30, 2026.

Legislative Services - The following legislative activities were performed:

- CASGS collaborated, communicated and coordinated with the lobby team and Mrs. Wood-Carper pertaining to the preparation of the Town's 2025-2026 legislative priorities.
- CASGS prepared documentation of proposed projects to seek funding through the legislative appropriation process based on critical assets identified in the Wastewater Master Plan and the Vulnerability Assessment for review and input by the team. Revisions were made based on input from the team.
- CASGS collaborated and assisted with the presentation of materials to be presented to the Commission.
- CASGS monitored the Town's Commission meetings.
- CASGS monitored the House and Senate for bill filings, activities and meetings pertaining to Committee Weeks and the 2025-2026 Legislative Session.
- The House and Senate held their organizational meeting on Nov. 19 in Tallahassee where all newly elected officials were sworn in and Senate President Albritton and House Speaker Perez outlined their priorities.
- Senate President Albritton's opening remarks from the organizational session are included with the report, which outlines his priorities for Florida farm families, citrus, agriculture, Rural Renaissance, water quality, balanced budget, etc.
- Speaker Perez's opening remarks from the House's organizational session are provided with the report, which reflects serving the people of Florida and being fiscally responsible.
- Minority Leader Senator Pizzo will be serving as Vice Chair of Regulated Industries.
- Statistic data of Senate bills filed through Nov. 22, 2024 include nine local and 18 general bills, of which 17 are relief bills. A bills report is included for review.
- CASGS will be present in Tallahassee for the upcoming Committee Weeks and 2025-2026 Legislative Session.
- CASGS continued to advocate and protect the Town's interests.

➤ **Legislative Dates:**

- November 12, 2024 - Broward County 2025 Legislative Session Organizational Meeting Will was held at 4pm; Memorial Health Regional Hospital, Conference Center 3501 Johnson Street, Hollywood, Florida 33021
- On November 19, 2024 the House and Senate Legislators gathered in Tallahassee exclusive for the purpose of organization and selection of officers in preparation for the 2025-2026 Legislative Session.
- December 5-6, 2024 - Florida League of Cities Legislative Conference at the Hilton Orlando.

➤ **Committee Week Schedule:**

- Dec. 2-6, 2024 House members only
- Dec. 9-13, 2024 Senate members only
- Jan. 13-17, 2025
- Jan. 21-24, 2025
- Feb. 3-7, 2025
- Feb. 10-14, 2025
- Feb. 17-21, 2025

➤ **Legislative Calendar:**

- March 4, 2025 -the 2025-2026 Legislative Session begins
- March 18, 2025 - Broward Days
- March 24-26, 2025 - Florida League of Cities Legislative Action Days

Thank you for the opportunity to be part of the Town's Team. CAS Governmental Services is honored to represent and advocate on the Town's behalf.

Respectfully Submitted,

Connie Vanassche
James R. Spratt

2025- Proposed Legislative Budget Request Projects

TOWN OF PEMBROKE PARK

2025-2026 Legislative Budget Requests

Capital Improvement Projects for consideration:

- **Lift Stations 17 and 19. Critical condition. Grants previously applied for funding through the FDEP Water Quality Program, not awarded.
- *Phase 2 - SW 52nd Avenue Resilient Improvements – Hallandale to County Line Road (Surtax/Cslip/MPO)

*High risk critical assets identified in the vulnerability assessment;

**Critical assets identified in the wastewater master plan.

Lift Stations Nos. 17 and 19

Lift Station No. 17 serves the local Watkins elementary school, Holy Ridge Farms and nearby homes.

Lift Station 19 serves Coca Cola on Pembroke Road

Project addresses Wastewater Collection Pumping System Improvements Plan

Decreases of malfunctions exponentially and improves/protects the general public/ environment from harm.

Benefit is efficient operations and reduction of sewage leaks with the completed improvements

Lift Stations Nos. 17 and 19

Funds Requested: \$2,584,124.00

Town match: \$475,000.00

Total Project Costs: \$3,059,124.00

Funds to be used for contractual services for engineering design, permitting, bidding, project management and construction to replace this old, antiquated equipment.

The lift station 17 service area includes the areas of the Town South of 3200 to 41st Street between 48th Avenue and 56th Avenue. The area is primarily comprised of affordable housing units zoned 16 units per acre and Watkins Elementary School.

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Total Project Cost: \$1,136,866.00

Funds to be used for contractual services for engineering during construction, project management and construction for resurfacing and milling.

Phase 1 was grant funded through the MPO/Surtax/CSLIP; HMGP– design 100% completed

Nov. 22, 2024
Senate Bills Filed

SB 0044	Motor Vehicles	Rodriguez	11/20/24
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Reclassifies specific motor vehicle-related offenses as third-degree felonies.

- Prohibits driving or moving any vehicle or equipment displaying red, white, or blue lights visible from the front, with exceptions for certain vehicles.
- Elevates the penalty for using unauthorized lighting to influence other drivers to a third-degree felony.
- Increases the consequences for alterations that obscure or interfere with the visibility and recording of features on vehicle license plates to a third-degree felony.
- Specifies penalties under sections 775.082 or 775.083 for violating these provisions.

Effective Date: 7/1/2025

SB 0046	Nonpublic Religious Postsecondary Educational Institutions	Rodriguez	11/20/24
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Regulates nonpublic religious postsecondary educational institutions in Florida by requiring compliance with consumer practice requirements and the submission of yearly affidavits to the Commission for Independent Education.

- Amends section 1005.06, F.S., removing religious colleges from the list of institutions not requiring licensure.
- Creates section 1005.12, F.S., outlining operational standards and exemption processes for these institutions.
- Requires institutions to verify by sworn affidavit their adherence to specified educational programs, degree titles with religious modifiers, and duration consistent with commission standards.
- Mandates annual written notice from the commission to institutions confirming exemption from licensure and compliance with the regulations.
- Specifies methods for verifying compliance, including commission-approved religious nongovernmental education associations.
- Stipulates actions required from noncompliant institutions, including correction of documentation, licensure application, or cessation of operations; non-compliance may lead to criminal penalties.

Nov. 22, 2024
Senate Bills Filed

- Allows the commission to adopt rules to enforce these provisions and ensure compliance.
- Adjusts related statutes (ss. 553.865, 1005.03, 1005.04, 1005.21, and 1005.31) by updating cross-references and requirements in alignment with the new section 1005.12, F.S.

Effective Date: 10/1/2025

SB 0048

Judicial Sales Procedures

García

11/20/24

Streamlines judicial sales procedures and mandates specific actions during property sales ordered by courts.

- Requires courts to use the specified procedures for property sales unless an alternate judicial sales procedure is approved.
- Prohibits the use of bidding credits and certain offsets in judicial and foreclosure sales.
- Mandates that winning bidders pay the full purchase price within a specified timeframe.
- Stipulates reacution of the property if it doesn't sell for at least 75% of its assessed value or if payment conditions are not met.
- Prohibits specific persons and entities related to an overseeing attorney from bidding on properties.
- Ensures sales are conducted at locations accessible to the public and with adequate notice.
- Introduces transparency measures and restricts courts from allowing or conducting sales that do not comply with these provisions.
- Allows courts to order alternate sales procedures, provided they minimize expenses and maximize sale prices without giving undue advantages to any parties.

Effective Date: 7/1/2025

SB 0050

Nature-based Methods for
Improving Coastal Resilience

García

11/20/24

The act mandates the development and implementation of nature-based methods for improving coastal resilience.

- Directs the Florida Flood Hub for Applied Research and Innovation to develop
- design guidelines and standards for green and gray infrastructure, model the effects of green and hybrid green-gray infrastructure, and examine integration into existing systems to enhance coastal resilience.

Nov. 22, 2024
Senate Bills Filed

- Requires the Florida Department of Environmental Protection (DEP) to adopt rules governing nature-based methods to address coastal erosion, protect mangrove stands and other natural features, and mitigate impacts from new developments.
- Mandates the DEP to promote public awareness, develop workforce training, and encourage local government partnerships to implement green infrastructure projects.
- Instructs the DEP to streamline permitting processes for green projects and post-disaster infrastructure replacement.
- Necessitates a statewide feasibility study by the DEP in consultation with the Division of Insurance Agent and Agency Services, assessing the impact of nature-based methods on coastal flood risk reduction, insurance premiums, and community ratings. Reports findings by July 2026.

Effective Date: 7/1/2025

SB 0052

School Buses

García

11/20/24

Expands the definition of "school bus" within various Florida statutes to include vehicles used for transporting students to and from charter schools, as well as public and private schools.

- Traffic Control Definitions:** Clarifies that any motor vehicle conforming to specific color and identification requirements, and used for student transport related to school activities, falls under the school bus category.
- Driver Licenses Definitions:** Specifies that motor vehicles designed to carry more than 15 persons, including the driver, and used for student transportation, are categorized as school buses.
- School Bus Definitions and Specifications:** Updates the legal definition to include vehicles regularly used for transporting students from private, public, and charter schools. Establishes that these vehicles must meet federal safety standards and state education board rules.
- Impact Fees and Surtaxes:** Adjusts related statutes to recognize the updated definition of a school bus for purposes such as infrastructure impact fees and discretionary sales surtaxes.
- Safety and Standards Compliance:** Ensures that school buses meet certain occupant protection systems requirements and other operational standards for leasing and signage during non-school transport.
- Financial and Operational Requirements:** Aligns financial responsibility requirements and security provisions for vehicles designated as school buses, including exemptions and specific operational conditions under various state legislations.

Effective Date: 7/1/2025

Nov. 22, 2024
Senate Bills Filed

SB 0054	Criminal Offenses	García	11/20/24
Revises definitions related to stalking offenses and enhances penalties for harassment or cyberstalking of justice system personnel within their official capacities. • Redefines "harass" to include causing substantial emotional distress through direct or indirect actions, including those done through third parties, without legitimate purpose. • Expands "course of conduct" in stalking to include actions performed via camera, drone, or indirect means, specifically excluding constitutionally protected activities. • Adjusts the definition of "cyberstalk" to include unauthorized access to someone's online accounts or electronic systems, emphasizing the need for prior written permission which has not been revoked. • Establishes aggravated stalking as a third-degree felony if targeting justice system personnel due to their official duties, punishable under specific state statutes. • Provides that courts may issue an arrest warrant under revised criteria, including cases involving misdemeanors, unserved summons, or certain crimes indicating potential danger to the public or specific victims. • Enables judges to electronically sign arrest warrants under defined conditions, including the presence of an oath and the submission through reliable electronic means. • Aligns cross-references in various statutes and reenacts provisions to conform with the amendments, notably in cases addressing offenses based on religious or ethnic intimidation and bullying regulations linked to stalking definitions. Effective Date: 10/1/2025			
SB 0056	Weather Modification Activities	García	11/20/24
Repeals and prohibits specific weather modification activities in the state, enhancing penalties for violations. • Repeals multiple sections (403.281, 403.291, 403.301, 403.311, 403.321, 403.331, 403.341, 403.351, 403.361, 403.371, 403.381, 403.391, and 403.401) of Florida Statutes concerning weather modification activities. • Amends section 403.411 to prohibit the injection, release, or dispersion of any chemical or substance into the atmosphere intended to affect the temperature, weather, or sunlight intensity. • Establishes civil penalties up to \$10,000 for each violation and qualifies each offense as a misdemeanor of the second degree.			

Nov. 22, 2024
Senate Bills Filed

- Conducts amendments and technical adjustments to various other sections within the Florida Statutes (252.44, 253.002, 373.026, 373.1501, 373.4598, and 373.470), ensuring consistency with new prohibitions on weather modification.
- Outlines responsibilities for the Department of Environmental Protection and other state agencies regarding state lands and emergency mitigation measures.

Effective Date: 7/1/2025

SB 0058

Boating Safety

García

11/21/24

The bill enhances Florida's boating safety regulations by integrating boating safety identification into driver's licenses and ID cards, modifying accident penalties, broadening BUI laws and installing preventative measures.

- Requires the Department of Highway Safety and Motor Vehicles to issue identification with a lifetime boating safety identification symbol without an additional fee if applicants present a Florida boating safety identification card.
- Mandates that applications for driver's licenses or identification cards indicate possession of a boating safety identification card, necessitating submission of the card with the application.
- Introduces tiered penalties for leaving the scene of a boating accident, with increased severity based on resulting damages or injuries, including a mandatory minimum sentence for incidents involving death while boating under the influence (BUI).
- Establishes stricter regulations and mandatory minimum imprisonments for BUI offenses, with required installation of ignition interlock devices for certain repeat offenders.
- Expands the definition of vessel homicide to include causing the death of an unborn child during vessel operation and mandates all operators to meet boating safety education requirements irrespective of age.
- Obligates individuals involved in certain violations to complete boating safety courses and introduces regulations for conducting substance abuse education and evaluation programs.
- Amends penalties related to noncompliance with lawful tests for alcohol or substance presence, enhancing administrative consequences and criminal penalties for refusal.

Effective Date: Except as otherwise expressly provided in this act, this act shall take effect July 1, 2025

Nov. 22, 2024
Senate Bills Filed

SB 0060	Child Welfare	Rodriguez	11/21/24
Summarizes various updates and requirements for child welfare systems, including tighter guidelines for reporting and investigating child abuse and stricter enforcement of custody arrangements. • Defines "abuse" more broadly, considering any act that could significantly impair a child's well-being. • Modifies the definition of "false report," adding criteria for reports made maliciously or recklessly without substantial evidence. • Mandates Child Protection Team investigators to comply fully with their responsibilities, introducing criminal penalties for non-compliance. • Requires verification of custody arrangements in any child welfare investigation involving parents from separate households. • Tightens scrutiny on anonymous reports of child abuse, requiring more proof before granting them the same credibility as non-anonymous reports. • Imposes stronger penalties, including potential criminal charges, for making false reports of child abuse. • Expands the circumstances in which the department can issue fines for false reports. • Introduces new procedural requirements including emergency hearings for custody disputes and outlines specific timelines and conditions for these hearings. Effective Date: 10/1/2025			
SB 0062	Resilient Buildings	Rodriguez	11/22/24
Introduces a tax credit for owners of resilient buildings with specific LEED certifications to encourage sustainable construction and maintenance practices. • Defines "resilient building" as one having a LEED certification in building design and construction (BD+C) or operations and maintenance (O+M) that meets the resilience pathway requirements Provides a tax credit ranging from 50 cents to \$2 per square foot, annually for five years, depending on the building's certification level. • Requires owners to file a tax credit application with the Department of Environmental Protection by March 1 following the year of certification. Submission can be electronic, and applicants must verify documentation under oath. • Establishes that owners must report the building's energy usage annually for five years to maintain eligibility, using the ENERGY STAR Portfolio Manager.			

Nov. 22, 2024
Senate Bills Filed

- Allows unused tax credits to be carried forward for up to five years or transferred to other taxpayers under specified conditions.
- Stipulates that the Department of Environmental Protection may rescind a tax credit if the building owner fails to provide required annual energy usage reports.
- Creates the Florida Resilient Building Advisory Council to advise on policies promoting resilience in construction. Specifies council makeup, including appointments from various universities and industries with expertise in resilient building practices.
- Specifies that the council will function until June 30, 2030, with possibilities for extension by legislative reenactment.
- Amends existing statutes to accommodate the new tax credit and update confidentiality agreements related to information sharing between the Department of Revenue and the Department of Environmental Protection.

Effective Date: 7/1/2025



THE FLORIDA SENATE
SENATOR BEN ALBRITTON
President

MEMORANDUM

TO: All Senators
FROM: Ben Albritton
SUBJECT: Committee Chairs and Vice Chairs, December Committee Week Schedule
DATE: November 20, 2024

I wanted to share with you the complete list of Senators I have asked to serve as a chair or vice chair of our standing committees. I have enjoyed conversations with many of you over the last few days and discussions of these important roles. The full list of committee chairs and vice chairs is attached.

I have asked Senators in our Minority Caucus to serve as vice chairs of the Committees on Appropriations, Fiscal Policy and Rules. As our largest committees, they serve as the last stop and gateway to the Senate Floor for each piece of legislation. It is important to me that both the Majority and Minority Caucuses have a significant role on these committees. Additionally, many of our vice chairs within our subject-specific appropriations committees are members of the Minority Caucus. In recent years our budget has almost always passed the Senate unanimously. To me, that record is indicative of a process where all Senators feel heard and their input valued, which I want to continue during our new term.

For planning purposes, the Weekly Schedule of Authorized Meetings for our December Committee Week is attached. We will use the week to focus on required ethics training as well as security and administrative training customary at the beginning of each term. Individual committees should plan to begin meeting in January.

More details regarding what to expect during the December Committee Week are below.

November 20, 2024

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DECEMBER TRAINING FOR SENATORS

Monday, December 9, 2024 – 412 Knott

Noon–2:00 p.m. – Code of Ethics for Public Officers Part 1*

Florida Commission on Ethics

Carlos Rey, Senate General Counsel

2:30p.m.–3:15p.m. – Bill Drafting/Deadlines Overview

John Seay, Staff Director, Office of Bill Drafting

3:30p.m.–4:00p.m. – CLOSED Briefing on Senate Security Protocols (Senators and Staff Only)

Office of the Senate Sergeant at Arms

4:00p.m.–5:00p.m. – Senate Administration Overview

Audrey Mathews, Director, Senate Administration

Tuesday, December 10, 2024 – 412 Knott

10:00a.m.–12:00p.m. – Long Range Financial Outlook Presentation

Amy Baker, Director, Legislature's Office of Economic and Demographic Research

Local Funding Initiative Request Process, Senate Appropriations Professional Staff

Lunch for Senators will be provided.

1:30p.m.–3:30p.m. – Code of Ethics for Public Officers Part 2*

Carlos Rey, Senate General Counsel

*Senate Rule 1.40 requires that prior to the opening day of a regular session in odd-numbered years, all Senators shall complete at least four hours of training to address the requirements of law under the Code of Ethics for Public Officers and Employees, open meetings, and public records.

DECEMBER TRAINING FOR PROFESSIONAL DISTRICT STAFF

Wednesday, December 11, 2024: 8:00 a.m. – 5:00 p.m. – 412 Knott

Jacqui Peters, the Senate's Director of Professional Development and District Staff Coordinator, has worked with other members of our Senate Professional Staff on a robust training program for our Professional District Staff. District staff will receive a separate communication with further details.

November 20, 2024

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Note: All professional staff are invited to attend the training opportunities noted above. With the exception of the closed security briefing, all training sessions for Senators will be broadcast and live-streamed on the Florida Channel and archived on the Senate's LinkedIn Learning Platform.

Travel Authorization

As noted above, during the week of December 9, the Senate will have a number of training opportunities available for Senators and staff, with a particular focus on professional district staff. All district staff who will be working in Tallahassee during interim committee weeks and session are encouraged to attend this training and all expenses relating to their travel will be paid from general Senate funds.

Senators and professional district staff are authorized to travel beginning on Sunday, December 8, 2024, through Thursday, December 12, 2024. Should you have any questions related to travel, please contact Senate Administration at SenateAdministration@flsenate.gov or (850) 487-5636.

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group I

Banking and Insurance

Blaise Ingoglia, Chair
Barbara Sharief, Vice Chair

Commerce and Tourism

Thomas Leek, Chair
Kristen Arrington, Vice Chair

Education Postsecondary

Alexis Calatayud, Chair
Corey Simon, Vice Chair

Ethics and Elections

Don Gaetz, Chair
Mack Bernard, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group II

Agriculture

Keith Truenow, Chair
Erin Grall, Vice Chair

Community Affairs

Stan McClain, Chair
Randy Fine, Vice Chair

Education Pre-K - 12

Corey Simon, Chair
Alexis Calatayud, Vice Chair

Environment and Natural Resources

Ana Maria Rodriguez, Chair
Blaise Ingoglia, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group III

Children, Families, and Elder Affairs

Erin Grall, Chair
Ileana Garcia, Vice Chair

Judiciary

Clay Yarborough, Chair
Colleen Burton, Vice Chair

Regulated Industries

Jennifer Bradley, Chair
Jason Pizzo, Vice Chair

Transportation

Jay Collins, Chair
Bryan Avila, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group IV

Criminal Justice

Jonathan Martin, Chair
Carlos Smith, Vice Chair

Governmental Oversight and Accountability

Randy Fine, Chair
Nick DiCeglie, Vice Chair

Health Policy

Colleen Burton, Chair
Gayle Harrell, Vice Chair

Military and Veterans Affairs, Space, and Domestic Security

Tom Wright, Chair
Jay Collins, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group V

Appropriations Committee on Health and Human Services

Jay Trumbull, Chair
Tracie Davis, Vice Chair

Appropriations Committee on Pre-K - 12 Education

Danny Burgess, Chair
Geraldine Thompson, Vice Chair

**Appropriations Committee on Transportation, Tourism, and Economic
Development**

Nick DiCeglie, Chair
Tina Polsky, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group VI

**Appropriations Committee on Agriculture, Environment, and General
Government**

Jason Brodeur, Chair
Lori Berman, Vice Chair

Appropriations Committee on Criminal and Civil Justice

Ileana Garcia, Chair
Jonathan Martin, Vice Chair

Appropriations Committee on Higher Education

Gayle Harrell, Chair
Jennifer Bradley, Vice Chair

Finance and Tax

Bryan Avila, Chair
Joe Gruters, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group VII

Appropriations

Ed Hooper, Chair
Darryl Rouson, Vice Chair

Fiscal Policy

Joe Gruters, Chair
Rosalind Osgood, Vice Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Group VIII

Rules

Kathleen Passidomo, Chair
Shevrin Jones, Vice Chair

Group IX

Joint Administrative Procedures Committee

Erin Grall, Alternating Chair

Joint Committee on Public Counsel Oversight

Jennifer Bradley, Alternating Chair

**SENATE PRESIDENT BEN ALBRITTON
COMMITTEE ASSIGNMENTS
2024 - 2026**

President Pro Tempore: Jason Brodeur

**Majority Leader: Jim Boyd
Minority Leader: Jason Pizzo**

Joint Legislative Auditing Committee

Jay Collins, Alternating Chair

Group X

Joint Select Committee on Collective Bargaining

Randy Fine, Alternating Chair

Group XI

Joint Legislative Budget Commission

Ed Hooper, Alternating Chair

WEEKLY SCHEDULE OF SENATE MEETING TIME ALLOCATIONS

December 9-13, 2024

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
December 9, 2024	December 10, 2024	December 11, 2024	December 12, 2024	December 13, 2024
Page 34 of 100	10:00am-12:00pm Long Range Financial Outlook Presentation Local Funding Initiative Request Process 412K	8:00am-5:00pm District Staff Training 412K		
12:00-2:00pm Code of Ethics for Public Officers: Part 1 412K 2:30-3:15pm Bill Drafting/Deadlines Overview 412K 3:30-4:00pm Closed: Security Briefing 412K 4:00-5:00pm Senate Administration Overview 412K	1:30-3:30pm Code of Ethics for Public Officers: Part 2 412K			

REMEMBER: THE OFFICIAL CALENDAR IS PRINTED BY THE SECRETARY OF THE SENATE.
THIS TENTATIVE SCHEDULE IS SUBJECT TO CHANGE.

For Immediate Release

November 19, 2024

Contact: Katie Betta

(850) 487-5229

Embargoed Until Delivery

President Ben Albritton's Organization Session Remarks as Prepared for Delivery

Tallahassee—Senator Ben Albritton (R-Wauchula) was today unanimously elected President of the Florida Senate for the 2024-2026 Legislative Term. President Albritton's remarks, as prepared for delivery, following introductions of his family, are below.

"As I begin this important role, I realize I have big shoes to fill. Kathleen, you've been a great leader for our Chamber. I'm so proud to have you on MY team. I'm looking forward to your valued input. You are the big sister I never had. I have but one thing to say to you, "God save the queen".

"Governor DeSantis, thank you for being here today. You've led with conviction and your work, in partnership with the Florida Legislature, has made Florida the envy of America. Across our nation, other state leaders are measuring their results against ours. The Free State of Florida is more than a motto. It's who we are. Let's make the next two years the best yet.

"Thank you also for your principled, focused and dedicated leadership in the effort to defeat the Abortion and the Marijuana amendments. We already have a huge number of successes to count toward our legacy, but leading the charge to defeat these two amendments, was incredible. Thank you, sir!

"Commissioner Simpson, It's great to have you back in our Chamber. Thank you for your valued friendship. We share a love for Florida farmers, and I looking forward to our continued partnership fighting for Florida Agriculture.

"CFO Patronis and General Moody, thank you for your consistent leadership and for being here today. I appreciate you both and your efforts to make Florida even better.

"Speaker-Designate Perez, soon to be Mr. Speaker, thank you for your genuine friendship and shared common-sense government reform values. I'm confident our time leading together is going to be one for the record books. I'm excited to get started.

"The elections are over. It's clear – by historic margins – that Floridians are pleased with the direction our state's heading. They've entrusted us in this moment to lead, to serve, and to leave our state better than we found it – that's a high calling for each of us.

"Earlier this year, US News and World Report ranked Florida #1 in 'economy.' It's easy to see why. Florida balances our budget every single year. Florida pays down debt. Florida saves for the future with significant reserves. Florida government knows that the money we spend isn't ours. It's your tax dollars.

"In Florida, we know private businesses, not government, grow and innovate, creating the jobs that support thriving communities. The strength of our economy impacts the decisions that families and

businesses make every, single day. They're looking for certainty, predictability and consistency in government. Not increased taxes, unchecked spending, or harsh regulations that hurt the bottom line for everyone.

"For the past several years, our balanced budgets and family-friendly tax relief measures passed unanimously. Together, we can continue to lead the fight to keep Florida's economy #1.

"US News and World Report also ranked Florida #1 in 'education.' Year after year our college and university systems have earned our nation's top ratings for affordability, low student debt, and on-time graduation – preparing young adults to enter the workforce with their best foot forward. In recent years, we've made many important, once-in-a-generation, investments to bolster this effort.

"We led the fight for school choice and are now a national model for empowering parents– because we know that Florida families, not government, should determine where their children are educated and what they learn.

"We also led the fight to cut the red tape bogging down our public schools. Now our schools can focus less on bureaucracy and more on academics, the basics of education. Together, we can continue to lead the fight to free our public schools to compete in our new school-choice environment. Our public school teachers deserve it.

"Together, we have led the fight against some big challenges and fended off some serious threats. As we look forward to the next two years, we have more challenges coming our way.

"In the days following Hurricanes Helene and Milton, I spent time with several Senators whose constituents were catastrophically impacted. The devastation is heart breaking. Florida agriculture was heavily impacted. And many of our coastal communities suffered from tornadoes, wind and flooding. What's worse is that many of these communities were still recovering from Hurricanes Debbie, Idalia and Ian.

"Be assured, together, we are going to recover, and we are going to rebuild. However, we know that when a family loses everything, the first place they're going to look for help is not the government – it's their insurance company.

"Floridians have been faithfully paying insurance premiums for years, sometimes decades, and now they expect their insurance company to keep up its end of the bargain. I want to make sure that impacted Floridians and insurance companies hear me loudly and clearly – we are watching. We've made changes insurance companies said they needed to improve competition and stabilize rates.

"And, we've enacted pro-consumer transparency to protect homeowners. The proof will be in the results. I'm not going to sit idly by if legitimate claims get denied while rates continue to rise. Period.

"I'm a proud son of rural Florida, Florida's Heartland, six generations deep. Our small, tight-knit, legacy communities are filled with some of the nicest, hardworking people you will ever meet.

"Rural communities look after one another and would give their last dollar and even the shirt off their own back to help a neighbor in need. Our rural communities are full of opportunity. When I travel across the Panhandle, the Big Bend, and the Heartland, I see so much of that unrealized opportunity.

“Opportunity in rural Florida doesn’t just mean development. What I see are opportunities to improve our rural quality of life, while preserving the time-honored way-of-life that has been deeply cherished generation after generation after generation. I’m asking you to join me in the fight for a rural renaissance in Florida.

“Rural communities are strong and proud. I can tell you the last place they’ll look for guidance is the government. But, I do believe there are things we can do to help. We can support innovation and help rural Florida invest in new technologies that expand education, health care, commerce, transportation, and support agriculture, and its supply chain.

“Technological advances have led to tremendous economic growth and innovation in other areas of Florida, it’s Rural Florida’s turn. With your support, I want to make certain that Floridians who call our rural communities home, have access to all the opportunities the rest of Florida has to offer.

“An important part of Florida’s Rural Renaissance includes an increased focus on our amazing farmers and the food supply chain in Florida. Farm families have always and continue to play an important role in our state. They serve all of Florida’s families, protect our environment, strengthen our national security, and feed the nation, and our state.

“As a 4th generation citrus grower, please join me in the fight to support our Florida farm families, our Florida food supply chain, and to save from extinction our iconic Florida citrus industry.

“We also know the droves of people coming to Florida for freedom and opportunity pose a serious risk to the health and supply of our state’s water. Our water is invaluable. It’s invaluable to our residents, our businesses, our economy, and our precious ecosystems. It’s invaluable to Florida’s DNA. We must continue to develop and advance solutions to rid Florida’s waterways of excessive nutrients from urban areas, septic tanks, wastewater, stormwater, and any other source harmful to nature.

“Few can deny we need more data about water. A renewed, data-driven focus on water will give us a close look at where we actually are, instead of where we think we might be. Fresh, accurate data will drive the solutions we need for the future.

“Efficiency and accountability are important to all of us in our daily lives. This holds true for state government as much as it does for Florida families making tough decisions about their own budgets. Florida has a great framework for accountability and transparency. And, we can leverage data and new technology to achieve even better outcomes; outcomes matter most.

“I believe in continuous improvement. We can always do better.

“Florida families face real challenges each and every day. While government cannot, and should not, try to provide every solution, we should always look to make certain Floridians know they have our support.

“We will continue to stand by our allies in Israel. They’ve been persecuted for centuries, and they are under attack today. They’re our greatest and most loyal ally. Anyone who knows me knows I value loyalty. I choose Israel.

“We’ll continue to honor our military and veterans. We’re blessed to have many here in our Senate Chamber. Including Senators Avila, Burgess, Collins and Truenow – thank you for your service and sacrifice. You’re all American heroes in my heart.

“During my time in the Florida Legislature, I have learned many, many lessons. I’ve been blessed by the opportunity to see a lot of Florida. To see what makes Florida tick. To see what makes Florida work.

“I’ve learned not every city or county is the same as every other. The needs of rural Florida are very different than urban Florida. The diversity of our state is both incredible and powerful. Remember, Key West is not Pensacola, Jacksonville is not Steinhatchee, and Wauchula is not Orlando.

“Probably the most important lesson I’ve learned is that to work together we must overcome talking past each other. Sometimes the noise in our system gets very loud. Naturally we’re all driven by our own perspectives.

“Wisdom tells me that being a great listener holds great value. As we join together to embrace the opportunities and fight the challenges facing the state we love, we can practice the greatest measure of respect to each other, by listening. In this, love prevails.

“A few pieces of wisdom to consider.

- 1.If you don’t measure it, you can’t manage it – data and outcomes matter.
- 2.Measure three times before cutting once -take your time – patience matters.
- 3.Don’t take down a fence before you know why it was put up – know what you’re doing, why you’re doing it, and the consequences of doing it. Focus on the unknown, unknowns.
- 4.It’s easier to fool someone than it is to convince them they were fooled – truth matters, seek it.
- 5.Experience is a hard teacher because she gives the test first, the lesson after – pay attention all the way through.
- 6.If you eat, you’re involved in agriculture – food matters.
- 7.You don’t have to be cruel to be tough – don’t mistake someone’s kindness for weakness.

“1 Corinthians 13:13 is very clear to me in my walk of faith... It reads, ‘And now these three remain: faith, hope and love. But the greatest of these is love.’

“I believe the majority of Floridians feel the same; to value love. As you begin this new term, I leave you with this. Let your faith guide you, have hope in Florida’s future, and love one another. Senators, know this, I value each of you, I respect each of you, and I love each of you. God Bless you all, Thank you for this incredible honor. Now let’s get to work!”

For more information, please visit www.FLSenate.gov.

News Release

DANIEL PEREZ
Speaker

FLORIDA HOUSE of REPRESENTATIVES

FOR IMMEDIATE RELEASE

November 19, 2024

Media Contact

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Florida House Speaker Perez's Organization Session Address: Remarks as Prepared for Delivery

TALLAHASSEE, Fla. (November 19, 2024) — In his address to the House Chamber as Florida House Speaker, Representative Daniel Perez celebrated the Organization Session of the 92nd term of the Florida Legislature.

Here is the full text of Florida House Speaker Daniel Perez's speech to the Florida Legislature on Organization Session, as prepared for delivery:

Members, it is my honor to serve as your Speaker. There are many people that I need to thank, but I will do that privately. Today isn't about me or my personal journey.

And I'm not going to talk for very long because I feel like everywhere we turn people are talking. They are opining about what we should think or say or do. So many people talking; so few people listening. And as politicians, we are among the worst offenders. We use too many words but often say so little that matters.

In the last few weeks, reporters have endlessly asked, "What will your priorities be as Speaker?" I understand the question. If I mention 2 or 3 issues, then they have an easy framework for every story they write. It's what's expected. I make a speech, announce a priority, give it a fancy name, promise to spend a bunch of money, and then pat myself on the back when the bill passes, claiming that my speakership was a grand success. Except when the dust settles, the new law doesn't actually make a difference. It doesn't really solve the problem I claimed I was worried about. It's a game of labels and leverage for the purpose of ego and credit. I understand the game. I'm opting not to play.

Instead, let me answer that question in a different way: my priority for the 2025 and 2026 Sessions is to serve the people of Florida. The actual people of Florida. Not the online social media activists, not the lobbyists or interest groups, not the institutions that dominate our political conversations.

I'm more interested in talking about the small business owner in Jacksonville, the abuela in Miami-Dade, the single mother in Orlando, the entrepreneur in Tampa. We are the Florida House of Representatives. We are the People's House, and it is the people of our state who should be our priority. We aren't a debate society, and we shouldn't be the House of Talk. We should be the House of Action. We should pass laws that really matter to the lives of real people facing real problems.

So what do the people of Florida want? Since the creation of the Florida territory, our State has been a destination for people of all races, ethnicities, nationalities, and religions. Our growth and prosperity were linked to the network of highways that bound our state together. The people of Florida believe in the promise of the Open Road. Floridians want to decide their own destinations. They want the freedom to travel paths of their own choosing at

their own speed. They expect the government to maintain the road, but they aren't looking for handouts or no-interest loans or income guarantees. The people of Florida do not need or want us to tell them what to think or how to live.

In my experience Floridians are realistic. They understand that there are tradeoffs. They understand that in a state battered by hurricanes, insurance will be a challenge. But they need to know that our state's insurance laws are not being written by and for the insurance companies. They want to own their own homes, not be tenants to private equity firms. They want to open up a business without jumping through endless bureaucratic hoops. They want to pick their own doctors and send their kids to good schools. And they want elected officials who are on their side.

Thousands of years before anyone coined the phrase "crowd sourcing," humanity assembled in legislative bodies to try to take advantage of our collective wisdom. I'm not standing before you today to announce a program of legislation because that's not my job, it's our mission together.

But that mission isn't an easy one. After all, it is far easier to spend money than to save it. We talk about being fiscally responsible. But are we? Or are we just giving ourselves a free pass in Florida by pointing out that we aren't Washington D.C.?

State government has become so flush with cash that we have lost any sense of discipline. We make purchases following natural disasters with little to no inventory control. We buy land that we can't keep track of, much less manage competently. We spend millions of dollars on failed IT projects. How much money has been spent on Capitol renovations only to have parking garages that leak water and flood?

We need to build a state budget that values value. We need to ensure that the laws we write have actual meaning. For example, there has been some talk about taking the pieces of DBPR and redistributing them to other agencies. We reshuffle the pieces on the board, but we don't change the game. It's a headline not a solution. Let's have real conversations instead of changing the label, let's actually dismantle any license that stifles competition and keeps hardworking Floridians on the outside of jobs looking in.

Floridians want equality of opportunity. They want to believe that if they play by the rules that the deck won't be stacked against them. They want a system that isn't built around the needs of special interests, but one that treats the needs of everyday Floridians as special.

They want a House of Representatives that represents them, believes in them, fights for them. We have two years to show the people that we hear them. We have two years to act. We have two years to widen the Open Road to the Florida Dream. The time for talk is over. It's time to get to work. God Bless you and God Bless the great State of Florida.

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**Florida House of Representatives
Proposed Committee Structure for 2024-2026 Term**

Budget Committee

- Agriculture & Natural Resources Budget Subcommittee
- Health Care Budget Subcommittee
- Higher Education Budget Subcommittee
- Information Technology Budget & Policy Subcommittee*
- Justice Budget Subcommittee
- PreK-12 Budget Subcommittee
- State Administration Budget Subcommittee
- Transportation & Economic Development Budget Subcommittee

Commerce Committee

- Economic Infrastructure Subcommittee
- Housing, Agriculture & Tourism Subcommittee
- Industries & Professional Activities Subcommittee
- Insurance & Banking Subcommittee

Education & Employment Committee

- Careers & Workforce Subcommittee
- Education Administration Subcommittee
- Student Academic Success Subcommittee

Health & Human Services Committee

- Health Care Facilities & Systems Subcommittee
- Health Professions & Programs Subcommittee
- Human Services Subcommittee

Judiciary Committee

- Civil Justice & Claims Subcommittee
- Criminal Justice Subcommittee

Rules & Ethics Committee

Security & Threat Assessment Committee

State Affairs Committee

- Government Operations Subcommittee
- Information Technology Budget & Policy Subcommittee*
- Intergovernmental Affairs Subcommittee
- Natural Resources & Disasters Subcommittee

Ways & Means Committee

Joint Committees *(established in the Joint Rules)*

- Joint Administrative Procedures Committee
- Joint Committee on Public Counsel Oversight
- Joint Legislative Auditing Committee
- Joint Legislative Budget Commission



MEMORANDUM

DATE: November 26, 2024

TO: Town of Pembroke Park Commission
Town of Pembroke Park Town Manager

FROM: Desinda Wood-Carper, Grants/ Project Management Consultant,
DC Strategies LLC

RE: November 2024 Service Activity Report

DC Strategies LLC continues to provide general administration, grant management and project coordination under the Town's Capital Improvement Plan and appreciates the opportunity to provide this monthly service report and project activity spreadsheet. This is but a caption of the day-to-day work that was undertaken and/or completed.

October 2024

- DC Strategies LLC monitored the Town's regularly scheduled Commission meeting via online participation & Town monthly Workshop.
- ONGOING Until FTE is Hired – Coordinating granted infrastructure project management for 25th Street and John Lyons projects to maintain positive work flow.
- DC Strategies LLC met weekly with CAS Governmental Services LLC (Connie Vanassche) to discuss Pembroke Park CIP activity, particularly the VULNERABILITY ASSESSMENT PLAN and grant compliance. CAS-GS is leading the Vulnerability Assessment.
- DC Strategies LLC provided a progress report of all capital improvement projects including, grant types, grant extension deadlines, projects contracted and current project to Assistant Town Manager Williamson on a weekly basis.
- SW 48th Ave & Hallandale Beach Blvd (\$300,400.00) ---Project Number 4709-(037) was successfully withdrawn from further consideration after multiple attempts to coordinate with the City of West Park to determine project schedules.
- Updating of the 2025-2027 Pembroke Park Capital Improvement Plan (CIP) continues. We are still waiting on the submittal of the Town's Stormwater Master Plan by Kimbley-Horne. The Wastewater Master Plan, completed by Craig A Smith & Associates, requires additional information from Broward County. Craig A. Smith & Associates may require

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assistance from lobbyist to fulfill this request. The Vulnerability Assessment is scheduled to be submitted by Kimley-Horne. Portions of the assessment have been received. The CIP will be completed and presented to the Commission for review and adoption once required plans are made available.

- The Pembroke Park Police Department FDOT grants, Occupant Protection and Aggressive Driving, are officially closed. The FDOT has received all required documentation.
- I am working with the Community Garden Coordinator to assure compliance with Florida Communities Trust grant and all FRDAP grants that require elements to be maintained in the garden in perpetuity.
- **Multiple Teams meetings with CAS Government Services and Capitol Hill Group**
Coordination of the Town's 2025 Legislative Priorities. Thus far, funding for Lift Station 17 and 19 and grading of SW 52nd Avenue are being considered.
- **Multiple Teams Meetings with CAS Government Services, Craig A. Smith, Keith & Associates and Kimly-Horne**

Review of work assignment status with all current contractors of priority projects (CAS, Kimly-Horne, Scalar and Keith & Associates) since the resignation of Public Works Director and Assistant Public Works Director to assure performance responsibilities are carried out and all request for information is submitted to grantors timely. They are:

Kimly-Horne:

Vulnerability Assessment
Stormwater Master Plan

Craig A. Smith & Associates:

25th Street Stormwater Project
Wastewater Master Plan
GeoSCADA
Design of Lift Stations, 19

Keith & Associates:

John Lyons Stormwater Improvements
SW 30th Street Force Main

SCALAR: Environmental Assessment of the Preserve Park

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- **Multiple Team meetings with Assistant Public Services Director**
Assisting with the transition of newly hired Assistant Public Services Director.
- Prepared all document required to close out the two FDOT grants under the administration of the Pembroke Park Police Department: Occupant Protection Grant and the Aggressive Driving grant.
- Continued Monitoring of current grants listed, as follows:

Public Services Department

HMPG	S.W. 25th Street Stormwater Project (Design)	165,603.00	completed
HMGP	S.W. 25th Street Stormwater Project (Constr.) 1st Phase	\$1,423,497.00	
HMGP	John P. Lyons Lane Stormwater Improvements (Design)	\$84,131.00	
HMGP	Town Hall Hardening Wind Retrofit – Roof	\$67,500.00	completed
HMGP	Town Hall Hardening Wind Retrofit – Doors & Windows	\$45,750.00	Completed
HMGP	Town Hall Hardening Wind Retrofit – Generator	\$300,000.00	
Surtax	S.W. 52nd Avenue Complete Streets (Design)	\$264,000.00	
Surtax	Park Rd. Bike Lanes & Sidewalk Improvements	\$2,129,497.00	
CSLIP/LAP	S.W. 52nd Avenue & South Park Road Drainage	\$2,908,640.00	
FDEM	GeoSCADA (Legislative Budget Award)	\$594,289.00	
FDEM	Vulnerability Assessment	\$200,000.00	

Pembroke Park Police Department

DOJ	Cops Hiring Grant	\$368,643.00
DOJ	Accreditation Grant	\$28,690.78
FDLE	FIBRS Implementation Assistance Grant 1 & 2	\$288,432.41
FDOT	Work Safety Zone Grant	\$55,000.00
FDOT	Occupant Protection	closed
FDOT	Aggressive Driving	closed

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Information Technology Department Grants managed by the IT Department continue to be the responsibility of that department director to date. The FIBRS grant will transfer over once an internal audit of grant activity is completed.

Meeting & Event Calendar of Importance

- **Florida League of Cities Legislative Policy Committee Meeting Schedule**
October 4th Hilton Orlando 10:00 am – 2:00 pm (attended by Morrisette & Williamson)
November 8th Hilton Orlando 10:00 am – 2:00 pm
December 5th Hilton Orlando 10:00 am – 12:00 pm during the FLC Legislative Conference
- **2024 – 2025 Legislative Meeting Schedule**
November 19, 2024 Legislative Organization Session
December 2 – 6, 2024 (House of Representatives only)
December 9 – 13, 2024 (Senate only)
January 13 – 17, 2025
January 21* – 24, 2025 *Meetings begin on Tuesday due to Monday holiday
February 3 – 7, 2025
February 10 – 14, 2025
February 17 – 21, 2025
March 4, 2025 begins 60-day Regular Session

You may contact me directly at the phone number below should you require any additional information or would like to discuss specific grant or project initiatives.

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FPK24090500001613	FIRE OR MEDICAL SERVICE CALL	CL	27A
FPK24090800001633	FIRE OR MEDICAL SERVICE CALL	CL	27A
FPK24091400001680	FIRE OR MEDICAL SERVICE CALL	NTR	27A
FPK24092100001725	FIRE OR MEDICAL SERVICE CALL	CL	27B
FPK24092500001752	FIRE OR MEDICAL SERVICE CALL	CL	27B
FPK24091000001651	ANIMAL BITE	TFR	27A

S25 FIRE	10
S4 ACCIDENT	16
S4 HIGHWAY	25
S49 ALARM	9
S67 MEDICAL	145
S68 SERVICE CALL	5
TOTAL	210

INCIDENT1	FIRSTUNIT	FIRSTUNIT	ROUTECLC	CURRENTF	INCIDENT1	PRIMARYOFFICERID1
09/21/202	09/21/202	09/21/202	09/21/202	4	S20	R27
09/25/202	09/25/202	09/25/202	09/25/202	4	S20	R27
09/30/202	09/30/202	09/30/202	09/30/202	4	S20	R227
09/03/202	09/03/202	09/03/202	09/03/202	1	S25CF	E27
09/20/202	09/20/202	09/20/202	09/20/202	1	S25CF	R27
09/07/202	09/07/202	09/07/202	09/07/202	2	S25EH	E27
09/01/202	09/01/202	09/01/202	09/01/202	4	S25EV	E27
09/14/202	09/14/202	09/14/202	09/14/202	4	S25EV	E27
09/29/202	09/29/202	09/29/202	09/29/202	4	S25EV	E27
09/13/202	09/13/202	09/13/202	09/13/202	2	S25VF	E27
09/20/202	09/20/202	09/20/202	09/20/202	2	S25VF	E27
09/20/202	01/01/000	01/01/000	09/20/202	2	S25VF	
09/29/202	09/29/202	01/01/000	09/29/202	2	S25VF	E27
09/18/202	09/18/202	01/01/000	09/18/202	3	S31IJ	R27
09/09/202	09/09/202	01/01/000	09/09/202	1	S33	R227
09/01/202	09/01/202	01/01/000	09/01/202	3	S36IJ	R27
09/01/202	09/01/202	09/01/202	09/01/202	3	S36IJ	R27
09/07/202	09/07/202	01/01/000	09/07/202	3	S38IJ	R27
09/08/202	09/08/202	01/01/000	09/08/202	3	S38IJ	R27
09/12/202	09/12/202	01/01/000	09/12/202	3	S38IJ	R27
09/22/202	09/22/202	09/22/202	09/22/202	3	S38IJ	R27
09/28/202	09/28/202	01/01/000	09/28/202	3	S38IJ	R7
09/21/202	09/21/202	09/21/202	09/21/202	2	S3H	R27
09/01/202	09/01/202	09/01/202	09/01/202	3	S49CF	E27
09/06/202	09/06/202	09/06/202	09/06/202	3	S49CF	E27
09/07/202	09/07/202	09/07/202	09/07/202	3	S49CF	E27
09/11/202	09/11/202	01/01/000	09/11/202	3	S49CF	E27
09/22/202	09/22/202	09/22/202	09/22/202	3	S49CF	E27
09/26/202	09/26/202	01/01/000	09/26/202	3	S49CF	E27
09/27/202	09/27/202	01/01/000	09/27/202	3	S49CF	E7
09/23/202	09/23/202	09/23/202	09/23/202	3	S49HH	E27
09/30/202	09/30/202	09/30/202	09/30/202	3	S49M	R27
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09/19/202	09/19/202	09/19/202	09/19/202	1	S4E	R27
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09/12/202	09/12/202	09/12/202	09/12/202	2	S4H	R27
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09/13/202	09/13/202	09/13/202	09/14/202	2	S4H	R27
09/17/202	09/17/202	09/17/202	09/17/202	2	S4H	R27
09/11/202	09/11/202	09/11/202	09/11/202	2	S4H	R27
09/19/202	09/19/202	09/19/202	09/19/202	2	S4H	R227
09/19/202	09/19/202	09/19/202	09/19/202	2	S4H	R27

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09/22/2020	09/22/2020	09/22/2020	09/22/2020	2	S4H	Q7
09/22/2020	09/22/2020	09/22/2020	09/22/2020	2	S4H	R27
09/22/2020	09/22/2020	09/22/2020	09/22/2020	2	S4H	R27
09/14/2020	09/14/2020	09/14/2020	09/14/2020	2	S4H	R27
09/26/2020	09/26/2020	01/01/000	09/26/2020	2	S4H	R27
09/27/2020	01/01/000	01/01/000	09/27/2020	2	S4H	
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09/29/2020	09/29/2020	01/01/000	09/29/2020	2	S4H	R27
09/27/2020	09/27/2020	09/27/2020	09/27/2020	2	S4H	R27
09/01/2020	09/01/2020	09/01/2020	09/01/2020	2	S4I	R27
09/01/2020	09/01/2020	09/01/2020	09/01/2020	2	S4I	R27
09/05/2020	09/05/2020	09/05/2020	09/05/2020	2	S4I	R27
09/08/2020	09/08/2020	09/08/2020	09/08/2020	2	S4I	R27
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09/12/2020	09/12/2020	09/12/2020	09/12/2020	2	S4I	R227
09/12/2020	09/12/2020	09/12/2020	09/12/2020	2	S4I	R27
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09/18/2020	09/18/2020	09/18/2020	09/18/2020	2	S4I	R27
09/13/2020	09/13/2020	09/13/2020	09/13/2020	2	S4I	R27
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09/01/2020	09/01/2020	09/01/2020	09/01/2020	1	S67CP	R227
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09/06/2020	09/06/2020	09/06/2020	09/06/2020	1	S67PO	R227
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09/08/2020 09/08/2020 01/01/000 09/08/2024	S68	E27
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09/21/2020 09/21/2020 09/21/2020 09/21/2024	S68	E27
09/25/2020 09/25/2020 09/25/2020 09/25/2024	S68	E7
09/10/2020 09/10/2020 09/10/2020 09/10/2022	S70AB	R7



PEMBROKE PARK POLICE DEPARTMENT

3150 SW 52nd Ave, Pembroke Park,
FL, 33023

Administrative Report November 2024

On Wednesday, November 6, 2024, Deputy Chief Jason Ochoa participated in the 2024 Criminal Justice Advisory Board Meeting at Keiser University's Pembroke Pines Campus. This meeting centered on advancing program goals, evaluating recent developments, and enhancing community relations in the Criminal Justice Program, offering a platform for sharing ideas and reinforcing collaborative efforts.

The following day, Deputy Chief Ochoa attended the First Responders Summit, which addressed the ongoing drug epidemic with a focus on NARCAN's use in emergencies. Since NARCAN's introduction in Broward County, there has been a marked reduction in opiate overdoses and fatalities. Key points included:

- **One-Dose Protocol:** A single dose of NARCAN has generally influenced the scene.
- **Incident Documentation:** Comprehensive reports are required for each instance of NARCAN administration.

On November 12, 2024, our department held the bi-weekly virtual project management meeting with the Smartcop implementation team. No issues were raised, indicating steady progress with the project.

On November 13, 2024, the ICJR team and the Broward State Attorney's Office met with our department to review protocols for handling sexual assault and battery cases. State Attorney Harold Pryor highlighted the importance of submitting all sex crime reports to his office and the Nancy J. Cotterman Center (NJCC) for FDLE compliance. NJCC will provide outreach and victim support. A new records release form has been developed to facilitate consent-based information sharing, per Florida Statute Chapter 794, Section 024. Key points include:

- **NJCC Submissions:** After obtaining victim consent, submit Offense Incident Reports and Arrest Affidavits via evidence.com or fax to 954-308-2829.
- **Evidence Preservation:** Victims should be advised to preserve evidence and avoid actions that could compromise it.
- **Intoxicated Victims:** Contact NJCC before arrival if victims are intoxicated; exams may be rescheduled if consent is not possible.
- **Hospitalized Victims:** NJCC should be notified to arrange a forensic exam at the hospital or upon discharge.

Additionally, Ms. Heather Heath and Deputy Chief Ochoa revised the supervisor's use of force report to meet the Florida Department of Law Enforcement (FDLE)'s monthly reporting requirements. As of November 1, 2024, the department has begun submitting monthly use of force data to FDLE, as mandated, even if no incidents occurred.

New Agency Phone Number:

On November 15, 2024, the police department was assigned a new phone number (954-374-8639) separate from the Town's main line, along with a phone tree. This change will relieve town employees from handling police department calls and ensure that callers are directed to the appropriate party.

New Patch:

The order for the redesigned patch was received on November 15th, 2024, and we have already begun incorporating it into the Officers' uniforms.

Case Summary of Polo Club Sex Battery Arrest:

In September 2024, the Pembroke Park Police Department investigated a sexual battery incident involving an armed security officer at the Polo Club. The victim, visiting the establishment for the first time, reported being assaulted in the parking lot after becoming intoxicated. The subject exploited the victim's impaired state, engaging in non-consensual sexual acts, which were interrupted by a witness. The victim initially hesitated to report the crime but formally came forward in late October out of concern for others' safety. A thorough investigation, including interviews and evidence collection, established probable cause. On November 15, 2024, the subject was arrested following a sworn interview at the department, where the subject's statements conflicted with the evidence.

Acknowledgment:

Officer Sabrina Andrieu and Detective Reinaldo Casas demonstrated exemplary professionalism and teamwork, leading to a timely resolution. This case underscores the department's dedication to justice, accountability, and the safety of our community.

New Badge Design:

We are currently in the process of redesigning the police department badge. We have received the initial design, and on November 21, 2024, a survey was distributed to all PD staff requesting their feedback. We are now working on incorporating the feedback into the final design. A final decision on the design should be made the week of November 24th.

Negotiations:

On November 21, a Collective Bargaining Agreement meeting was held between the Town of Pembroke Park, the Police Department, and the Union. Negotiations are still ongoing.

School Safety Activities

Lake Forest Elementary and Watkins Elementary successfully conducted lockdown drills this month with no reported issues. Pembroke Park Police Department officers actively participated, ensuring proper procedures were followed and assisting staff and students as needed.

Sincerely, *Jason F. Ochoa*

Jason Ochoa, Deputy Chief of Police



Town of Pembroke Park Police Department
3150 SW 52 Avenue.
Pembroke Park, FL 33023
954-374-8639 Phone / 954-985-2172 Fax
www.tppfl.gov



Incident Summary for October and November 2024

October 1, 2024

- **Case #22-2410-018910**
Incident: Burglary Commercial (Extra Space Storage)
Address: 2750 SW 30th Avenue
Details: \$9,000 in cash and a \$10,000 gold chain were stolen. There is no forced entry or CCTV footage available.
Status: Open – Pending Investigation.

October 4, 2024

- **Case #22-2410-018935**
Incident: Stolen Vehicle (North Miami)
Address: 1420 NE 131st Street
Details: Grey Dodge Durango stolen; suspect identified on surveillance footage.
Status: Closed – Investigation.
- **Case #22-2410-018945**
Incident: Fraud (First Florida Credit Union)
Address: 1900 W Oakland Park Boulevard
Details: The altered check was used with a fake ID; \$900 was withdrawn.
Status: Open – Pending Investigation.

October 8, 2024

- **Case #22-2410-018970**
Incident: Recovered Stolen Vehicle (Mac's Towing)
Address: 2451 SW 58th Terrace
Details: The stolen tractor-trailer was recovered and removed from the NCIC/FCIC system.
Status: Closed – Investigation.

October 9, 2024

- **Case #22-2410-018990**
Incident: Petit Theft Arrest (O'Reilly Auto Parts)
Address: 3021 Hallandale Beach Boulevard
Details: Employee admitted to stealing \$184.66; provided a signed statement.
Status: Cleared by Arrest.
- **Case #22-2410-018995**
Incident: Burglary Conveyance (Allaire)
Address: 3610 SW 46th Avenue

Details: \$1,925 worth of lawn tools stolen. No functional cameras were available.
Status: Open – Pending Investigation.

- **Case #22-2410-018997**

Incident: Burglary Commercial (Extra Space Storage)

Address: 2750 SW 30th Avenue

Details: Family heirloom watches valued at \$10,000 stolen.

Status: Open – Pending Investigation.

- **Case #22-2410-018998**

Incident: Civil Matter (All-Ways Towing)

Address: 1234 NW 31st Avenue

Details: The dispute over the vehicle release was resolved without incident.

Status: Closed.

October 12, 2024

- **Case #22-2410-019020**

Incident: Recovered Stolen Vehicle (Pembroke Business Park)

Address: 4780 SW 30th Street

Details: The Stolen Aston Martin was returned to the registered owner.

Status: Closed – Investigation.

- **Case #22-2410-019022**

Incident: Mentally Ill Person (Scarlett's Cabaret)

Address: 2920 Hallandale Beach Boulevard

Details: The individual was detained, and Baker Acted following aggressive behavior.

Status: Closed-Investigation.

October 13, 2024

- **Case #22-2410-019055**

Incident: Missing Person Recovered (SW 56th Avenue)

Address: SW 56th Avenue and Pembroke Road

Details: The autistic child was located and reunited with their parents.

Status: Closed – Investigation.

- **Case #22-2410-019060**

Incident: Criminal Mischief (Public Storage)

Address: 3701 SW 46th Avenue

Details: \$800 in property damage captured on video surveillance.

Status: Open – Pending Investigation.

October 18, 2024

- **Case #22-2410-019125**

Incident: Burglary Conveyance (La Quinta Inn)

Address: 3871 Pembroke Road

Details: \$2,500 in tools stolen from a vehicle.

Status: Open – Pending Investigation.

October 21, 2024

- **Case #22-2410-019165**

Incident: Assault and Battery (Pilot Travel Center)

Address: 5181 SW 30th Avenue

Details: Argument led to physical altercation; injuries reported.

Status: Open – Pending Investigation.

November 3, 2024

- **Case #22-2410-019365**

Incident: Hit and Run (Chevron Gas Station)

Address: 2101 Pembroke Road

Details: The vehicle fled the scene after causing property damage.

Status: Open – Pending Investigation.

November 10, 2024

- **Case #22-2410-019450**

Incident: Domestic Violence Arrest (Private Residence)

Address: 4510 SW 56th Avenue

Details: Suspect arrested for battery on partner.

Status: Cleared by Arrest.

November 15, 2024

- **Case #22-2410-019515**

Incident: Armed Robbery (Chevron Gas Station)

Address: 2101 Pembroke Road

Details: The suspect brandished a firearm and stole \$1,500.

Status: Open – Pending Investigation.

November 18, 2024

- **Case #22-2411-019961** (Grand Theft)

Location: 2500 Commerce Parkway

Details: Theft of 49 iPhone 15 units valued at \$49,000 captured on surveillance.

Status: Open – Pending Investigation

November 20, 2024

- **Case #22-2411-020037** (Baker Act)

Location: 3100 block of Hallandale Beach Blvd.

Details: Juvenile student Baker Acted and criminally charged after attacking a bus driver.

Status: Cleared by Arrest

- **Case #22-2411-020029** (Delayed Burglary)

Location: Siesta Trailer Park

Details: Several items, including a bicycle, were stolen. Crime recorded on surveillance.

Status: Open – Pending Investigation

- **Case #22-2411-020042** (Homicidal Threats)

Location: 3155 SW 55nd Avenue

Details: Multiple threatening calls were reported. Investigation underway.
Status: Open – Pending Investigation

November 21, 2024

- **Case #22-2411-020041** (Burglary Residence – Supplemental)
Details: Arrest made after suspect identified and stolen property recovered.
Status: Cleared by Arrest
 - **Case #22-2411-020073** (Hazmat)
Location: Lake Forest ES
Details: Officers ensured safety following a gas leak near a school.
Status: Information Only
 - **Case #22-2411-020070** (Vehicle Burglary – Delayed)
Location: 3120 Hallandale Beach Blvd.
Details: The vehicle was processed for evidence; three latent prints were obtained.
Status: Open – Pending Investigation
-

November 23, 2024

- **Case #22-2411-020120** (Burglary Attempt)
Location: 3856 SW 48th Avenue
Details: An unsuccessful vehicle burglary attempt was recorded on surveillance.
Status: Open – Pending Investigation
-

November 24, 2024

- **Case #22-2411-020196** (Vehicle Fire)
Location: Hallandale Beach Blvd., eastbound, near I-95
Details: Vehicle fire extinguished; traffic flow restored.
Status: Information Only

Call for Service			
INCIDENT TYPE	BREAKDOWN	Oct 1 - Oct 31	Nov 1 - Nov 25
ACCIDENTS	Hit and Run (3)	9	9
	Regular (4)	25	24
	Rollover (4E)	0	0
	With Injuries (4I)	13	4
	TOTAL ACCIDENTS	47	37
ALARM CALLS (49A, 49H, 49S)	TOTAL ALARM CALLS	52	29
ARRESTS	Felony	4	6
	Misdemeanor	6	3
	TOTAL ARRESTS	10	9
BURGLARY	Attempt (21A)	2	1
	Commercial (21C)	2	0
	Residential (21R)	0	1
	Vehicle (21V)	5	3
	TOTAL BURGLARIES	9	5
DOMESTIC VIOLENCE (38)		5	2
INFORMATION (14)		63	53
LARCENY (30)		11	14
MISSING PERSON (8)		1	1
PARKING COMPLAINTS (73)		61	44
STOLEN VEHICLE (10)		3	3
STOLEN VEHICLE RECOVERED (10R)		3	3
STOLEN TAG (9)		1	0
VANDALISM (40)		3	1
		151	121
TRAFFIC STOP (10-50)		40	26
CITATIONS		45	25
WARNINGS		30	11
	TOTAL CITATIONS	75	36
REPORTS (FIBRS AND CRASH)		168	140
TOTAL		552	403



Building Department Monthly Report

Page 65 of 100		<u>11/26/2024</u>
Total Fees \$		97,072
Municipality Revenue \$		97,072
Total Job Value \$		1,100,840
Total Res Job Value \$		116,390
Total Com Job Value \$		984,450
New Jobs		41
Permits Completed		18
Permits Voided		0
Permits Expired		48



Building Department Monthly Report

Permits Issued	61
Inspections Completed	385
Reviews Completed	125
Reviews Assigned	92
Res Permits	14
Com Permits	106
Summary:	The Building Department has processed 41 permit applications for additions, renovations, tenant buildouts, and repairs commercial projects and mobile home repairs. 125 total plan reviews, Completed 385 inspections from all trades, and is permits.

Major Projects: Magnolia Town Homes (48 Townhome units)- SW 52nd Avenue - Issued Certificate of Occupancy for buildings 2, 3, 4, and 5. 38 out of 48 units can be occupied
Nations Market - 2500 SW 32nd Ave (Seneca Industrial) - revised plans in review for 70,000SF interior renovation
Extra Space Self Storage - 3187 W Hallandale Beach Blvd. - Issued Certificate of Occupancy



Building Department Monthly Report

Staff Projects

New Employee - Nehime Paul Savor - Permit Technician. Interviews are completed for an additional Permit Technician.

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for
issued 61



Pembroke Park, FL

Budget Variance Report

As Of: 10/31/2024

Fund: 001 - General Fund

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	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
Undesignated	0.00	1,481,635.52	(1,481,635.52)	0.00	1,481,635.52	(1,481,635.52)	0	17,786,741.81	(17,786,741.81)	100
TOTAL REVENUE	0.00	1,481,635.52	(1,481,635.52)	0.00	1,481,635.52	(1,481,635.52)	0	17,786,741.81	(17,786,741.81)	100
EXPENSE SUMMARY										
Undesignated	39,654.72	38,130.87	(1,523.85)	39,654.72	38,130.87	(1,523.85)	9	457,754.84	(418,100.12)	91
Legislative	45,028.81	53,024.32	7,995.51	45,028.81	53,024.32	7,995.51	7	636,547.15	(591,518.34)	93
Executive	33,707.47	49,690.68	15,983.21	33,707.47	49,690.68	15,983.21	6	596,528.20	(562,820.73)	94
Financial and Administrative	46,053.67	51,496.71	5,443.04	46,053.67	51,496.71	5,443.04	7	618,208.78	(572,155.11)	93
Legal Counsel	1,677.50	33,320.00	31,642.50	1,677.50	33,320.00	31,642.50	0	400,000.00	(398,322.50)	100
Comprehensive Planning	3,932.84	26,852.16	22,919.32	3,932.84	26,852.16	22,919.32	1	322,355.00	(318,422.16)	99
Information Technology	31,075.82	40,882.17	9,806.35	31,075.82	40,882.17	9,806.35	6	490,783.64	(459,707.82)	94
Other General Government	81,217.35	78,905.99	(2,311.36)	81,217.35	78,905.99	(2,311.36)	9	947,251.39	(866,034.04)	91
Law Enforcement	354,193.22	393,899.77	39,706.55	354,193.22	393,899.77	39,706.55	7	4,728,689.87	(4,374,496.65)	93
Fire Control	358,123.92	429,964.11	71,840.19	358,123.92	429,964.11	71,840.19	7	5,161,634.00	(4,803,510.08)	93
Protective Inspections	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
530529	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Other Physical Environment	25,784.39	32,086.89	6,302.50	25,784.39	32,086.89	6,302.50	7	385,197.70	(359,413.31)	93
Road/Street Facilities	48,165.39	184,347.15	136,181.76	48,165.39	184,347.15	136,181.76	2	2,213,052.34	(2,164,886.95)	98
Community and Economic Development	8,453.07	25,072.69	16,619.62	8,453.07	25,072.69	16,619.62	3	300,993.10	(292,540.03)	97
Parks/Recreation	49,417.04	43,961.07	(5,455.97)	49,417.04	43,961.07	(5,455.97)	9	527,745.75	(478,328.71)	91
704	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	1,126,485.21	1,481,634.58	355,149.37	1,126,485.21	1,481,634.58	355,149.37	6	17,786,741.76	16,660,256.55	94
REVENUE OVER/(UNDER) EXPENDITURE	(1,126,485.21)	0.94	(1,126,486.15)	(1,126,485.21)	0.94	(1,126,486.15)		0.05	(34,446,998.36)	



Pembroke Park, FL

Budget Variance Report

As Of: 10/31/2024

Fund: 100 - Special Revenue Fund

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	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
Undesignated	0.00	78,216.05	(78,216.05)	0.00	78,216.05	(78,216.05)	0	938,968.39	(938,968.39)	100
TOTAL REVENUE	0.00	78,216.05	(78,216.05)	0.00	78,216.05	(78,216.05)	0	938,968.39	(938,968.39)	100
EXPENSE SUMMARY										
Protective Inspections	27,452.91	78,215.92	50,763.01	27,452.91	78,215.92	50,763.01	3	938,968.36	(911,515.45)	97
TOTAL EXPENSE	27,452.91	78,215.92	50,763.01	27,452.91	78,215.92	50,763.01	3	938,968.36	911,515.45	97
REVENUE OVER/(UNDER) EXPENDITURE	(27,452.91)	0.13	(27,453.04)	(27,452.91)	0.13	(27,453.04)		0.03	(1,850,483.84)	



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 16, 2024

COUNCIL CHAMBERS

3150 SW 52 AVE,

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:05 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Andre McKenney.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin

CODE COMPLIANCE CLERK: Nazly Cardona.

TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

8 - 18 4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Aug 21 2024](#)

19 - 28 4.2. [CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Sep 18 2024](#)

5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)

5.1. CASE 5272 - REMOVED FROM THE AGENDA, PROPERTY OWNER IS APPROVED FOR AMNESTY

6. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 29 - 48 7.1. **CASE 6620** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-23(a) - PERMIT - **FIRST OFFENSE** [Case Overview 6620](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

- 49 - 86 7.2. **CASE 8315** - ROSE ESPERATIZ PEREZ - 3100 W HALLANDALE BEACH BLVD, LOT G9, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8315](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Rose Perez.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/15/2024.

- 87 - 113 7.3. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 2250 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8365](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

114 - 164 7.4. **CASE 9026** - GEOFFREY JACOBS - 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 553.73 - FLORIDA BUILDING CODE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 105.1 - PERMIT REQUIRED - **FIRST OFFENSE** [Case Overview 9026](#)

Respondent or Representative	Action
- Absent.	Case to be continued until further notice.

165 - 198 7.5. **CASE 9090** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-375 - PERMIT REQUIRED (a)(b); 15-375(a) - APPLICATION; 15-378 - APPROVAL OF PERMIT; 15-380(c) - FEES PENALTIES AND APPEALS - **FIRST OFFENSE** [Case Overview 9090](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

199 - 226 7.6. **CASE 9195** - LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9195](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Mitza Lacroix.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	01/14/2025.

227 - 250 7.7. **CASE 9443** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 9443](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Randel Perez.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	12/15/2024.

- 251 - 273 7.8. **CASE 9628** - JAHOOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) - DELINQUENT TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 9628](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Steve Sookdeo - Marlene Sookdeo	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	12/15/2024.

- 274 - 289 7.9. **CASE 9839** - 3200 REALTY CORP - 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES; 21-19(d) - PROHIBITED SIGNS - **FIRST OFFENSE** [Case Overview 9839](#)

Respondent or Representative	Action
- Sybrena Singletary.	Case to be continued until further notice.

- 290 - 309 7.10. **CASE 9937** - 3680W LLC - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a) DELINQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 9937](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

310 - 338 7.11. **CASE 9958** - PROLOGIS 2 L P - SW 38 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES - **FIRST OFFENSE** [Case Overview 9958](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

339 - 362 7.12. **CASE 9982** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023 - FORMAL - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 9982](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Julian Donald.	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	12/15/2024.

363 - 376 7.13. **CASE 9981** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9981](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

8. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 8.1. **CASE 5272** - BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL - 311 MARINE DR PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Respondent or Representative	Supplemental order/code compliance lien issued
- Absent.	Removed from the agenda, the respondent is approved for amnesty

- 377 - 406 8.2. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** [Case Overview 5518](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$212,850.00.

- 407 - 446 8.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 5707](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$134,100.00.

- 447 - 495 8.4. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 7112](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$30,300.00.

- 496 - 522 8.5. **CASE 7174** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC - 3707 SW 56 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7174](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Patrick Brinson.	Confirmed Fine of \$182,100.00.

9. HEARING TO EXTEND TIME - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 523 - 571 9.1. **CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS PREVENT - **FIRST OFFENSE**
[Case Overview 8547](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Albert Montoto.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/15/2024.

- 572 - 606 9.2. **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8742](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Rena Adan.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	1/14/2025.

- 607 - 646 9.3. **CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8797](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	1/14/2025.

- 647 - 685 9.4. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9004](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	1/14/2025.

10. HEARING TO ABATE FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 686 - 765 10.1. **CASE 6131** - ANA JULIA LABRADA BATISTA - 3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 6131](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Ana Labrada.	Fine Abated to \$2,792.00 Payable in 120 Days or Reverts to \$26,450.00.	02/13/2025.

11. TOWN'S MOTION TO VACATE FINAL ORDER

- 766 - 767 11.1. **CASE 7068** - ROBERT GRANGER - CHARLES RD, PEMBROKE PARK, FL 33009 - 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7068](#)

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

- 768 - 772 11.2. **CASE 5678** - WEAVER, BRINDA L - 5405 SW 41 ST, PEMBROKE PARK, FL 33023 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED - **FIRST OFFENSE** [Case Overview 5678](#)

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

- 773 - 776 11.3. **CASE 6892** - HOLIDAY HALLANDALE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS - **FIRST OFFENSE** [Case Overview 6892](#)

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

777 - 780 11.4. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMENANT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION SATUS - **FIRST OFFENSE** [Case Overview 6893](#)

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

12. ADJOURNMENT: 11:48 A.M.

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE 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.

Special Magistrate Hearing Check in
Please Print Name and Last Name

Date 10/16/2024.

1. Case # 9628 Name Steve Sookdeo

2. Case # 9628 Name MARLENE SOOKDEO

3. Case # 6131 Name Ana Labredo

4. Case # 9443 Name Randy Perez

5. Case # 8597 Name Albert Abontoto

6. Case # 9195 Name Mitza Lacroix

7. Case # 8942 Name Rena Adan

8. Case # 9982 Name Julien Arnold

9. Case # 9982 Name Ashley Burke

10. Case # _____ Name Gina Castaneda.
Jon Herrera.

11. Case # _____ Name Lizette Lloret

12. Case # 9839 Name Suprena Singletary

13. Case # 7174 Name Pembroke Park Church
PATRICK BRINSON

14. Case # 83015 Name Green Acres Hall Rose E Perez
8815

15. Case # _____ Name _____

16. Case # _____ Name _____

17. Case # _____ Name _____

18. Case # _____ Name _____

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____



Code Compliance Department Report

From 11/1/2024 to 11/27/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6954	11/1/2024	2517 S PARK RD, PEMBROKE PARK, FL 33009	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	J. Gustin	Regular Mail
8812	11/1/2024	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 Lone Pine Lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Affidavit of Non-Compliance	J. Gustin	Regular Mail
9652	11/1/2024	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2790 S Park Rd	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	J. Gustin	Regular Mail
9827	11/1/2024	SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 27-33. - Maintenance Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-42. - Responsibility of property owners. Sec. 12-48. - Outdoor storage prohibited	Affidavit of Compliance	J. Gustin	Regular Mail



Code Compliance Department Report

From 11/1/2024 to 11/27/2024

Town of Pembroke Park
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10123	11/1/2024	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1849 SW 31 AVE	Sec. 12-48. - Outdoor storage prohibited Sec. 28-215. - Restricted area of use	Affidavit of Compliance	J. Gustin	Regular Mail
10334	11/1/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 12	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Regular Mail
10197	11/4/2024	3131 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 11-34. - Responsibility of property owners. Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-42. - Responsibility of property owners. Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Affidavit of Compliance	J. Gustin	Regular Mail
9958	11/4/2024	SW 38 AVE, PEMBROKE PARK, FL 33023	Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 12-48. - Outdoor storage prohibited Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance. Sec. 25-16(2)(g)	Affidavit of Compliance	J. Ramirez	Regular Mail
10159	11/5/2024	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3898-3922 PEMBROE ROAD	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties Sec. 15-28. - Display.	Affidavit of Non-Compliance	J. Ramirez	Regular Mail



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Town of Pembroke Park
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4563	11/5/2024	5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2	Sec 5-103. - Exterior maintenance of structures and premises (h) Sec 5-105. - Repairs and installations	Affidavit of Compliance	J. Ramirez	Regular Mail
10326	11/5/2024	2831 SW 56 AVE, PEMBROKE PARK, FL 33023	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties. Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance.	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
9222	11/6/2024	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Non-Compliance	J. Gustin	Certified Mail
9222	11/6/2024	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property
9285	11/6/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 905	Sec. 28-260 (8) - Prohibited uses Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	J. Gustin	Regular Mail
9399	11/7/2024	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. Sec 5-103(b). - Exterior maintenance of structures and premises Sec. 5-17. - Permit application. Sec 5-105. - Repairs and installations	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
10350	11/7/2024	3300 SW 55 AVE, PEMBROKE PARK, FL 33023 1-2	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(c). - Exterior maintenance of structures and premises	Notice of Violation	J. Ramirez	Regular Mail



Code Compliance Department Report

From 11/1/2024 to 11/27/2024

Town of Pembroke Park
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10351	11/7/2024	5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 22-27. - Use of certain grass species. Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance. Sec. 25-16(2)(g) - Restrictions	Notice of Violation	J. Ramirez	Regular Mail
10353	11/7/2024	3799 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 22-27. - Use of certain grass species. Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises	Notice of Violation	J. Ramirez	Regular Mail
10355	11/7/2024	4420 W HALLANDALE BEACH	Sec. 21-19 (d). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail
10359	11/7/2024	4803 SW 41 ST, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 21-19 (c). - Prohibited signs. Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance.	Notice of Violation	J. Ramirez	Regular Mail



Code Compliance Department Report

From 11/1/2024 to 11/27/2024

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10204	11/7/2024	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #1 & 2	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-28. - Display. Sec. 15-29. - Evidence of liability for business tax receipt. Sec. 21-21. (7) - Temporary signs Sec. 21-19 (d). - Prohibited signs.	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
9430	11/11/2024	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 21-19. - Prohibited signs.	Affidavit of Compliance	J. Gustin	Regular Mail
8835	11/12/2024	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #E13- E14	Sec 5-105. - Repairs and installations Sec. 15-17. - Business Tax Receipt Required.	Affidavit of Compliance	J. Gustin	Regular Mail
10216	11/12/2024	3131 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 12-61 - Excessive, untended growth deemed public nuisance	Affidavit of Compliance	J. Gustin	Regular Mail
10349	11/12/2024	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles Sec. 21-18 (a). - Exempt signs. Sec. 21-19 (a). - Prohibited signs. Sec. 21-19 (d). - Prohibited signs. Sec. 21-19 (g). - Prohibited signs.	Notice of Violation	J. Gustin	Regular Mail
4641	11/13/2024	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Bay 108 - World Star Enterprises	Sec. 15-17. - Business Tax Receipt Required.	Affidavit of Compliance	J .Ramirez	Regular Mail
9976	11/13/2024	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT	Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 27-33. - Maintenance Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises	Affidavit of Non-Compliance	J. Gustin	Regular Mail



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9608	11/14/2024	2920 SW 30 AVE, PEMBROKE PARK, FL 33009 #Suite B	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Affidavit of Compliance	J. Gustin	Regular Mail
10366	11/14/2024	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #2400 COMMERCE CENTER WAY	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Regular Mail
10368	11/14/2024	2727 S PARK RD, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Regular Mail
10195	11/15/2024	2550 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-42. - Responsibility of property owners. Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 12-48. - Outdoor storage prohibited Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 27-33. - Maintenance	Affidavit of Compliance	J. Gustin	Regular Mail
8441	11/15/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Ramirez	Hand
7439	11/16/2024	608 MARINE DR, PEMBROKE PARK, FL 33009 419	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	J. Ramirez	Regular Mail



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8441	11/18/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
8825	11/18/2024	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B17-B18	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-177. - Initial certificate of use. Sec. 15-40 - Delinquent business tax receipt fees and penalties. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Email
9377	11/18/2024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Hand
10326	11/18/2024	2831 SW 56 AVE, PEMBROKE PARK, FL 33023	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties. Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance.	Affidavit of Compliance	J. Ramirez	Regular Mail



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10325	11/18/2024	SW 38 AVE, PEMBROKE PARK, FL 33023	Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance. Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 12-61 - Excessive, untended growth deemed public nuisance	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
8885	11/19/2024	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #E15	Sec. 15-17. - Business Tax Receipt Required. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Email
8786	11/19/2024	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Email
6308	11/19/2024	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	110.15 Building Safety Inspection Program	Notice of Formal Hearing	J. Ramirez	Hand
9828	11/19/2024	2521 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-42. - Responsibility of property owners. Sec. 12-48. - Outdoor storage prohibited Sec. 27-33. - Maintenance	Affidavit of Compliance	J. Gustin	Regular Mail



Code Compliance Department Report

From 11/1/2024 to 11/27/2024

Town of Pembroke Park
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10381	11/20/2024	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-42. - Responsibility of property owners. Sec. 12-43. - Notice to remove accumulations—To be sent to property owner. Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 12-48. - Outdoor storage prohibited Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance.	Notice of Violation	J. Gustin	Regular Mail
10382	11/20/2024	2954 SW 30 AVE, PEMBROKE PARK, FL 33009 #2952 SW 30 AVE PEMBROKE PARK, FL 33009	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	Notice of Violation	J. Gustin	Regular Mail
9976	11/20/2024	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT	Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 27-33. - Maintenance Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises	Final Order	J. Gustin	Certified Mail



Code Compliance Department Report

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9066	11/20/2024	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #329 Lone Pine Lane	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Final Order	J. Gustin	
9596	11/20/2024	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Amended Final Order	J. Gustin	Certified Mail
7710	11/20/2024	2150 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail Hand
5996	11/20/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Abate Order	J. Gustin	Certified Mail Hand
9694	11/20/2024	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #3140 SW 19 ST, 662/562	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-177. - Initial certificate of use. Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Final Order	J. Gustin	Certified Mail
9698	11/20/2024	1730 SW 30 AVE, PEMBROKE	Sec. 21-19 (a). - Prohibited signs.	Final Order	J. Gustin	Certified Mail



Code Compliance Department Report

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9768	11/20/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 5-17. - Permit application.	Final Order	J. Gustin	Certified Mail
6134	11/20/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. Sec. 28-260 (8) - Prohibited uses	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail
8789	11/20/2024	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail
9160	11/20/2024	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 21-21. (7) - Temporary signs	2nd Amended Final Order	J. Ramirez	Certified Mail Hand



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5707	11/20/2024	2500 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b) Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (b) Sec 5-103. - Exterior maintenance of structures and premises (g) Sec. 21-19. - Prohibited signs. Sec. 21-21. (7) - Temporary signs	Abate Order	J. Ramirez	Certified Mail Hand
4469	11/20/2024	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-24. - Tax payment required to engage in business.	Abate Order	J. Ramirez	Certified Mail Hand
4746	11/20/2024	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Abate Order	J. Ramirez	Certified Mail Hand
8714	11/20/2024	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail
9069	11/20/2024	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Gustin	Certified Mail
8966	11/20/2024	1904 SW 31 AVE, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail



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8994	11/20/2024	2517 S PARK LN, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	J. Gustin	Certified Mail
6137	11/20/2024	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises	2nd Amended Final Order	J. Gustin	Certified Mail
6308	11/20/2024	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	110.15 Building Safety Inspection Program	Abate Order	J. Ramirez	Certified Mail
7379	11/20/2024	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 28-340 (b). - Docks. Sec. 28-340 (b). - Docks.	2nd Amended Final Order	J. Ramirez	Certified Mail
8393	11/20/2024	2520 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-28. - Display. Sec. 11-16. - Location; placement for collection.	Amended Final Order	J. Ramirez	Certified Mail
8441	11/20/2024	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Ramirez	Certified Mail
8786	11/20/2024	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Gustin	Certified Mail



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8825	11/20/2024	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B17-B18	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-177. - Initial certificate of use. Sec. 15-40 - Delinquent business tax receipt fees and penalties. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Gustin	Certified Mail Hand
8885	11/20/2024	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #E15	Sec. 15-17. - Business Tax Receipt Required. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Gustin	Certified Mail
9377	11/20/2024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Abate Order	J. Gustin	Certified Mail Hand
9222	11/20/2024	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	2nd Amended Final Order	J. Gustin	Certified Mail
10097	11/21/2024	3996 PEMBROKE RD, PEMBROKE PARK, FL 33021	Sec. 27-32.1. - Enforcement. Sec. 27-42 (2). - Specific roadway landscape species standards. Sec. 27-33. - Maintenance Sec. 22-29. - Responsibility for maintenance.	Affidavit of Compliance	J. Ramirez	Regular Mail



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10383	11/22/2024	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 27-33. - Maintenance Sec. 22-27. - Use of certain grass species. Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance.	Notice of Violation	J. Ramirez	Regular Mail
10385	11/25/2024	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #113 Lone Pine Lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Regular Mail
10386	11/25/2024	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 21-19 (a). - Prohibited signs. Sec. 21-19 (o). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail
10389	11/25/2024	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3163 W HALLANDALE BEACH	Sec 21-20(c)(3b). Permanent Signs. Sec. 21-19 (o). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail
10390	11/25/2024	CAROLINA ST, PEMBROKE PARK, FL 33009	Sec. 22-29. - Responsibility for maintenance. Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises	Notice of Violation	J. Gustin	Regular Mail
10391	11/25/2024	CAROLINA ST, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec. 12-61 - Excessive, untended growth deemed public nuisance Sec. 22-29. - Responsibility for maintenance.	Notice of Violation	J. Gustin	Regular Mail
9989	11/25/2024	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930 - 3948 PEMBROKE RD	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Non- Compliance	J. Ramirez	Regular Mail



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9269	11/25/2024	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3940 Pembroke Rd, Pembroke Park, FL 33009	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-22. - Application. Sec. 15-28. - Display. Sec 5-105. - Repairs and installations Sec. 21-19. - Prohibited signs. Sec 5-103(b). - Exterior maintenance of structures and premises	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
10396	11/27/2024	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3948F PEMBROKE RD,	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-18 (a). - Permit expiration Sec. 5-18 (b). - Permit expiration Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties. Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties Sec 21-20(c)(3b). Permanent Signs. Sec. 21-19 (a). - Prohibited signs. Sec. 21-19 (o). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail
10397	11/27/2024	2831 SW 56 AVE, PEMBROKE PARK, FL 33023 #2831 SW 56 AVE	Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance.	Courtesy Notice	J. Ramirez	Regular Mail
10398	11/27/2024	3924 PEMBROKE RD, PEMBROKE PARK, FL 33021	Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance.	Courtesy Notice	J. Ramirez	Regular Mail



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Final Order	5
Notice of Formal Hearing	7
Notice of Violation	18
Supplemental Order/Claim of	6
Total	84

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Agenda Request

Subject:	Development Projects - Town Planner's Report
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Michael Vonder-Meulen
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	This memo is for the Town Commission concerning development projects which abut the Town.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Hollywood Projects Staff Report](#)

Town of Pembroke Park

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To: Mayor & Town Commissioners
Town of Pembroke Park

Thru: David Lynch, Town Manager

From: Mike Vonder Meulen, AICP, Consultant Town Planner, KEITH

Date: November 13, 2024

Subject: Projects in the City of Hollywood – Abutting Pembroke Park

INFORMATIONAL MEMO – NO ACTION REQUIRED

The Consultant Town Planner would like to inform the Town Commission of two (2) major projects being processed/reviewed by City of Hollywood which abut the Town of Pembroke Park. Below is a description of each project. Documents and site plans of the two projects can be provided upon request.

PROJECT 1

Park Road Development, LLC is proposing the redevelopment of 30.8 acres located at the northwest corner of Pembroke Road and Park Road. The project is a private public partnership (P3) with the City of Hollywood. The project is broken into three phases:

Phase I

- 2,800 sf fast food restaurant with a 1,700 sf patio
- Filling station with a 2,800 sf convenience store
- 16,800 sf office building
- 157 parking spaces
- A drainage lake

Phase II

- 618 multi-family units
- 2 amenity areas
- 1,157 parking spaces (including a 566 space garage)
- Two large dry retention areas

Phase III

- Redevelopment of the City of Hollywood Public Works operations

There is one access point on Pembroke Road, two access points on Park Road and three access points on Hillcrest Drive. Portions of the project are continuing to be processed through the City of Hollywood's site plan approval process.

PROJECT 2

The City of Hollywood has entered into another P3 for the redevelopment of the Orangebrook Golf and Country Club. The 260 acre site includes 36 hole golf course, 15,000 sf clubhouse, 175 room hotel, and up to 750 multi-family units. The multifamily units will be located at the northwest

corner of Pembroke Road and the CSX railway.

The access to the golf course, clubhouse and hotel is on Park Road and the access to the multi-family development aligns with the intersection of Pembroke Road and SW 31st Avenue.

This project has particular interest to the Town in terms of drainage. The Town has an agreement with FDOT to utilize a portion of FDOT's drainage. The FDOT drainage flows through the Orangebrook property. The applicant's attorney is aware of the Town's concern of preserving the FDOT's drainage on the Orangebrook site. The applicant also informed the consultant Town Planner that major drainage improvements are anticipated concurrent with the other improvements to the property. As more refined plans become available, the consultant Town Planner will distribute the plans to the appropriate Town staff for review.



Agenda Item Report

Subject:	RESOLUTION NO. 2024-028 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 23-SP-04 LOCATED AT 3080 PEMBROKE ROAD PEMBROKE PARK, FL/ PUBLIC STORAGE- SELF STORAGE FACILITY SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Town Planner Michael Vonder Meulen
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The applicant is requesting site plan approval to build a new five-story 210,775 gross square foot self-storage with accessory office.
Staff Recommendations:	The Consultant Town Planner recommends approval of the site plan application subject to the conditions listed at the end of the staff report.
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Public Storage Site Plan Agenda Memo](#)

[Proposed Resolution 2024-028](#)

[23-SP-04 PZB Staff Report Final](#)

[01. Site Plan Review Application](#)

[02. Amended Pembroke Park Letter of Intent for Site Development Plan and Parking](#)

[03. C-301 Site Plan](#)

[03. C-703 Landscape Plan](#)

[04. Landscape Plan](#)

[05. Renderings](#)

[KEITH Public Storage Presentation](#)



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Agenda Request

Meeting Date:	December 2, 2024
Subject:	Site Plan 23-SP-04 Public Storage
Initiated by:	☐ Town Commission ☐ Town Attorney ☒ Town Manager / Staff
Prepared by:	Name & Title: Michael Vonder Meulen, AICP Town Planner
Reviewed by:	Name & Title: Jacob G. Horowitz, Town Attorney
Approved by Town Manager:	Signature:
Approved by Town Attorney:	Signature:
Attachments:	Application, Justification Statement, Site Plan, Survey, Staff Report & Resolution
Fiscal Impact:	NA
Policy Question(s) for Commission Considerations:	
Summary:	See Memo
Background:	See Memo
Discussion/Analysis:	Public Storage is seeking to upgrade and modernize the self-storage facility on the property by demolishing the existing facility.
Options:	Approved, denied or tabled.
Advantages:	The project provides an upgraded and modernized self-storage facility.
Disadvantages:	The existing facility remains on site.
Possible action:	Approved with conditions outlined in staff report
Advantages:	Project moves forward and the existing building is demolished and replace with a modernize self-storage facility.
Disadvantages:	Property will not be improved.
Staff Recommendations:	Approved with staff conditions
Additional Action Needed:	Planning and Zoning Board recommended approval

RESOLUTION NO. 2024-0XX

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 23-SP-04 LOCATED AT 3080 PEMBROKE ROAD PEMBROKE PARK, FL/PUBLIC STORAGE- SELF STORAGE FACILITY 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 23-SP-04 application located at 3080 Pembroke Road. at their November 7, 2024, 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: That the Application for Site Development Plan Approval of Public Storage., a Florida corporation, for construction of a five -story self-storage building consisting of approximately 53,021 square feet of building area as indicated in the revised Site Development Plan dated June 10, 2020, for that certain real property located 3080 Pembroke Road, Pembroke Park, Florida and more fully described as follows:

20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W 150 & LESS S 700 & LESS PEMBROKE RD R/W & LESS PARCEL 100 OF CA 93-5799

Section 2: The approval of the Site Development Plan for Public Storage, for the Subject Property is contingent upon compliance with the following conditions Recommended by the, Michael Vonder Meulen AICP, Consultant Town Planner, KEITH:

- a. This approval is granted for Site Development Plan dated September 13, 2024.
- b. This approval is granted contingent on an approval request for a Parking Reduction (23-PR-02) for a self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
- c. The project will be required to pay Town impact fees at the time of building permit.
- d. If the building currently labeled as “Self-Storage Facility” becomes a use that is determined to be more intense by the Town Planner, a new site development plan application may be required.
- e. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner in accordance with the Town’s adopted color palette.
- f. All signage must meet the Town’s sign requirements or apply for an appropriate variance.
- g. 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.

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 ____ day of _____, 2024.

MAYOR ASHIRA MOHAMMED

ATTEST:

CLERK-COMMISSIONER HODGKINS

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

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TO: Mayor & Town Commissioners
Town of Pembroke Park

THRU: David Lynch, Town Manager

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

MEETING DATE: December 2, 2024

SUBJECT: 23-SP-04 / Site Development Plan for a self-storage facility
3080 Pembroke Road / Public Storage

APPLICANT: Public Storage IV LTD / Bohler Engineering FL, LLC

REQUEST:

The applicant is requesting site plan approval to build a new five-story 210,775 gross square foot self-storage with accessory office.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of the site plan application subject to the conditions listed at the end of the staff report.

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD:

- 23-PR-02 / Parking Reduction

SITE DATA:

ADDRESS:	3080 Pembroke Road
FOLIO:	514220010130
PARCEL SIZE:	2.41 acres
EXISTING USE:	Existing 53,021 square foot self-storage facility
ZONING:	Industrial (M-1)
FUTURE LAND USE:	Industrial (I)

ADJACENT PROPERTY DESCRIPTION:

NORTH: W Pembroke Road / Municipal Golf Course; City of Hollywood

SOUTH: Warehouse; Industrial (M-1)

EAST: Railroad Tracks ROW / Warehouse building; Industrial (MXE)

WEST: Wasteyard Facility / Warehouse; Industrial (M-1)

PROJECT BACKGROUND

The Property, located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of

Pembroke Park, Florida, spans approximately 105,683 square feet (2.43 acres). It is bordered on the east by the Seaboard Airline railroad, SW 30th Avenue, and I-95, with an industrial development to the south. Public Storage acquired the Property in 1978 and developed a traditional self-storage facility in 1979, featuring seven separate ground-floor roll-up garage-style doors typical of the era. Public Storage now seeks to redevelop the site by demolishing the existing facilities and replacing them with a modern 5-story single structure.

The proposed site plan was reviewed by the Town's Development Review Committee and was determined to be substantially compliant with the Town's regulations and ordinances except for required parking which is the subject of a parking reduction request. The review included required water and sewer service and was found to be adequate. The Town has sufficient capacity to accommodate the proposal.

PROJECT ANALYSIS

The development proposal aims to construct a new self-storage facility with a total gross area of 210,775 square feet, including a dedicated office space of 445 square feet. The building will consist of five stories, with each floor covering 42,155 square feet. Off-street parking facilities will be available near the office, primarily on the west and south sides of the building.

Parking Considerations

Self-storage facilities generally have low daily usage and do not require extensive parking. The Town's Off-Street Parking Code typically requires one space per 600 square feet for industrial use and one space per 300 square feet for office use. However, the applicant has submitted a Parking Reduction application, citing the Institute of Transportation Engineers (ITE) standards, which suggest a lower parking requirement. The proposal includes 29 parking spaces, significantly fewer than the 352 spaces usually required under the Town's standard.

The applicant submitted a Parking Reduction application that will be processed concurrently with the site plan review. The request was to provide one (1) space for each 6,730 square feet of floor area. This is the criteria recommended by the Institute of Transportation Engineers (ITE) after study of such facility's needs. The development site will have 29 parking spaces in lieu of 352 parking spaces that would be required by applying the normal Town standard.

Comprehensive Plan and Zoning Analysis

The subject property has an "Industrial" Land Use designation, which aligns with the proposed use. The site is zoned M-1 Industrial, consistent with the Future Land Use Map (FLUM) designation of "I" Industrial. According to Section 28-211 of the M-1 Industrial Zoning District regulations, several uses, including the proposed self-storage facility, are permitted only after a public hearing, approval by the Town Commission, and a recommendation from the Planning and Zoning Board.

Zoning Requirements

The proposed building height of 53 feet, 4 inches is within the allowable maximum of 80 feet. The building also meets or exceeds all required setbacks, as detailed below:

SETBACK TYPE	REQUIRED	PROVIDED
Front	10 Feet	60.7 Feet
Side (1) North	10 Feet	36.6 Feet

Side (2) South	10 Feet	79.2 Feet
Rear	10 Feet	36.7 Feet

Landscaping

The applicant is proposing landscaping that meets the Town's requirements and enhances the site and screens portions of the proposed self-storage facility. Landscaping is providing along the perimeter of the Pembroke Road and SW 31st Ave frontages.

Architecture

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. 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 applicant has worked closely with the Town Planner to achieve an architectural style that is cohesive throughout the site.

The proposed self-storage building features windows along Pembroke Road, the northwest and northeast corners of the building have floor to ceiling windows on each floor, creating the impression of an office building. The self-storage design mirrors the architectural style of the nearby facility on Hallandale Blvd, contributing to a cohesive, modern aesthetic that complements the surrounding developments.

Public storage has maintained a traditional style of self-storage facilities typically characterized by ground floor roll up garage-style doors lining the buildings. Public storage is seeking to modernize the self-storage by creating a singular structure that contains the same characteristics of a self-storage facility. The proposed paint color pallet has been modified to accommodate to the Town approved colors.

Right-Of-Way and Site Access

Access to the site is proposed at two (2) driveway locations, both from SW 31st Avenue and one driveway is designed as two-way and other driveway exit only.

Plat

The existing site contains 53,021 square foot self-storage facility, however, will be demolished for the proposed redevelopment of the site. The proposed development is a new self-storage facility consisting of a five-story 210,775 square foot building. The subject property has never been platted. Both the Broward County and Town's Land Development Regulations require property to be platted prior to the issuance of a building permit.

Traffic Impact Study

As part of the application the applicant provided a Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed uses on site will generate. The report was reviewed by the Town's Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on Pembroke Road or SW 31st Avenue.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of this project subject to staff conditions on November 7, 2024. The Consultant Town Planner recommends approval subject to the following conditions:

1. This approval is granted for Site Development Plan dated September 13, 2024.
2. This approval is granted contingent on an approval request for a Parking Reduction (23-PR-02) for a self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
3. The project will be required to pay Town impact fees at the time of building permit.
4. If the building currently labeled as “Self-Storage Facility” becomes a use that is determined to be more intense by the Town Planner, a new site development plan application may be required.
5. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner in accordance with the Town’s adopted color palette.
6. All signage must meet the Town’s sign requirements or apply for an appropriate variance.
7. 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.

ATTACHMENTS

Site Development Application
Amended Letter of Intent
Site Development Plan
Landscape Plan
Color Renderings

SP

APPLICATION FOR SITE PLAN REVIEW



Date: 09-18-2023

Case No: _____

Fee: Refer to Development Application Fee Schedule.

Amount Paid _____ Date 09-18-2023 ☐ DRC ☐ PZB ☐ Town Commission ☐ Other

Petitioner / Applicant: Public Storage Prop IV LTD in care of Jarrod Yates

Address: 2200 K Avenue, Ste. 200 City: Plano, TX 75074

Phone: 469-409-6197 Fax: _____ E-mail: phart@publicstorage.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

Present Zoning District: M-1 Industrial Present Future Land Use Map (FLUM) Designation: Industrial

Address of Property: 3080 Pembroke Road, Pembroke Park FL 33009

Legal Description of Property (Plat Book/Page or Metes and Bounds): _____

Refer to attached document for Legal Description

SUBMITTAL REQUIREMENTS: Please refer to the Site Plan Checklist

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this 19 day of September, 2023, by Jarrod Yates

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Brandi Bailey

Type or Print Name: Brandi Bailey



FOR STAFF USE ONLY

Planning and Zoning Date: _____ () Approved () Denied () Approved with conditions
Town Commission Date: _____ () Approved () Denied () Approved with conditions



1 SE 3rd Avenue, Suite #1760
Miami, FL 33131
786.681.0800

Legal Description

Folio 5142 20 01 0130 -

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, LESS THE WEST 150 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY; THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 86018-2502; THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET; THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 86°59'24" EAST, A DISTANCE OF 108.60 FEET; THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

www.BohlerEngineering.com

Brian S. Adler
Tel 305-350-2351
Fax 305-351-2206
badler@bilzin.com

September 30, 2024

Ms. Andrea Harper
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Site Development Plan and Parking Reduction
3080 Pembroke Road, Pembroke Park, Florida (the "Property")**

Dear Ms. Harper:

AMENDED LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Public Storage Properties IV LTD, ("Public Storage" or the "Applicant"), for a site development plan and a parking reduction in connection with the redevelopment of the Property as a new self-storage facility.

I. The Property

The Property consists of approximately 2.416 +/- acres situated at the southeast corner of W Pembroke Road and SW 31st Avenue, adjacent to the railroad and is currently developed with a 53,021 +/- square foot self-storage facility. As detailed further below, the Applicant is seeking to redevelop the Property with a new self-storage facility.

The Property is designated Industrial on the Town of Pembroke Park's (the "Town") Future Land Use Map and is zoned M-1 (Industrial District) on the Town's Zoning Map, which permit self-storage facilities as a use on the Property.

II. Property History

Public Storage has owned the Property since 1978 and developed the Property in 1979 with a self-storage facility featuring the more traditional style of self-storage facilities typical at the time, which were characterized by ground floor roll up garage-style doors lining the buildings. Over time, self-storage facilities have been modernized, internalizing the majority of the units and better blending into the surrounding area.

Public Storage is seeking to upgrade and modernize the self-storage facility on the Property by demolishing the existing roll-up gate facilities that line the site, and replacing it with a more modern single structure. Public Storage is essentially seeking to upgrade its existing facility

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9/30/2024 2:41 PM

Bilzin Sumberg Baena Price & Axelrod LLP | 1450 Brickell Avenue, 23rd Floor, Miami, Florida 33131-3456
Page 13 of 28 Tel 305.374.7580 | Fax 305.374.7593 | bilzin.com

to expand its capacity on the existing Property with a proposed modern facility that will not only serve the surrounding community, but which will upgrade this portion of the gateway to the Town while remaining as one of the lowest traffic generators of any use and providing a benefit for the community without corresponding traffic.

III. Site Plan

As reflected on the site plan attached to the application, the Applicant intends to redevelop the existing self-storage facility with a new 5-story self-storage facility. As noted above, the use itself is permitted in the M-1 zoning district pursuant to Town Code Section 28-211.5. The proposed new facility will contain approximately 42,155 square feet per floor for a total floor area of 210,775 square feet. The new five-story storage facility will comply with all other zoning criteria with the exception of required parking which is the subject of this parking reduction request.

IV. Parking Reduction

Pursuant to Section 28-301(a)(9), of the Town Code, "Industrial" uses require 1 parking spaces per 600 square feet of gross floor area in the building, or 1 parking space for each 2 employees, whichever is greater. The requirement does not differentiate between standard industrial and manufacturing uses, which are more active and employee intense, from more passive storage uses with minimal employees.

However, in recognition of this disparity, the Town Code authorizes the Town to grant a reduction subject to certain criteria set forth under the Town Code. The proposed parking reduction to provide 29 parking spaces meets the criteria of Town Code Section 28-301.2(d) as follows:

(1) Concurrency requirements.

The necessary public facilities and services to maintain the adopted level of service standards are available or will be in place when the impacts of the proposed development occur. The proposed use is replacing an identical use with expanded capacity. However, the use is a low traffic generator with little impact on traffic or other public facilities.

(2) 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.

The Town Code does not specifically contemplate a self-storage facility in which the majority of the building is unoccupied by people. Instead, the applicable parking requirement is for a general industrial use. This means a person-intensive industrial use requires the same number of parking spaces under the Town Code as a use that does not rely on the presence of people. Requiring 1 parking space for every 600 square feet that is occupied by boxes, furniture, and other inanimate objects, would lead to a sea of over 350 parking spaces, of which over 90% would be vacant and unutilized for a self-storage use. The number of parking spaces needed for an industrial use with many employees, such as an Amazon style shipping hub or manufacturing facility, differs vastly from the number of parking spaces needed for a self-storage facility. Accordingly, the need for parking at the proposed development is less than that required by the

Town Code. As an example, Miami-Dade County requires 1 parking space per 5,000 square feet for the first 20,000, and one per 10,000 thereafter for the storage space, which would equate to approximately 25 spaces for the facility. The Town has also recently granted similar parking reductions for another facility fronting on a major road in the Town.

- (3) The 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 property

The 29 onsite parking spaces proposed are more than adequate to meet the needs of the proposed self-storage facility. Both employees and the renters of the storage spaces will be able to park onsite with no impact to the character and integrity of the surrounding property, which is largely zoned M-1.

The parking analysis dated revised August 6, 2024, conducted by JFO Group and included with this application, concludes that based on the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE), the parking demand for the proposed use is 19 parking spaces. The Applicant exceeds the parking demand by more than 50%, proposing 29 parking spaces. This means that the surrounding areas will not be burdened by overflow parking from the proposed redevelopment and there will be no impact on the surrounding area due to the reduction in parking.

V. Conclusion

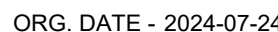
The site plan proposes redevelopment that will make better use of the Property and better define the corner on the northern boundary of the Town. We respectfully request your favorable recommendation for development plan approval for the proposed site, along with parking reduction approval to allow for the efficient use of the Property.

Thank for your review of the foregoing, should you have any questions, please do not hesitate to contact me at 305-350-2351.

Very truly yours,

Brian S. Adler

Brian S. Adler



THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, LESS THE WEST 100 FEET AND LESS THE SOUTH 700 FEET AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

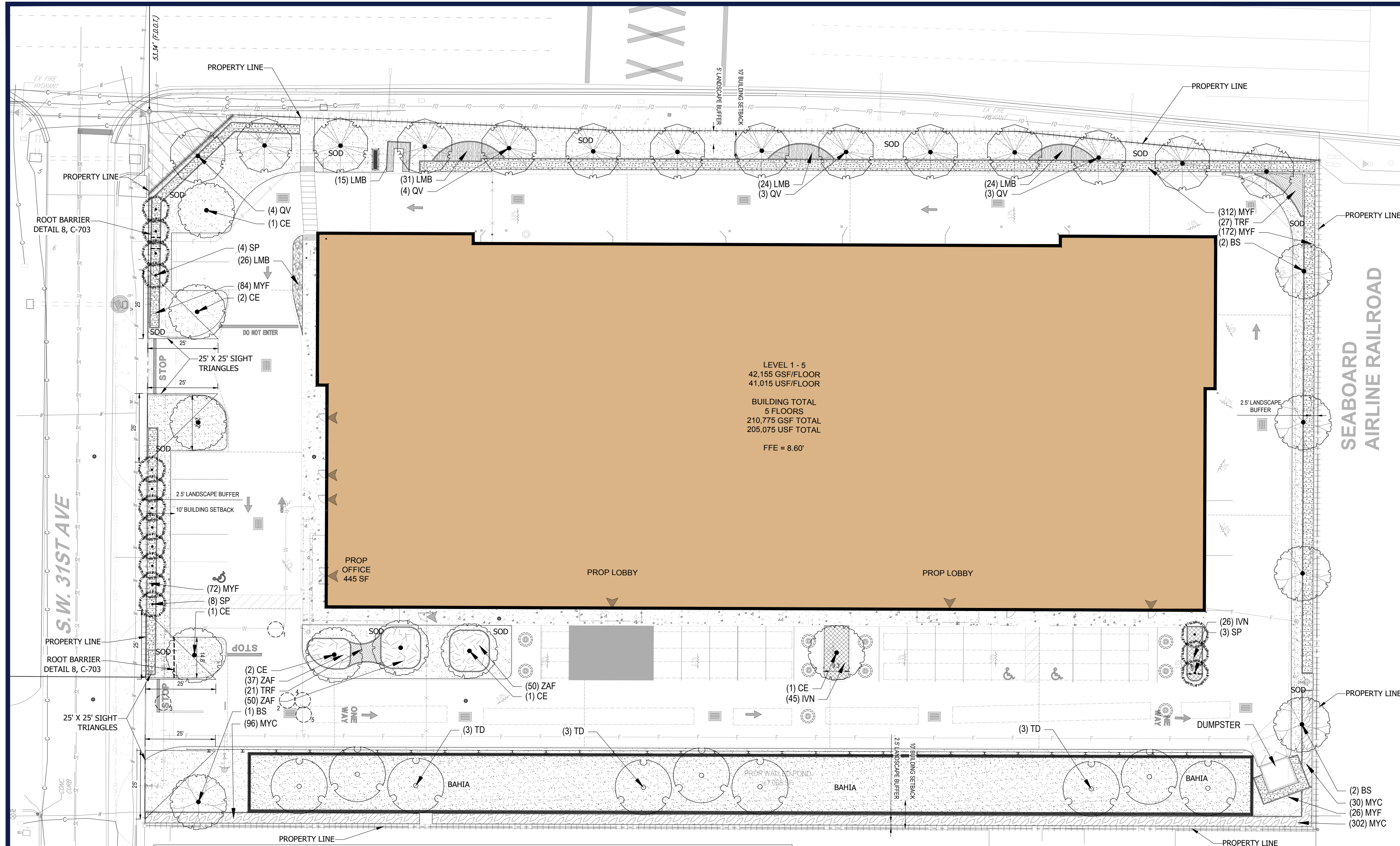
AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2292 OF STATE ROAD 242 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05799-0S OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 19, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

BEGINNARS AT THE NORTHEAST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY; THENCE NORTH 89°59'24" EAST ALONG THE NORTH LINE OF SAID SOUTHLINE OF WEST 100 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 8601-2292; THENCE WITH SAID SOUTHLINE NORTH 89°49'52" EAST A DISTANCE OF 166.67 FEET; THENCE NORTH 89°59'24" EAST ALONG THE NORTH LINE OF SAID SOUTHLINE OF WEST 100 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, AS SHOWN AND DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 89°59'24" EAST A DISTANCE OF 108.00 FEET; THENCE DESCENDING SAID SOUTHLINE AND WITH THE WEST LINE OF A SEABOARD AIRWAY RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 89°59'24" EAST A DISTANCE OF 243.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°30'18" EAST A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

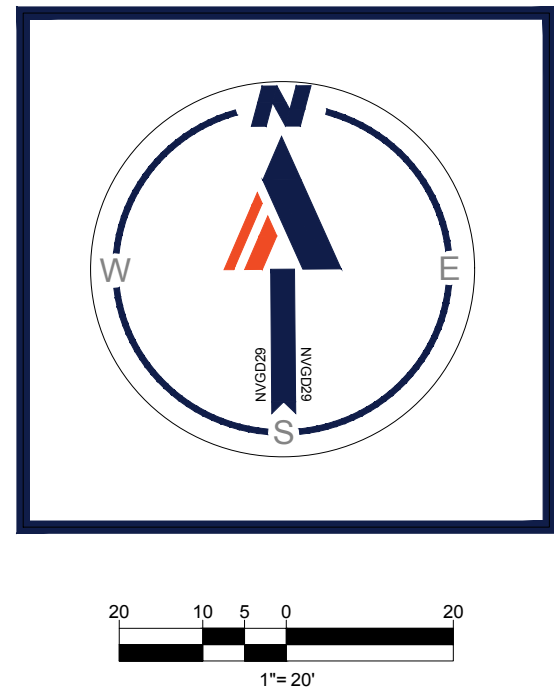
CONTAINING: 105.683 SQUARE FEET OR 2.426 ACRES.

<u>LEGEND</u>	
EX. PROPERTY LINE	_____
EX. ADJACENT PROPERTY LINE	_____
EX. ROADWAY CL.	_____
PROP. PROPERTY LINE	_____
PROP. BUFFER	_____
PROP. SETBACK	_____
PROP. PARKING COUNT	(#)
PROP. SIGN	—A—
PROP. BUILDING ENTRANCES	▲
PROP. STORM CLEANSUIT	○
PROP. CONCRETE SIDEWALK	_____



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DROUGHT
TREES							
	BS	5	BURSERA SIMARUBA	GUMBO LIMBO	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE
	CE	8	CONOCARPUS ERECTUS	BUTTONWOOD	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE
	QV	14	QUERUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE
	TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE
PALMS							
	SP	15	SABAL PALMETTO	CABBAGE PALMETTO	22" DIA/1' MIN.	FG	NATIVE
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE
SHRUB AREAS							
	BIN	71	ALEX VOMITORIA NANK	DIWARF YALPOM HOLLY	24" HT. X 24" SPRD	CONTAINER	NATIVE
	LMB	120	LIRIOPE MUSCART BIG BLUE	BIG BLUE LILY TURF	24" HT. X 24" SPRD	CONTAINER	NATIVE
	MYC	428	MYRICA CERIFERA	WAX MYRTLE	24" HT. X 24" SPRD	CONTAINER	NATIVE
	MYF	675	MYRICANTHES FRAGRANS	SHIMPSON'S STOPPER	24" HT. X 24" SPRD	CONTAINER	NATIVE
	TRF	48	TRIPSACON FLORIDANUM	DIWARF FAKAHATCHEE GRASS	24" HT. X 24" SPRD	CONTAINER	NATIVE
	ZAF	137	ZAMIA FLORIDANA	COCONTE PALM	24" HT. X 24" SPRD	CONTAINER	NATIVE
SOD							
	SOD	8,900 SF	STENOCLAPHUM SECUNDATUM PALMETTO	PALMETTO ST. AUGUSTINE GRASS	SOD	FULL TIGHT COVERAGE	
	SOD-1	7,656 SF	PASPALUM NOTATUM	BAHIA GRASS	-	PALLET	

LEGEND	
EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY C/L	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	●
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	---
PROP. STANDARD DUTY CONCRETE	---



LANDSCAPE DATA TABLE		
JURISDICTION	TOWN OF PEMBROKE PARK	
CURRENT ZONING	M-1 INDUSTRIAL DISTRICT	
PROPOSED ZONING	M-1 INDUSTRIAL (SELF-STORAGE)	
TOTAL SITE AREA	± 108,396 SF (2.44 AC) LOT AREA	
TOTAL IMPERVIOUS AREA	85,136 SF (80%)	
TOTAL PERVIOUS AREA	21,260 SF (20%)	
LANDSCAPE OPEN SPACE (PROVIDED)	20% OPEN SPACE	
VEGETATION REQUIREMENTS - CH. 27		
	REQUIRED	PROVIDED
SEC. 27-36 - LANDSCAPING ADJACENT TO PUBLIC ROW (1 TREE / 50 LF.)		
WEST: 280.06 - 51 LF OF DRIVE = 209.06 LF / 50 LF	4 TREES	12 PALMS COUNTED 3.1 = (4 TREES)
SEC. 27-42.2 - LANDSCAPING ADJACENT TO PUBLIC ROW PEMBROKE PARK RD (1 TREE / 30 LF.)		
NORTH: 416.94 LF / 30 LF	14 TREES	14 TREES
SEC. 27-37 - ACCESSWAYS (1 ACCESS / 100 LF)	1 ACCESSWAY	1 ACCESSWAY
SEC. 27-38 - PERIMETER LANDSCAPING (1 TREE / 75 LF. CONTINUOUS HEDGE 3 FT. HT. - 672 LF)		
SOUTH: 416.85 LF / 75 LF 356.7 LF OF POND	6 TREES	10 TREES (including in force pond)
EAST: 243.61 LF / 75 LF	4 TREES	4 TREES
SEC. 27-39 - PARKING AREA INTERIOR LANDSCAPING (10 SF OF INTERIOR LANDSCAPING / EA. PARKING SPACE, 32 STALLS = PAVING = 320+880 SF)	970 SF LANDSCAPE	1,500 SF LANDSCAPE
PARKING ISLAND TREES	7 TREES	6 TREES 3 PALMS COUNTED 3.1 = (1 TREE)
SEC. 27-40 - SIGHT DISTANCE FOR LANDSCAPING (UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN (3) FEET AND (6) FEET)	CLEAR ZONE	TREES & SHRUBS CLEAR FROM 3'-6" FT
TOTAL NUMBER OF TREES PROVIDED =	35 TREES	34 TREES
TOTAL PALMS PROVIDED =		15 PALMS COUNTED 3.1 = (5 TREES)
LAWN AREA CALCULATION		
LAWN AREA (ST. AUGUSTINE SOD) PROVIDED		9,879 SF

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENDOURCH INTO A PAVEMENT WITHOUT PRIOR BOWLD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND PBWCUD

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

GENERAL LANDSCAPE NOTES:

- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL 6, C-704.
- THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.



REVISIONS

REV	DATE	COMMENT	DESIGN BY	CHECKED BY



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

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT BEING USED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.	
PROJECT NO.:	FLC230008.00
DRAWN BY:	BW
CHECKED BY:	BW
DATE:	2023-12-21
CAD I.D.:	SITE-0

PROJECT:
**PUBLIC STORAGE
PEMBROKE PARK
#00412**
FOR
Public Storage
PROPOSED PUBLIC STORAGE DEVELOPMENT
3080 W PEMBROKE ROAD,
HALLANDALE BEACH, FL 33009
TOWN OF PEMBROKE PARK
FOLIO # 51422010130
SEC 20 / TOWNSHIP 51 S / RANGE 42 E

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

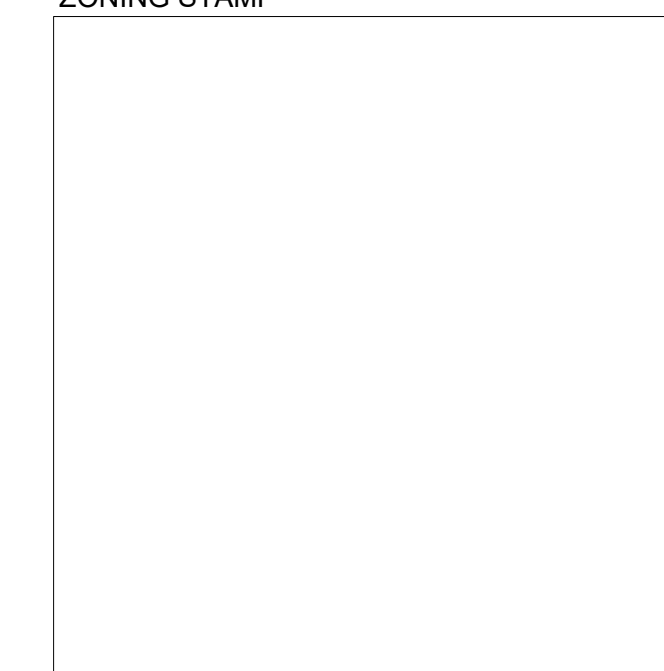
LA 8825-01
STATE
FLORIDA
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
**LANDSCAPE
PLAN**
SHEET NUMBER:
C-703
ORG. DATE - 2023-09-29



VIEW FROM NORTHWEST

ZONING STAMP



Public Storage

PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING

08.08.2024

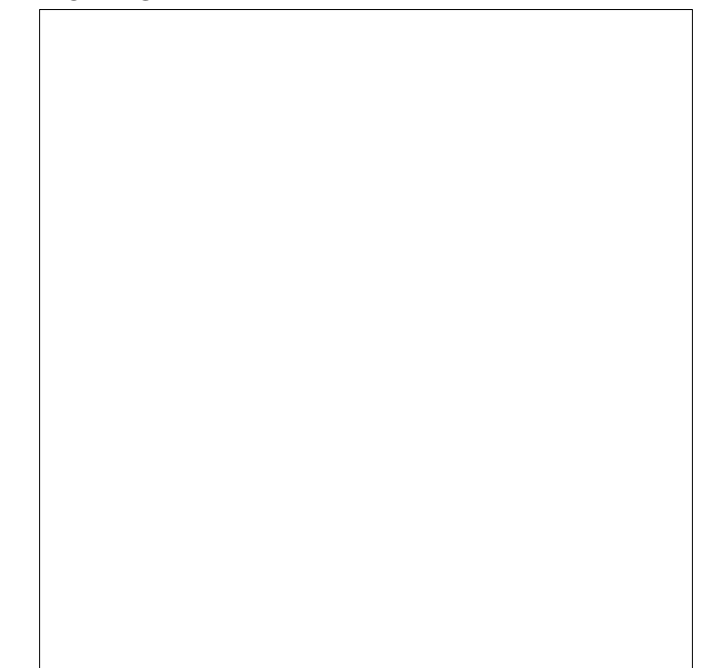
1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN



VIEW FROM SOUTHWEST

ZONING STAMP



Public Storage

PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING

08.08.2024

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN



Town Commission Meeting

December 2, 2024

REQUEST - SITE PLAN APPROVAL

- **Demolish Existing Buildings**
- **Proposed One - 5-story Self-Storage Facility**
- **Total 210,775 sq ft.**

REQUEST - PARKING REDUCTION

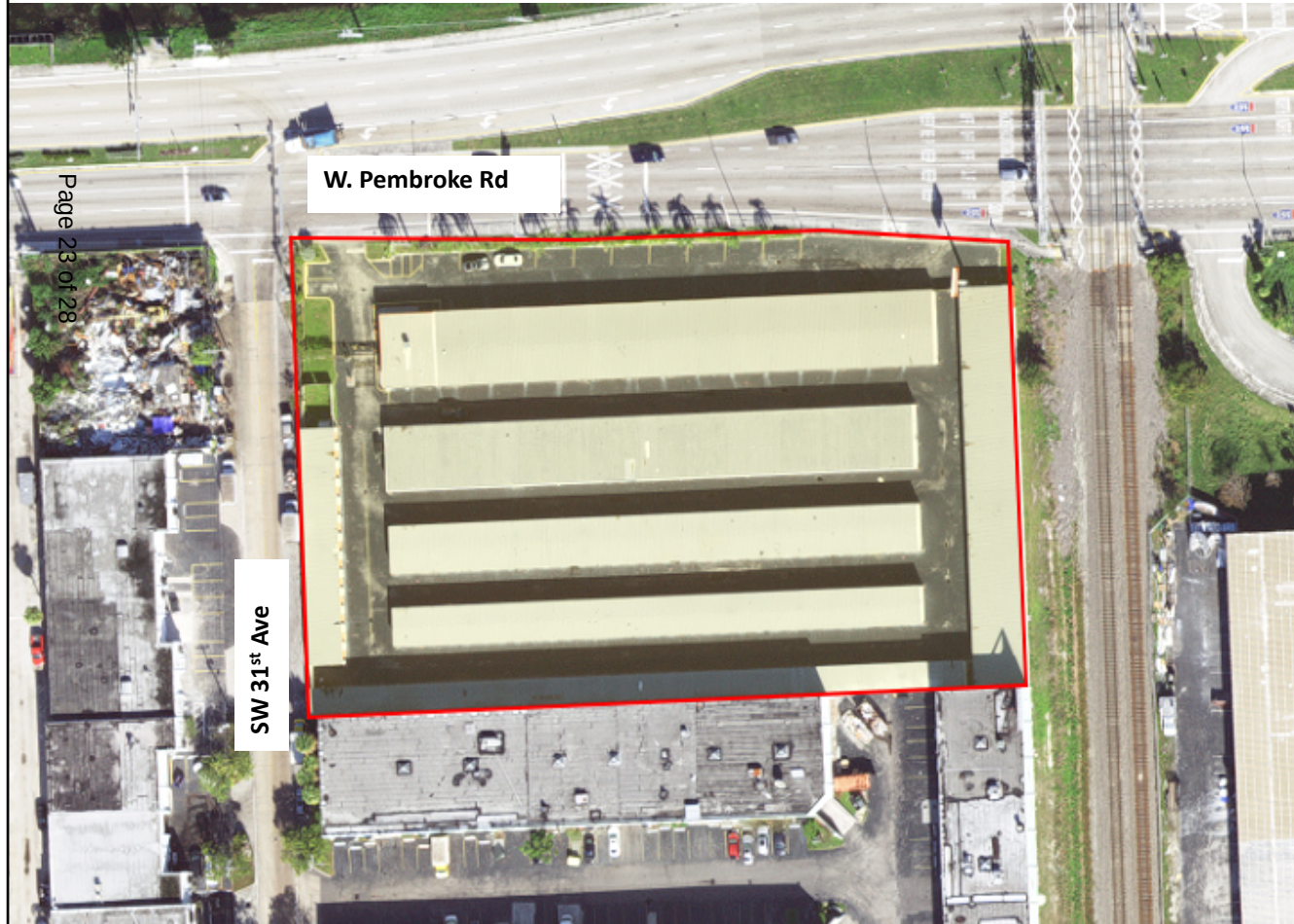
- **352 Parking Spaces Required**
- **29 Parking Spaces Proposed**

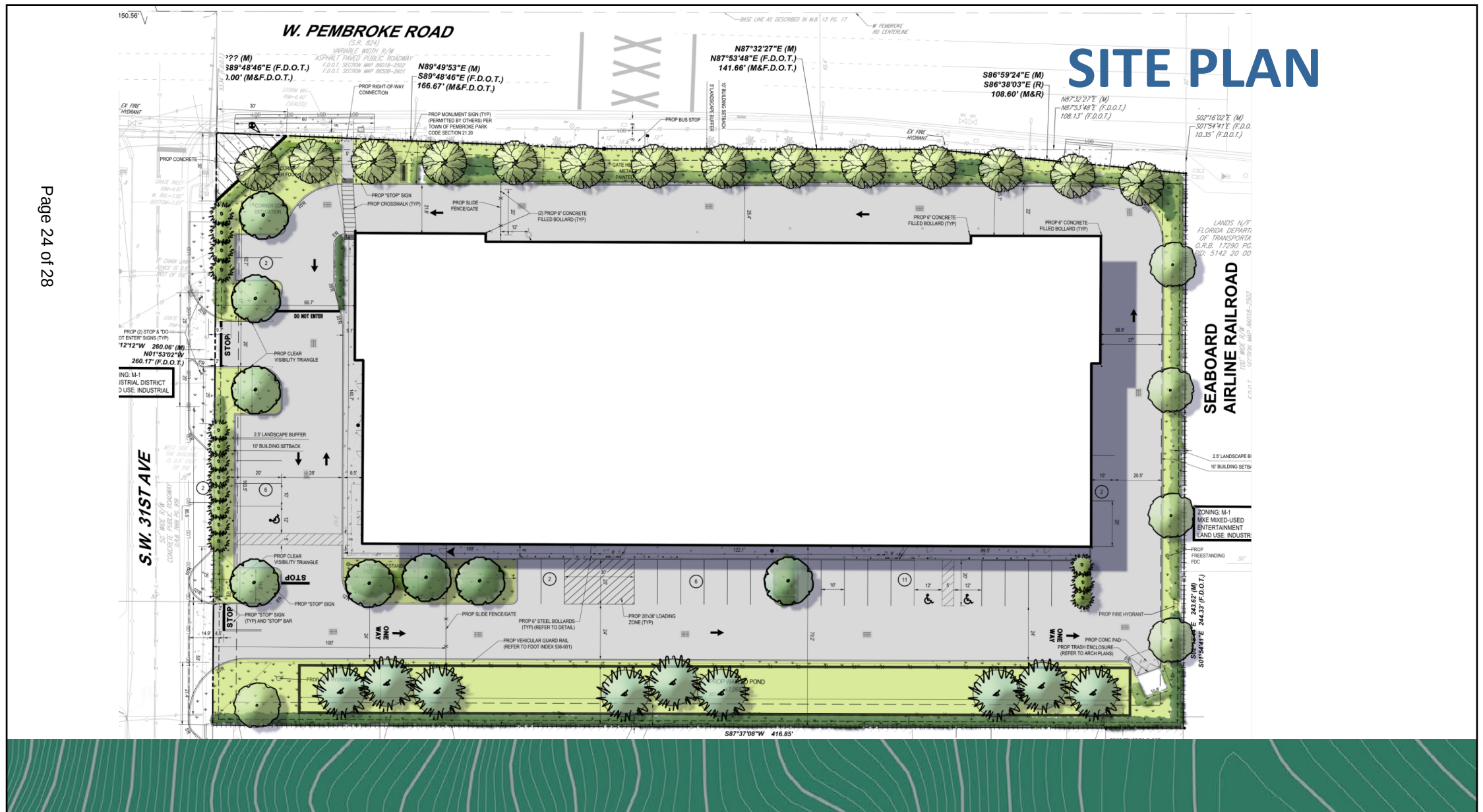
EXISTING SITE

Address:
3080 W. Pembroke Rd

Zoning:
M-1 Industrial

Lot Size:
2.41-Acres





PARKING REDUCTION

Parking Required vs Parking Provided

Town Requires 1/600 sf

$210,775/600 = 352$

Provided 29

Self-Storage Parking - Comparison

ITE 1/11,111 sf

19 Space

2801 JP Lyons Self-Storage 1/8,734 sf

25 Spaces

Proposed Public Storage 1/7,268 sf

29 Spaces

Seneca Self-Storage 1/6,095 sf

36 Spaces

NORTHWEST VIEW

Page 26 of 28

Public Storage

THANK YOU!



SOUTHWEST VIEW

Page 28 of 28

Public Storage



Agenda Item Report

Subject:	RESOLUTION NO. 2024-029 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION SUBMITTED BY PUBLIC STORAGE IV LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN THE EAST 150 FEET OF TRACT Q IN BLOCK 50 OF RESUBDIVISION OF A PORTION OF LAKE FOREST SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Michael Vonder Meulen
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Public Storage is seeking to upgrade and modernize the self-storage facility on the property by demolishing the existing facility therefore the applicant is requesting a parking reduction.
Staff Recommendations:	The Planning and Zoning Board recommended approval. The Town Planner recommends approval with staff conditions.
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Public Storage Parking Reduction Agenda Memo](#)
[Proposed Resolution 2024-029](#)
[23-PR-02 PZB Staff Report Final](#)
[01. Parking Reduction Application](#)
[02. PS Pembroke Park Traffic Project Narrative](#)
[03. Trip Generation](#)

[04. C-301 Site Plan](#)

[05. Parking Study - Public Storage Pembroke Road_Parking](#)

[06. PS Pembroke Park - Survey - S&S](#)



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Agenda Request

Meeting Date:	December 2, 2024
Subject:	Parking Reduction 23-PR-02 Public Storage
Initiated by:	☐ Town Commission ☐ Town Attorney ☒ Town Manager / Staff
Prepared by:	Name & Title: Michael Vonder Meulen, AICP Town Planner
Reviewed by:	Name & Title: Jacob G. Horowitz, Town Attorney
Approved by Town Manager:	Signature:
Approved by Town Attorney:	Signature:
Attachments:	Application, Justification Statement, Site Plan, Survey, Staff Report & Resolution
Fiscal Impact:	NA
Policy Question(s) for Commission Considerations:	
Summary:	See Memo
Background:	See Memo
Discussion/Analysis:	Public Storage is seeking to upgrade and modernize the self-storage facility on the property by demolishing the existing facility therefore the applicant is requesting a parking reduction.
Options:	Approved, denied or tabled.
Advantages:	The project provides an upgraded and modernized self-storage facility.
Disadvantages:	The existing facility remains on site.
Possible action:	Approved with conditions outlined in staff report
Advantages:	The project provides an upgraded and modernized self-storage facility.
Disadvantages:	The existing facility remains on site.
Staff Recommendations:	Approved with staff conditions
Additional Action Needed:	Planning and Zoning Board recommended approval

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION SUBMITTED BY PUBLIC STORAGE IV LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN THE EAST 150 FEET OF TRACT Q IN BLOCK 50 OF RESUBDIVISION OF A PORTION OF LAKE FOREST SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, PUBLIC STORAGE IV LTD, a Florida limited company, (“Applicant”) has submitted an Application for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301, Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 352 parking spaces to 29 parking spaces for certain real property located in Pembroke Park, Florida as more fully described in Section 1 hereof (“Subject Property”); and

WHEREAS, Applicant filed a Site Development Plan application concurrently with this Application for Parking Reduction which indicates Applicant intends to construct a soccer and paddleball complex on the Subject Property; and

WHEREAS, Applicant has submitted a traffic study prepared by JFO Group INC, a State of Florida licensed traffic engineer, dated September 20,2023, which indicated that the proposed use of the Subject Property will not create the demand for the number of parking spaces required in Section 28-301, Pembroke Park Code of Ordinances; and

WHEREAS, the Town Commission Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on November 7, 2024 and recommended approval of the reduction in the number of required parking spaces from 352 parking spaces to 33 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 November 7, 2024; and

WHEREAS, all interested parties were provided an opportunity by the Pembroke Park Town Commission to comment on the proposed parking space reduction request at the December xx, 2024 Town Commission meeting; 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 Public Storage IV LTD, a Florida limited liability company, 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 203 parking spaces to 33 parking spaces for the real property legally described as follows:

THE EAST 150 FEET OF TRACT Q IN BLOCK 50 OF RESUBDIVISION OF A
PORTION OF LAKE FOREST SECTION FOUR, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 45, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

be and the same is hereby approved.

Section 2: That the Application for Parking Reduction of Public Storage IV LTD is subject to the following development conditions, to wit:

1. This approval is granted contingent on approval of the Site Development Plan dated September 13, 2024, for a proposed self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
2. The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in its entirety.
3. A recordable covenant reflecting the reduced parking approval, with the 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)2(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 are 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 10* day of December, 2024.

ATTEST:

ASHIRA MOHAMMED
Mayor

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: Mayor & Town Commissioners
Town of Pembroke Park

THRU: David Lynch, Town Manager

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

MEETING DATE: December 2, 2024

SUBJECT: 23-PR-02 / Parking Reduction for a self-storage facility
3080 Pembroke Road /Public Storage

APPLICANT: Public Storage IV LTD / Bohler Engineering FL, LLC

REQUEST:

The applicant is requesting a parking reduction approval to reduce parking from 352 parking spaces to 29 parking spaces to construct a self-storage facility.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of the proposed parking reduction.

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD:

- 23-SP-04 / Site Development Plan for a self-storage facility (Public Storage)

SITE DATA:

ADDRESS:	3080 Pembroke Road
FOLIO:	514220010130
PARCEL SIZE:	2.41 acres
EXISTING USE:	Existing 53,021 square foot self-storage facility
ZONING:	Industrial (M-1)
FUTURE LAND USE:	Industrial (I)

ADJACENT PROPERTY DESCRIPTION:

NORTH: W Pembroke Road / Municipal Golf Course; City of Hollywood

SOUTH: Warehouse; Industrial (M-1)

EAST: Railroad Tracks ROW / Warehouse building; Industrial (MXE)

WEST: Junk Yard / Warehouse; Industrial (M-1)

PROJECT BACKGROUND

The Property, located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of Pembroke Park, Florida, spans approximately 105,683 square feet (2.43 acres). It is bordered on the east by the Seaboard Airline railroad right of way, SW 30th Avenue, and I-95, with an industrial development to the south. Public Storage acquired the property in 1978 and developed a traditional self-storage facility in 1979, featuring seven separate ground-floor roll-up garage-style doors typical of the era. Public Storage now seeks to redevelop the site by demolishing the existing facilities and replacing them with a modern 5-story single structure.

The Planning and Zoning Board shall review the request for a parking reduction and make a recommendation to the Town Commission.

PROJECT ANALYSIS

The applicant is proposing a 210,775 square foot self-storage facility. The site is in the M-1 Zoning district with a Land Use designation of Industrial.

The Town's Code of Ordinances does not have specific parking regulations for this type of use. Historically, the Town has used the "industrial use" parking requirement of 1 parking space per 600 square feet of building area.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a)(9) Minimum requirements	One (1) parking space (exclusive of service roads, entrances and exits) shall be provided for each six hundred (600) square feet of the gross floor area in the building	352 parking spaces	29 parking spaces	323 parking space

There are three other self-storage facilities within the Town that have received a parking reduction. The self-storage facilities are multi-story and have primarily interior access to storage bays.

ADDRESS	SELF-STORAGE FACILITY	SQUARE FOOTAGE	PARKING PROVIDED
2801 John Lyons Lane	Value Store Itself Storage	122,275	14
1781 S Park Rd	Extra Space Storage	114,000	23
3195 West Hallandale Beach Blvd	Extra Space Storage	106,396	33

The applicant provided a parking study prepared by a licensed engineer for this use. The study includes the parking demand calculation based on the Parking Generation Manual from the Institute of Transportation Engineers (ITE). This is the accepted industry guidelines. According to the Parking Generation Manual the analysis shows that the proposed request to replace +/- 53,021 SF of Mini Warehouse uses with +/- 210,775 SF of Mini Warehouse uses will likely generate 229 net daily trips where 14 trips will occur during the AM peak hour and 24 during the PM peak hour.

Additionally, a review of neighboring municipalities was conducted based on square footage of 120,000 square feet.

MUNICIPALITY	SELF-STORAGE PARKING REQUIREMENT	HYPOTHETICAL PROPOSED PROJECT REQUIRED PARKING
Pembroke Park	1 per 600 square feet	203
Hollywood	1 per 10,000 square feet	13
Miramar	1 per 2,000 square feet	61
Hallandale Beach	1 per 1,500 square feet plus 1 per employee on the largest shift	81+
West Park	1 per 200 storage units / 2 for office and manager's quarters	7

Based on the above analysis, the building layout and the overall use of the site, Staff believes that 29 parking spaces is sufficient.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of the Parking Reduction to staff conditions on November 7, 2024. The Consultant Town Planner recommends approval subject to the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated September 13, 2024, for a proposed self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
2. The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in its entirety.
3. A recordable covenant reflecting the reduced parking approval, with the 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.

ATTACHMENTS

Parking Reduction Application
Parking Reduction Justification Statement
Trip Generation Study
Site Plan
Survey

PR

APPLICATION FOR PARKING REDUCTION



Date: 09-18-2023

Case No: _____

Filing Fees: Refer to Development Application Fee Schedule.

Amount Paid _____ Date _____ ☐ Hearing Examiner ☒ Town Commission ☐ Other

Petitioner / Applicant: Public Storage Prop IV in care of Jarrod Yates

Address: 2200 K Avenue Ste. 200 City: Plano, TX 75074

Phone: 469-409-6197 Fax: _____ E-mail: phart@publicstorage.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

Address of Property Subject to the Requested Parking Reduction: 3080 W. Pembroke Road, Pembroke Park, FL 33009

Legal Description of Property (Plat Book/Page or Metes and Bounds):
Refer to attached document for Legal Description

Site Plan (Provide Plan): Please refer to site plan included with this submittal

Parking Reduction Request: To reduce total parking to 29 spaces. The code requirement for self storage is not listed in the code, the closest use considered is Industrial Warehouse, requiring 1 space/600 SF.

Parking Study Completed By: JFO Group Inc

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this 19 day of September 2023, by Jarrod Yates

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____

Type or Print Name: Brandi Bailey



FOR STAFF USE ONLY

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

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



1 SE 3rd Avenue, Suite #1760
Miami, FL 33131
786.681.0800

Legal Description

Folio 5142 20 01 0130 -

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, LESS THE WEST 150 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY; THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 86018-2502; THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET; THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 86°59'24" EAST, A DISTANCE OF 108.60 FEET; THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,233 SQUARE FEET OR 2.416 ACRES.

www.BohlerEngineering.com



1 SE 3rd Ave, Suite 2700
Miami, FL 33131
o. 786.681.0800

September 13, 2024

Town of Pembroke Park
6150 SW 52 Avenue
Pembroke Park, FL 33023

Project Name: Public Storage Pembroke Park #00412

To whom it may concern:

The proposed project is located at 3080 W Pembroke Rd, Hallandale Beach, FL in the Town of Pembroke Park. The subject property contains 2.426 acres zoned M-1 Industrial District, located at the southeast corner of S.W. 31st Avenue and W. Pembroke Road, in the Town of Pembroke Park, Florida. The project proposed to replace the existing 53,021 SF mini warehouse uses with a 5-story building with 210,775 SF, mini warehouse uses. The proposed site plan includes 29 parking spaces. Since Sec. 28-301.- Minimum requirements does not include self-storage, and the closes use considered is industrial, which does not reflect the operations of a self-storage facility like the one proposed on the subject site, a parking reduction study has been provided. Please refer to the Parking Study provided for the reduction justification.

Should you have any questions or would like to discuss the project at any time during your review, please contact us at (786) 681-0800.

Sincerely,

BOHLER ENGINEERING

A handwritten signature in blue ink, appearing to read "Taylor Parker".

Taylor Parker, P.E.
Associate

www.BohlerEngineering.com

Taylor Parker, P.E.
BOHLER FLC230008.00
1 SE 3rd Avenue, Suite 1760
Miami, FL 33131

Re: Self Storage Pembroke Road @ 3080 W Pembroke Road
Trip Generation
Parcel ID: 5142-20-01-0130

JFO Group Inc. has been retained to prepare a trip generation comparing existing and proposed conditions at the Self Storage Pembroke Road site located at the southeast corner of SW 31st Avenue & W Pembroke Road in the Town of Pembroke Park, Florida. This traffic statement is associated with a site plan amendment application to replace ±53,021 SF Mini Warehouse uses with ±210,775 SF Mini Warehouse uses. Figure 1 shows the project location in relation to the transportation network. Property ID associated with this project is 5142-20-01-0130. Exhibit 1 includes a copy of the property appraiser data for the subject site while Exhibit 2 includes a conceptual site plan for the proposed project.



Figure 1 : Project Location

Project traffic potentially generated by the existing and proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Mini-Warehouse	151	1.45	0%	59%	41%	0.09	47%	53%	0.15

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the proposed changes will be expected to generate additional traffic during daily, AM and PM peak hour conditions.

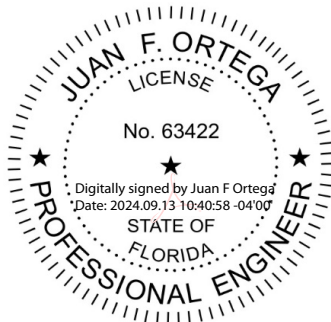
Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING/VESTED DEVELOPMENT								
Mini-Warehouse	53,021 SF	77	3	2	5	4	4	8
Net Existing Traffic		77	3	2	5	4	4	8
PROPOSED DEVELOPMENT								
Mini-Warehouse	210,775 SF	306	11	8	19	15	17	32
Net Proposed Traffic		306	11	8	19	15	17	32
Net Traffic		229	8	6	14	11	13	24

Traffic generated by the proposed changes to the subject site has been evaluated following the latest edition of the ITE *Trip Generation Manual*. This analysis shows that the proposed request to replace ±53,021 SF of Mini Warehouse uses with ±210,775 SF of Mini Warehouse uses will most likely generate 229 net daily trips where 14 (8 In/6 Out) trips will occur during the AM peak hour and 24 (11 In/13 Out) during the PM peak hour.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Site Plan
Exhibit 3: ITE Trip Generation



PROPERTY SUMMARY

Tax Year: 2023
Property ID: 514220010130
Property Owner(s): PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
Mailing Address: PO BOX 25025 GLENDALE, CA 91221-5025
Physical Address: 3080 PEMBROKE ROAD PEMBROKE PARK, 33009

Property Use: 48-02 Warehouse - Mini
Storage (open)
Millage Code: 0613
Adj. Bldg. S.F: 53021
Bldg Under Air S.F:
Effective Year: 1980
Year Built: 1979
Units/Beds/Baths: 0 / /

Deputy Appraiser: Brandon Rodriguez
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: M-1 - INDUSTRIAL DISTRICT
Abbr. Legal Des.: 20-51-42 N3/4 OF E1/2 OF
NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W
150 & LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$984,160	\$4,691,860	0	\$5,676,020	\$5,543,170	
2022	\$984,160	\$4,316,470	0	\$5,300,630	\$5,039,250	\$108,035.41
2021	\$984,160	\$3,596,980	0	\$4,581,140	\$4,581,140	\$98,515.59

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$5,676,020	\$5,676,020	\$5,676,020	\$5,676,020
Portability	0	0	0	0
Assessed / SOH	\$5,543,170	\$5,543,170	\$5,543,170	\$5,543,170
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$5,543,170	\$5,676,020	\$5,543,170	\$5,543,170

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/01/1978	Warranty Deed	\$265,900	7749 / 255

LAND CALCULATIONS

Unit Price	Units	Type
\$9.25	106,396 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
(06)								
53,021								

SCHOOL

Lake Forest Elementary: B
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
105	Marie Woodson	37	Jason W. B. Pizzo	Daniel P. Foganholi

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LEGAL DESCRIPTION

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST 700 FEET, OF THE SEAGRASS ALL-FLORIDA PARK ROAD RIGHT-OF-WAY, LESS THE WEST 100 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8801-2502 OF STATE ROAD 346 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF LITING FILED IN CASE NO. J-96-07596-03 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8.

1984, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN SPLIT "B" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF 5442 31ST AVENUE, A 50 FOOT WIDE RIGHT-OF-WAY, THENCE WITH S40° EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.00 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 8801-2502, THENCE WITH S40° SOUTH LINE NORTH 89°05'24" EAST A DISTANCE OF 168.27 FEET; THENCE NORTH 87°32'37" EAST, A DISTANCE OF 141.66 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 88°59'24" EAST, A DISTANCE OF 108.00 FEET; THENCE DEPARTING THE SOUTH LINE AND WITH THE WEST LINE OF A SEARCHED ARLINE PARK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 14524 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF S40° TRACT A, THENCE ALONG THE NORTH LINE OF S40° TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 414.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.408 ACRES.

LEGEND

N, PROPERTY LINE	---
N, ADJACENT PROPERTY LINE	---
ROADWAY CL	---
ROP, PROPERTY LINE	---
ROP, BUFFER	---
ROP, SETBACK	---
ROP, PARKING COUNT	①
PROP. SIGN	—▲—
ROP, BUILDING ENTRANCES	▲
ROP, STORM CLEANOUT	—
ROP, CONCRETE SIDEWALK	▬

Exhibit 2

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Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

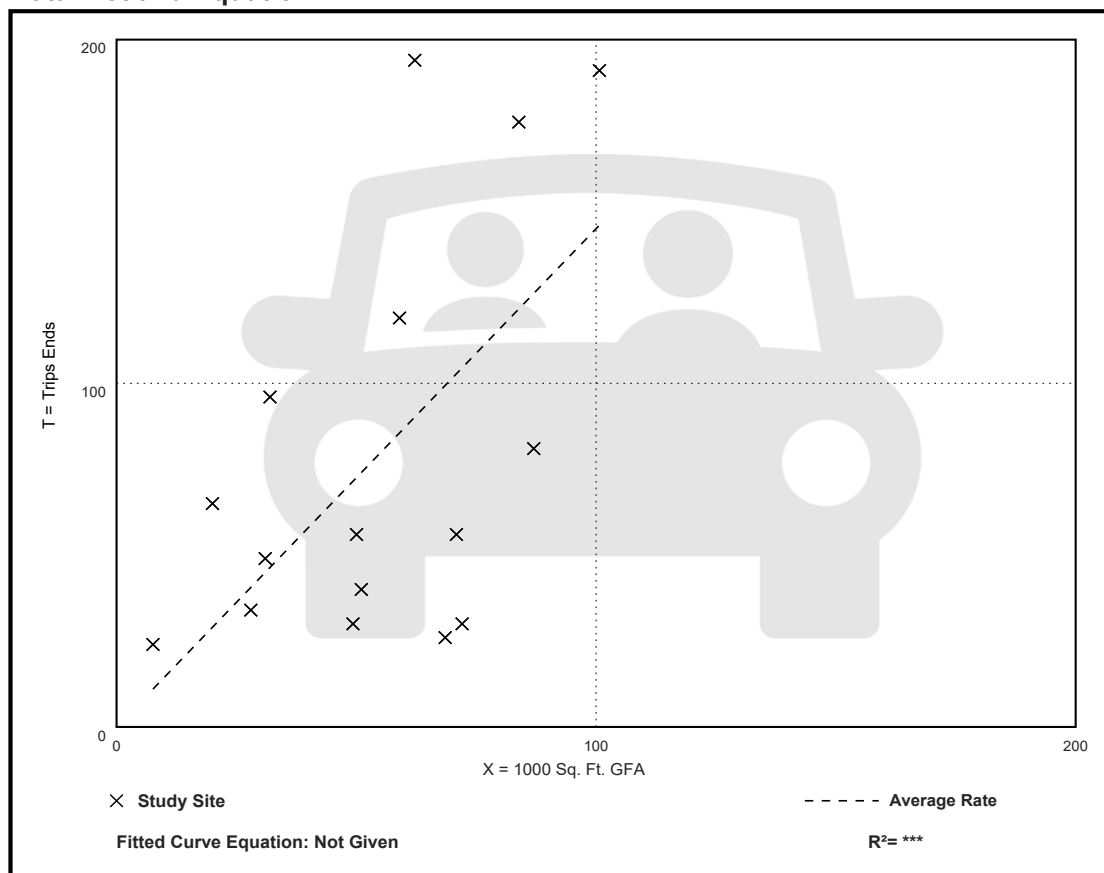
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

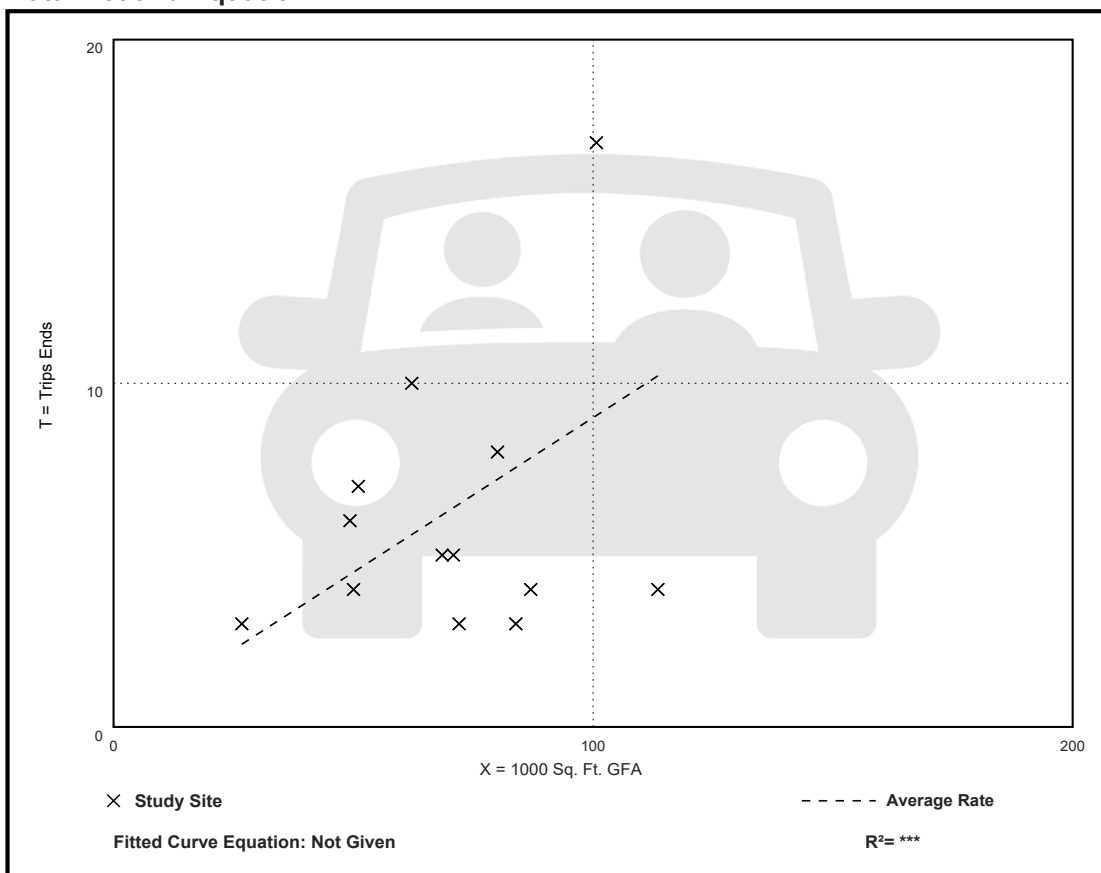
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

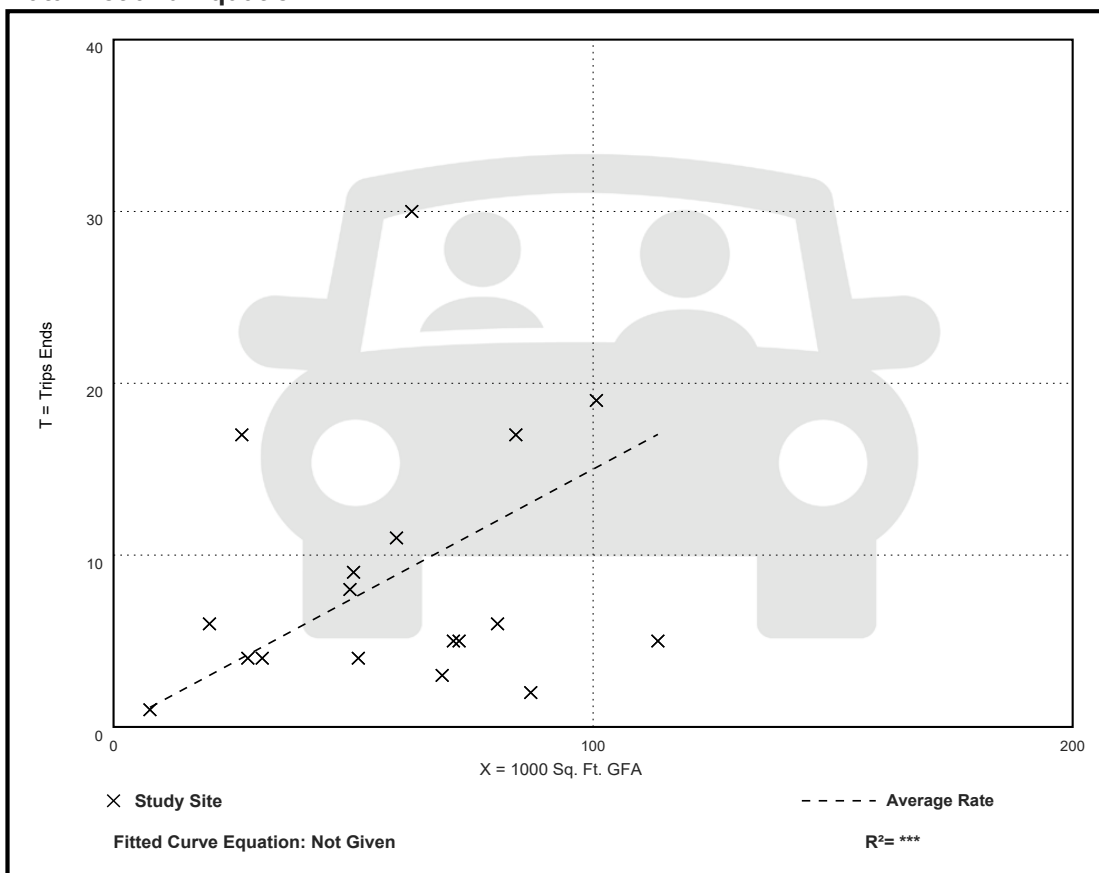
Avg. 1000 Sq. Ft. GFA: 59

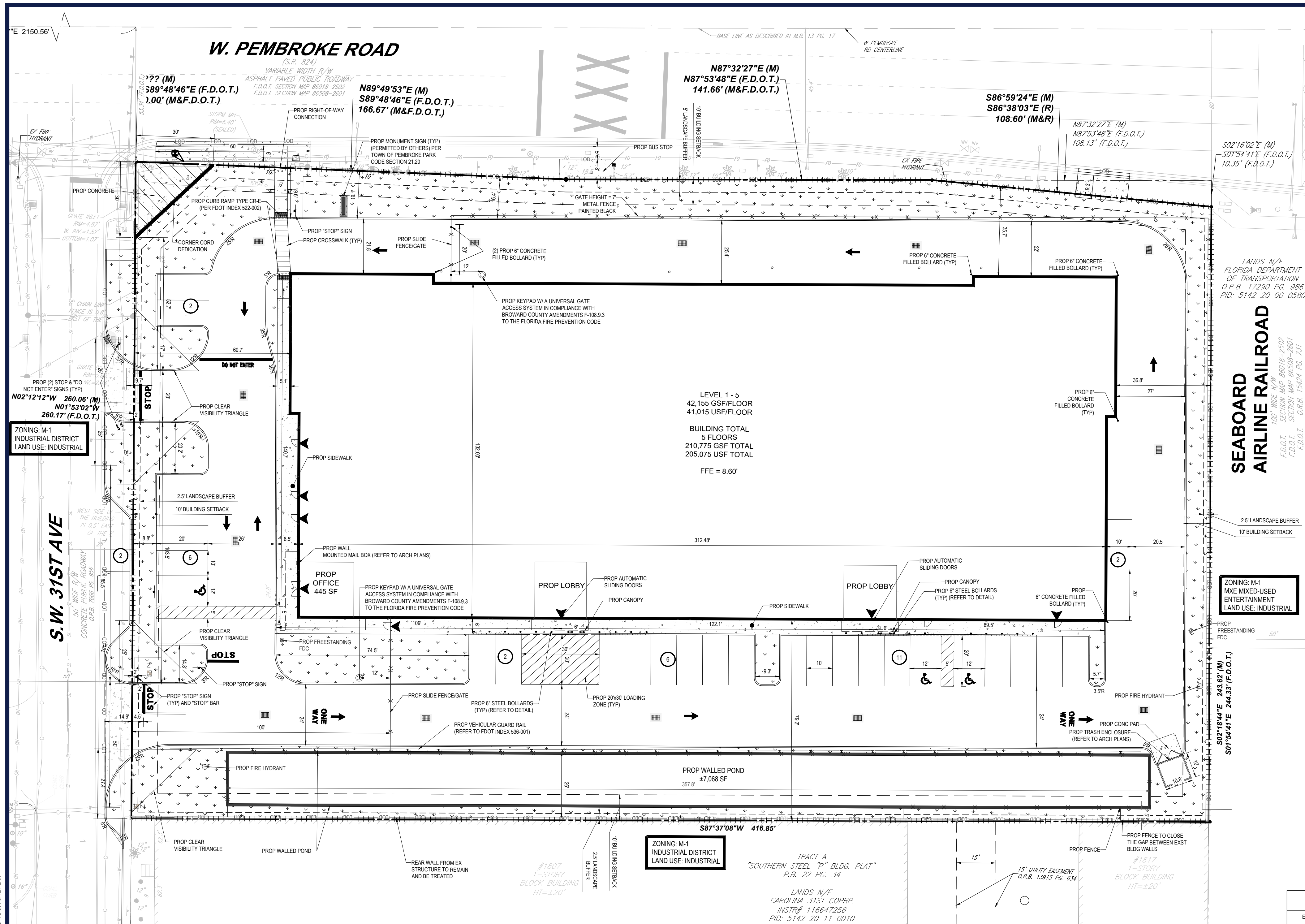
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation





SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF PEMBROKE PARK DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF PEMBROKE PARK LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.

- ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- FSEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.
- LANDSCAPE ISLANDS ARE REQUIRED EVERY 10 PARKING SPACE (MAXIMUM OF 14 PARKING SPACES IN A ROW) PER TOWN OF PEMBROKE PARK CODE.

RIGHT-OF-WAY NOTES:

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESSIBLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE, THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE DATA TABLE

JURISDICTION	TOWN OF PEMBROKE PARK
APPLICATION NUMBER	23-SP-04
FOLIO NUMBER	5142-20-01-0130
ADDRESS	3080 PEMBROKE RD, PEMBROKE PARK, FL 33009
CURRENT ZONING	M-1 INDUSTRIAL DISTRICT
CURRENT LAND USE	SELF-STORAGE
FUTURE LAND USE	SELF-STORAGE
FEMA FLOOD DESIGNATION	FIRM PANEL 1201100731J - Flood Zone AE PER BROWARD COUNTY FEMA FLOOD MAP DATED JULY 31, 2024
TOTAL SITE AREA	± 105,233 SF (2.416 AC) LOT AREA
DISTURBED SITE AREA	± 105,233 SF (2.416 AC)
TOTAL PROPOSED BUILDING AREA	LEVEL 1 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 2 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 3 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 4 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 5 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR BUILDING TOTAL - 5 FLOORS ± 210,775 GSF TOTAL ± 205,075 USF TOTAL

	REQUIRED	PROPOSED
BUILDING HEIGHT	80 FT BUT 100 FT WITH SPECIAL EXCEPTION FROM TOWN COMMISSION	53'-4"
LANDSCAPE OPEN SPACE	NONE LISTED.	22.2%
TOTAL IMPERVIOUS AREA	82,028 SF (78.0%)	
TOTAL PERVIOUS AREA	23,205 SF (22.0%)	
GROSS ACREAGE	2.416 AC	
NET ACREAGE	0.95 AC	
SETBACKS	FRONT: 10' FROM ALL BOUNDARY SIDE: 10' FROM ALL BOUNDARY SIDES REAR: 10' FROM ALL BOUNDARY SIDES	FRONT: 60.7' NORTH: 36.6' SOUTH: 79.2' EAST (REAR): 36.7'
LANDSCAPE BUFFER	NORTH: 5' EAST: 2.5' MIN SOUTH: 2.5' MIN WEST: 2.5' MIN	NORTH: 5' EAST: 2.5' SOUTH: 2.5' WEST: 2.5'
LOT COVERAGE	NONE LISTED.	40.0%
F.A.R.	NONE LISTED.	2.00
PARKING STALLS	1 PER 600 SF OF GROSS FLOOR AREA (I.E. 352 SPACES)	29 SPACES (INCLUDING 3 ADA)*
PARKING TALL DIMENSIONS	10'x20'	
ASILE DIMENSIONS (W-VA)	NONE LISTED.	26' (TWO-WAY 20.5' (ONE-WAY)

*Application for Parking Reduction was submitted to Town of Pembroke Park for approval on 10/02/2023.

LEGAL DESCRIPTION

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, LESS THE WEST 150 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY, THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 86016-2502, THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET, THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET, THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737 PAGE 638, SOUTH 86°59'24" EAST, A DISTANCE OF 108.80 FEET, THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°30'08" WEST, A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.



LEGEND

EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY C/L	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	⊕
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. STORM CLEANOUT	○
PROP. CONCRETE SIDEWALK	---

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS UNLESS INDICATED OTHERWISE.

PROJECT No.: FL2300008.00
DRAWN BY: R6
CHECKED BY: R6
DATE: 2024-07-24
CAD L.D.: SITE-0

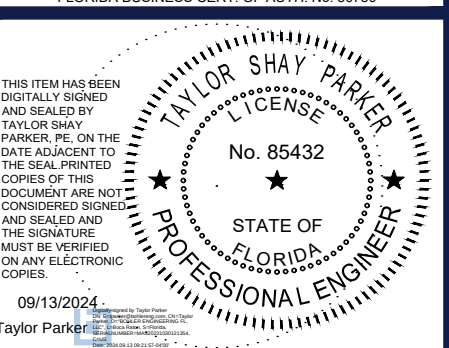
PROPOSED PUBLIC STORAGE
PEMBROKE PARK #00412



PROPOSED PUBLIC STORAGE DEVELOPMENT
3080 W PEMBROKE ROAD,
HALLANDALE BEACH, FL 33009
TOWN OF PEMBROKE PARK
FOLIO # 514220010130
SEC 20 / TOWNSHIP 51 S / RANGE 42 E

BOHLER

1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800



SITE PLAN

SHEET NUMBER:
C-301
ORG. DATE - 2024-07-24

Taylor Parker, P.E.
BOHLER FLC230008.00
1 SE 3rd Avenue, Suite 1760
Miami, FL 33131

**Re: Public Storage Pembroke Park
OFF STREET PARKING REDUCTION
Parcel ID: 5142-20-01-0130**

JFO Group Inc. has been retained to prepare a parking analysis to determine compliance with Sec. 28-301.2. - *Parking reduction of the Town of Pembroke Park Land Development Code*. This parking analysis is associated with a Site Plan application for the Public Storage Pembroke Park property. The subject property contains ± 2.44 acres zoned M-1 Industrial District, located at the southeast corner of SW 31st Avenue & W Pembroke Road in the Town of Pembroke Park, Florida. Figure 1 shows the project location in relation to the transportation network.



Figure 1 : Project Location

The Public Storage Pembroke Park project is proposing to replace $\pm 53,021$ SF Mini Warehouse uses with $\pm 210,775$ SF Mini Warehouse uses. Exhibit 1 includes a copy of the proposed site plan. The proposed site plan includes 29 parking spaces. Since Sec. 28-301.- *Minimum requirements* does not include self-storage, this parking reduction is being provided. The closest category included in Sec. 28-301 is *Industrial* which does not reflect the operations of a self-storage facility like the one being proposed on the subject site.

Table 1 includes the parking requirements as defined in the town's land development code. Table 2 includes parking demand calculations for the proposed self-storage using the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE) and a parking demand calculation based on the off-street parking reduction request approved for a $\pm 122,275$ SF self-storage located at 2801 John P Lyons Lane and another approved parking reduction for a $\pm 121,900$ SF self-storage located at 3195 W Hallandale Beach Boulevard.

Exhibit 2 includes excerpts from the ITE Parking Generation Manual while Exhibit 3 includes excerpts from the parking reduction memorandum for the 2801 John P Lyons Lane self-storage facility and Exhibit 4 for the 3195 W Hallandale Beach Boulevard project.

The applicant is seeking this parking reduction in order to allow greater use of the property by demonstrating that the proposed self-storage parking demand is a mere fraction of the Town's code. If granted, this technical deviation will allow the applicant to better serve the community, by providing self-storage services for its surrounding neighborhood. In this manner, the requested deviation will provide adequate parking supply to meet the anticipated parking demand.

Table 1: Parking Required by Code Vs Parking Provided

Land Use	Land Development Code - Sec. 28-301. Off-Street Parking Requirements	Proposed Intensity	Parking Supply required by Code	Parking Provided
Industrial	One (1) parking space (exclusive of service roads, entrances and exits) shall be provided for each six hundred (600) square feet of the gross floor area in the building, or one (1) parking space for each two (2) employees shall be provided; whichever requires the greater amount of parking spaces.	±210,775 SF	352	29

The proposed self-storage building will consist of ±210,775 SF. As shown in Table 2, the proposed parking supply being provided for the self-storage will be able to accommodate the parking demand being generated.

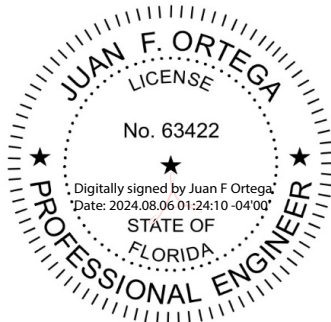
Table 2: Self-Storage Parking Demand

	Parking Ratio	Parking Demand	Parking Provided
ITE Parking Generation Manual	One (1) parking space for each 11,111 square feet of gross floor area [0.09 Spaces per 1KSF GFA]	19	29
2801 John P Lyons Lane Self-Storage	One (1) parking space for each 8,734 square feet of gross floor area	25	
Seneca Town Center 3195 W Hallandale Beach Boulevard	One (1) parking space for each 6,095 square feet of the gross floor area	36	

Approval of this parking reduction will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood. Consequently, we are respectfully requesting approval to provide 29 parking spaces for the Public Storage Pembroke Park project at 3080 W Pembroke Road, instead of the 352 spaces required by Code. This translates into a parking reduction from the Town's ratio of One (1) parking space for each 600 square feet of gross floor area (1:600) to a ratio of One (1) parking space for each 7,269 square feet of gross floor area (1:7,269).

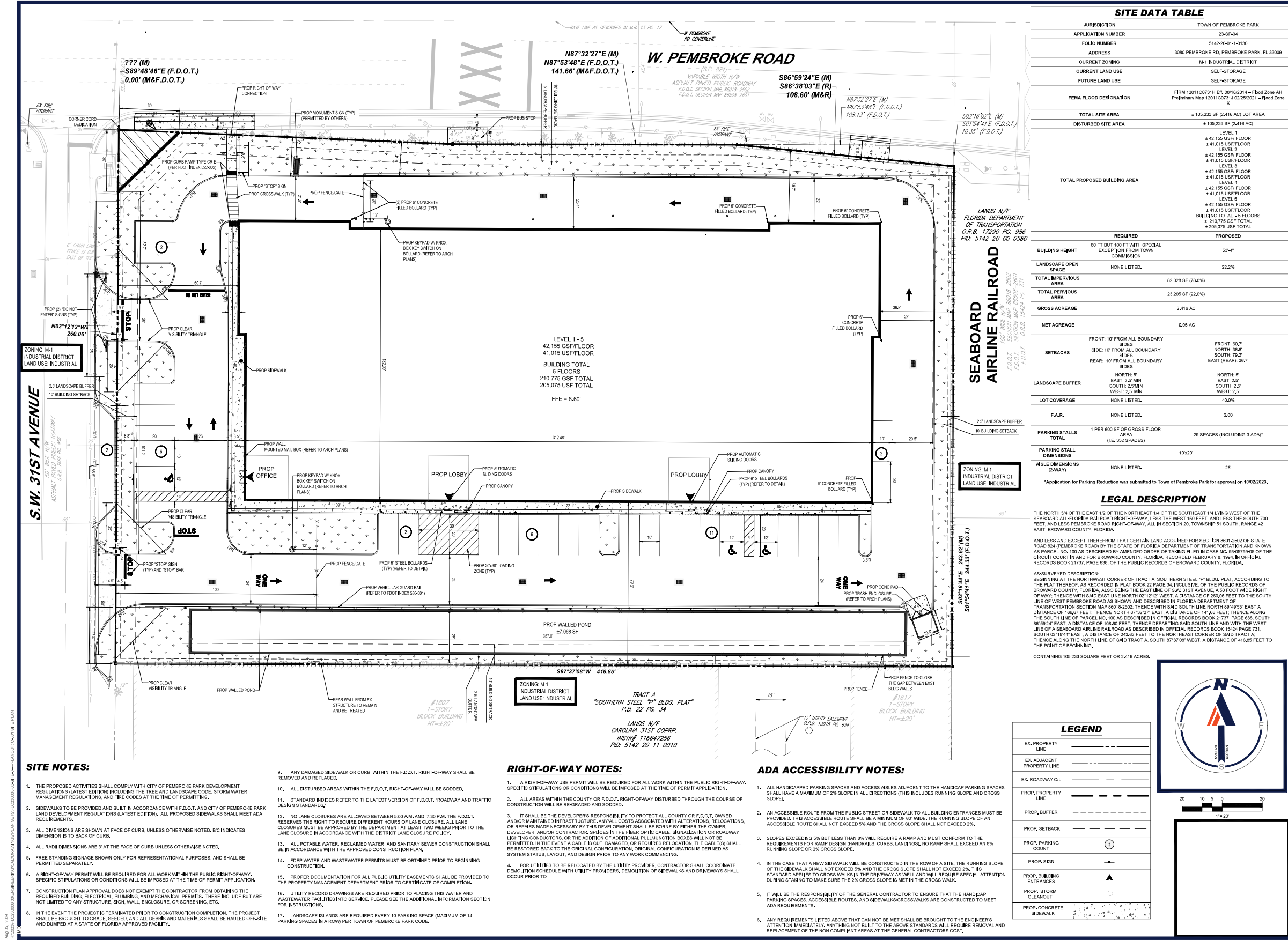
Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Proposed Site Plan
Exhibit 2: ITE Parking Generation Rates
Exhibit 3: 2801 John P Lyons Lane Self-Storage Parking Reduction
Exhibit 4: Seneca Town Center Parking Reduction

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SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF PEMBROKE PARK DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF PEMBROKE PARK LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED, AND INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL ROAD DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED, AND SHALL BE PERMITTED SEPARATELY.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.

9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SOODED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 AM AND 7:30 PM, THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.
17. LANDSCAPE ISLANDS ARE REQUIRED EVERY 10 PARKING SPACE (MAXIMUM OF 14 PARKING SPACES IN A ROW) PER TOWN OF PEMBROKE PARK CODE.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE REGRADED AND SOODED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/LAND COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR, STUPES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/ANCHOR BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION, ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS, DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESSIBLE ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE DATA TABLE

JURISDICTION		TOWN OF PEMBROKE PARK
APPLICATION NUMBER		23-SP04
FOLIO NUMBER		5142-20-01-0130
ADDRESS		3080 PEMBROKE RD, PEMBROKE PARK, FL 33009
CURRENT ZONING		M-1 INDUSTRIAL DISTRICT
CURRENT LAND USE		SELF-STORAGE
FUTURE LAND USE		SELF-STORAGE
FEMA FLOOD DESIGNATION		FIRM 12011C0731H EN, 08/18/2014 - Flood Zone AH Preliminary Map 12011C0731J 02/25/2021 - Flood Zone X
TOTAL SITE AREA		± 105,233 SF (2,416 AC) LOT AREA
DISTURBED SITE AREA		± 105,233 SF (2,416 AC)
TOTAL PROPOSED BUILDING AREA		LEVEL 1 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 2 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 3 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 4 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR LEVEL 5 ± 42,155 GSF FLOOR ± 41,015 USF FLOOR BUILDING TOTAL ± 5 FLOORS ± 210,775 GSF TOTAL ± 205,075 USF TOTAL
BUILDING HEIGHT	REQUIRED	80 FT BUT 100 FT WITH SPECIAL EXCEPTION FROM TOWN COMMISSION
	PROPOSED	53'-4"
LANDSCAPE OPEN SPACE		NONE LISTED, 22.2%
TOTAL IMPERVIOUS AREA		82,028 SF (75.0%)
TOTAL PERVIOUS AREA		23,205 SF (22.0%)
GROSS ACREAGE		2,416 AC
NET ACREAGE		0.95 AC
SETBACKS	FRONT: 10' FROM ALL BOUNDARY SIDES	FRONT: 60.7' NORTH: 36.5' SOUTH: 79.2' EAST (REAR): 36.7'
	SIDE: 10' FROM ALL BOUNDARY SIDES	
	REAR: 10' FROM ALL BOUNDARY SIDES	
LANDSCAPE BUFFER		NORTH: 5' EAST: 2.5' MIN SOUTH: 2.5' MIN WEST: 2.5' MIN
LOT COVERAGE		NONE LISTED, 40.0%
F.A.R.		NONE LISTED, 2.00
PARKING STALLS TOTAL		1 PER 600 SF OF GROSS FLOOR AREA (I.E. 352 SPACES)
PARKING STALL DIMENSIONS		10'x20'
ABLE DIMENSIONS (3-WAY)		NONE LISTED, 28'
		*Application for Parking Reduction was submitted to Town of Pembroke Park for approval on 10/02/2023.

LEGAL DESCRIPTION

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LIVING WEST OF THE SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY, LESS THE WEST 150 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF FILING FILED IN CASE NO. 23-875945 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION: BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL 17' BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF SW 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY, THENCE WITH S40 EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.50 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 8601-2502; THENCE WITH S40 SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 169.67 FEET; THENCE NORTH 87°32'27" EAST, A DISTANCE OF 14.86 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737, PAGE 638, SOUTH 88°59'24" EAST, A DISTANCE OF 160.69 FEET; THENCE DEPARTING S40 SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 245.62 FEET TO THE NORTHEAST CORNER OF S40 TRACT A; THENCE ALONG THE NORTH LINE OF S40 TRACT A, SOUTH 87°37'00" WEST, A DISTANCE OF 416.58 FEET TO THE POINT OF BEGINNING,

CONTAINING 105,233 SQUARE FEET OR 2,416 ACRES.

LEGEND	
EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY C/L	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	①
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. STORM CLEANOUT	○
PROP. CONCRETE SIDEWALK	---



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

Sunshine811

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

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLC23008J00
DRAWN BY: AO
CHECKED BY: BO
DATE: 2024-07-24
CAD LD: SITE-0

PUBLIC STORAGE
PEMBROKE PARK
#00412

FOR

Public Storage

PROPOSED PUBLIC STORAGE DEVELOPMENT

3080 W PEMBROKE ROAD,
HALLANDALE BEACH, FL 33009
TOWN OF PEMBROKE PARK
FOLIO # 514220010130
SEC 20 / TOWNSHIP 51 S / RANGE 42 E

BOHLER

1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. NO. 36780

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 2024-07-24

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Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	0	—
5:00 a.m.	0	—
6:00 a.m.	0	—
7:00 a.m.	0	—
8:00 a.m.	14	—
9:00 a.m.	71	—
10:00 a.m.	50	—
11:00 a.m.	79	—
12:00 p.m.	57	—
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	—
9:00 p.m.	0	—
10:00 p.m.	0	—
11:00 p.m.	0	—

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Massachusetts, Minnesota, and Texas.

Source Numbers

37, 314, 415, 556, 562

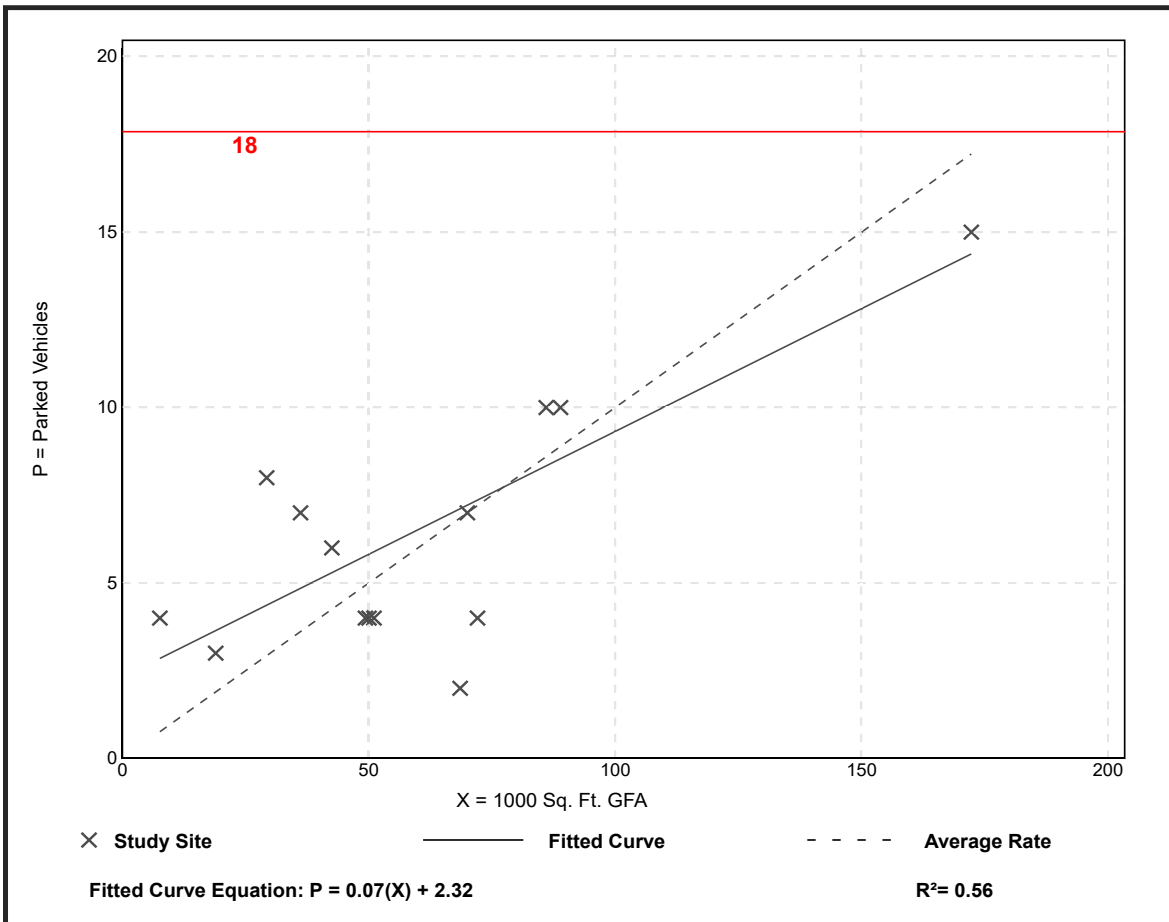
Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 4:00 - 6:00 p.m.
 Number of Studies: 14
 Avg. 1000 Sq. Ft. GFA: 60

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)

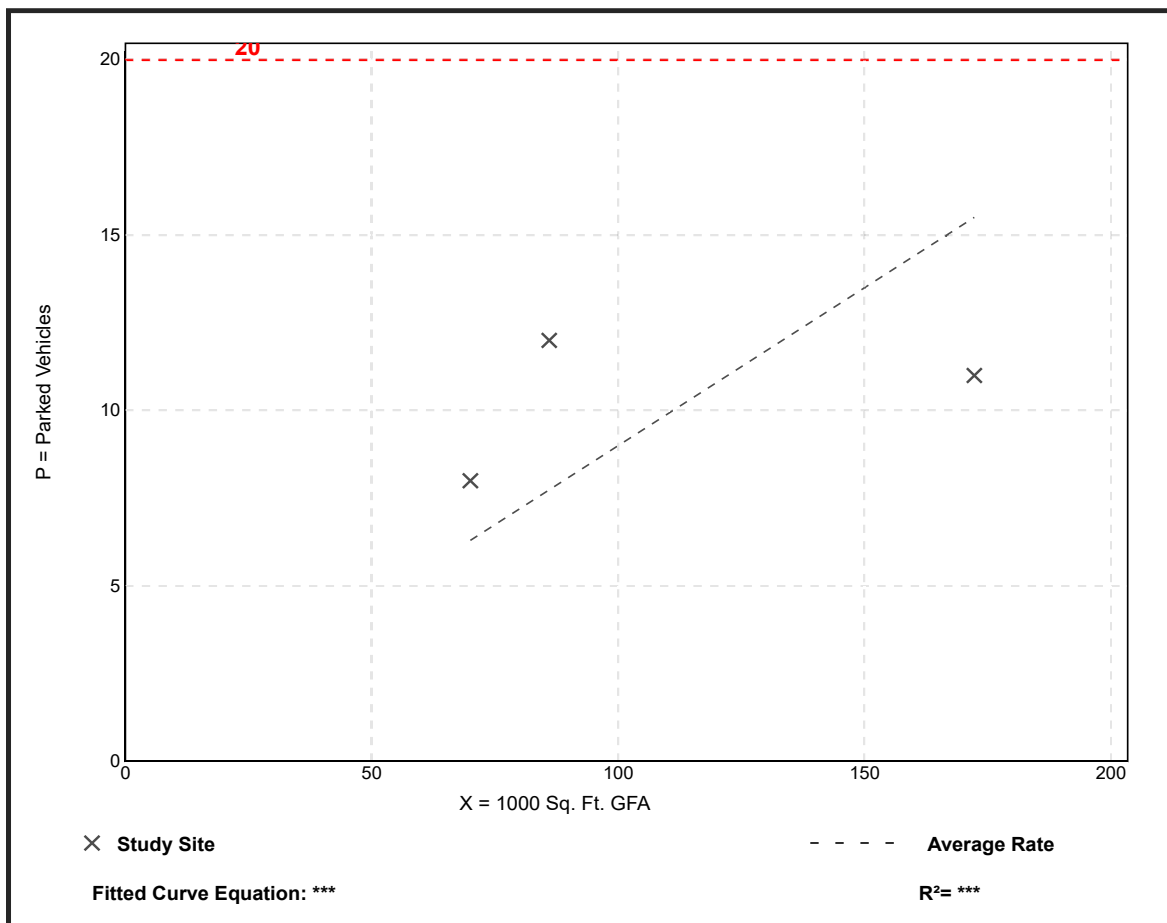
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 1:00 - 5:00 p.m.
 Number of Studies: 3
 Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

PARKING
WAIVER

TOWN OF PEMBROKE PARK
APPLICATION FOR PARKING REDUCTION

Date: _____
Case No: _____
Receipt No.: _____

Filing Fees:

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

In addition to the application for Parking Reduction, the Applicant shall supply the documentation required by Section 28-301.2 of the Town's Code of Ordinances.

Petitioner / Applicant: Wheat Capital Management

Address: 100 SE 3rd Avenue 1 Suite 601 City: Fort Lauderdale, FL 33394

Phone: 954-554-1515 Fax: _____ E-mail: CMaier@wheatcapitalmanagement.com

Petitioner's Relation to Subject Property: Contract and Purchase

If Petitioner is not Owner, Name of Owner: Dream House Reproduction, LLC

Address of Owner: 6804 SW 5th Street City: Pembroke Pines

Signature of Petitioner: _____

Address of Property Subject to the Requested Parking Reduction: 2801 John D. Lyons Lane

Legal Description of Property (Plat Book/Page or Metes and Bounds): See Attached

General Vicinity (Provide Map): Attached

Site Plan (Provide Plan): Attached

Parking Reduction Request: 14 Spaces Provided
203 Spaces Required

Parking Study Completed By: Attached please find parking study prepared by Tom Hall along with

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this _____ day of _____, 20____, by _____

☐ He/She is personally known to me or

☐

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: **Town of Pembroke Park
Planning and Zoning Board**

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

Date: **March 15th, 2016**

Subject: **Off-Street Parking Reduction Request
Proposed Self Storage Facility – Wheat Capital Management
2801 John P. Lyons Lane
Pembroke Park Acct. No. 16-284
MMPA Account No.: 00-1101-1091B**

RECOMMENDED PLANNING AND ZONING BOARD ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the applicant's engineering study, and if deemed acceptable, recommend **APPROVAL** of the Parking Reduction application to allow a reduction of the number of required parking spaces for the proposed self-storage warehouse use from one (1) parking space for each 600 square feet of net floor area (1:600) to one (1) parking space for each 8,734 square feet of net floor area (1:8,734).

GENERAL PROJECT INFORMATION

Land Use Designation: I - Industrial

Zoning District: M -1 Industrial District

General Location: 2801 John P. Lyons Lane

Legal Description: A portion of Parcel "B", Supreme Millwork Plat, according to the plat recorded in Plat Book 118, Page 33, of the public records of Broward County, Florida.

7522 Wiles Road Suite B-203 Coral Springs, Florida 33067 Telephone: 954-757-9909

Planning and Zoning Board Staff Report
Parking Reduction Application - Proposed Self Storage Facility
2801 John P. Lyons Lane
March 15th, 2016
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PROJECT DESCRIPTION

A contract purchaser of the land owner (Dream House Reproductions, LLC), Wheat Capital Management, has submitted a Site Development Plan application to the Town to re-develop a site with a multi-story self-storage facility located at 2801 John P. Lyons Lane. A related Parking Reduction application was also submitted to provide fewer off-street parking spaces than the Zoning Code would normally require. The proposed Site Development Plan drawings indicate a total of 122,275+/- sq. ft. plus ancillary off-street parking areas and landscaped areas.

The Parking Reduction application requests the number of off-street parking spaces for a new self-storage warehouse complex be reduced from the Town's normal ratio of one (1) parking space for each 600 square feet of net floor area (1:600) to a ratio of one (1) parking space for each 8,734 square feet of net floor area (1:8,734).

BACKGROUND INFORMATION

The Town adopted its first Off-street Parking Code in August 1973. A great deal of the Town's industrial development located between Park Road and I-95 predated the above Code; therefore, many older developments lack adequate parking on the sites and modern parking lot design features are lacking. For example direct back-out parking onto a public roadway is now prohibited but was allowed back then. Direct back-out parking onto busy roadways is often dangerous, as motorist visibility is frequently blocked and increased accidents occur. Also, most of the Town's original small-scale industrial uses were primarily repair type businesses as compared to today's modern "big-box" complexes (Seneca Industrial Park / Pembroke Commerce Center). The Town has only one completely self-storage complex (Public Storage on Pembroke Road) and one new complex about to break ground (Storage & More on Park Road) for "dead storage" meaning no business activities occur. Self-storage mini-warehouse complexes typically do not require a great deal of parking spaces due to the limited amount of activity.

Prior to April 2003 all requests to reduce the quantity or size of off-street parking spaces were considered by the Town on a case-by-case basis through the Zoning Variance process. This required a lengthy and costly review / public hearing process handled by a Hearing Officer. An applicant had to prove that a non self-created hardship unique to the subject site existed, which was often difficult. The Town's 2003 Code amendment replaced the formal zoning variance procedure with a more common Parking Reduction waiver process, which includes an engineering study and staff analysis, but a legal hardship does not have to exist. Most communities have switched to this less formal waiver process, and it has been gladly received by the development community and property owners.

The Town's current off-street parking standards are dated and the criteria for industrial uses (1:600) is more applicable to smaller development sites common in the eastern areas of the Town. The modern "big box" industrial developments began in the Town in the late 1990s with the Seneca Industrial Park / Pembroke Commerce Center. As applied to "big box" industrial uses a great deal of unused parking spaces often results. Most cities allow a professional engineer studies that recommend different standards for non-labor intensive industrial uses such as assembly / manufacturing / product repairs at about 1:800 - 1:1,000 sq. ft. For large-scale "dead" warehouse storage a rate of 1:2,000 - 1:10,000 sq. ft. is not uncommon.

Michael Miller Planning Associates, Inc.

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The International Traffic Engineers (ITE) Association studies and publishes recommended standards for land use trip generation and off-street parking requirements. This data is updated periodically and is used universally by professionals for lands development reviews. The recommended parking criteria for self-storage facilities is 0.16 vehicles per 1,000 sq. ft. GFA. Applying that criteria to this development about 19-20 parking spaces are recommended to adequately serve this type of development. The applicant's traffic engineer studied several similar local developments and recommends a similar quantity of parking spaces. Therefore, the applicant's request is not unreasonable.

When the Seneca Industrial Park was reviewed / approved by the Town in 1998 a parking reduction request was made to the Town through the previous Zoning Variance procedure, as the request predated the 2003 Code modification. The Seneca Industrial Park request was to: (1) reduce the required parking ratio for the development from the normal 1:600 sq. ft. criteria to 1:725 sq. ft., and (2) to reduce the physical size of required parking spaces from 10' x 20' to 9' x 18'. The primary reason given was vehicles have gotten smaller over time and industrial uses typically have few vehicle trips, as employees arrive in the morning, may go out for lunch and leave in the evening. This is compared to retail / general office commercial uses that have much higher trip generation. Commercial parking lots have one of the higher incidences of vehicular accidents with employees and customers frequently arriving / departing. The size of off-street parking spaces is still tightly controlled by the Town Commission and any modifications require a zoning variance. The Pembroke Commerce Center did not request a parking quantity reduction when it was built, but they did receive a parking space size zoning variance (9' x 18'). A field inspection of any of the Town's newer large-scale industrial developments reveals a large amount of "built" but not utilized parking spaces.

LAND DEVELOPMENT REGULATIONS / ZONING CODE

Section 28-301(9) of the Town's Off-Street Parking Code requires the provision of one (1) parking space for each six hundred (600) square feet of gross floor area in the building, or one (1) parking space for each two (2) employees shall be provided, whichever requires the greater amount of parking spaces. The Town Code is silent as to the measurement of building square footage (gross vs. net). Gross square feet is the entire building including exterior walls and all indoor spaces, whether they are habitable or not. Net square footage is the building less exterior walls and any interior uninhabitable spaces such as mechanical rooms, elevators shafts, stair towers, and often fixed bathrooms / lobbies / hallways if deemed non-habitable. As MMPA has applied the Town Code for many years the Town has used "net" square footage, as it is more reasonably related to parking demand and is recommended by professional engineers / Code officials.

APPLICANT'S REQUEST

The proposed Site Development Plan reflects 14 parking spaces (13 normal / 1 ADA) for the entire building complex plus four (4) loading areas or approximately one (1) space for every 8,734 gross square feet of space based on 122,275 gross square feet of storage floor area, or one (1) space for every 7,860 net square feet based on 110,050+/- net square feet of floor area (area used for storage units). The rationale is based on studies for such uses by the Institute of Transportation Engineers (ITE), reviewing parking standards in other local municipalities for similar uses, and studying several similar existing local (South Florida) complexes. Self-storage facilities (aka mini-warehouses) are

Michael Miller Planning Associates, Inc.

**Planning and Zoning Board Staff Report
Parking Reduction Application - Proposed Self Storage Facility
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complexes with numerous small bays for lease. Because many homeowners and businesses have limited storage space, these types of facilities serve an important function and are economically successful. Modern day complexes are typically designed with enhanced architecture to disguise the use from a plain looking storage complex.

The applicant has indicated there would be about 1-2 employees at the complex normally – an office staff person and another for repairs and to assist tenants. The proposed site plan shows an accessory office with a square footage of approximately 400 square feet. Using the Town's Code requirement of one (1) parking space for every 300 square feet, this would require 1 required parking space. Per the Town Code requirements, the first provision of the parking requirement would take precedent – square footage over number of employees. The requested quantity of parking spaces would be 13 for the self-storage use and 1 parking space for the employees. Again, there is a cross access / cross parking arrangement with the RaceTrac gas station with five (5) additional parking spaces.

Based on the above the current Code would require 203+/- parking spaces for the self-storage warehouse use. The applicant's current proposal includes 14 parking space for the warehouse use. This is 189 parking spaces less than the current Code would normally require. The site plan also includes one (1) handicapped space to meet the ADA requirements.

Following is summary of the Town Code requirements and applicant's requests:

Required: - The Town's Code would require 203+/- parking spaces for the warehouse use.

Provided - The applicant seeks to provide 14 parking spaces for the self-storage warehouse use.

Difference - The latest site plan identifies 14 parking spaces - reduction of 189 parking spaces.

APPLICANT'S PARKING STUDY

The Town Code allows a property owner or applicant to request a Parking Reduction Order based on the submission of a professional traffic engineering study and approval by the Town. A Parking Reduction (Waiver) request follows the same review and approval procedure as a Site Development Plan (Planning and Zoning Board / Town Commission).

A Parking Reduction Study was conducted by Thomas A. Hall, Inc., a reputable local engineering firm that specializes in traffic / parking issues, as requested by the applicant. The study is attached to this report. The study focused primarily on a field observation of three (3) existing self-storage facilities (Hollywood, Oakland Park, and Miami). The studies were performed between the hours of 9:00 AM and 6:00 PM on Saturday, January 30th, 2016 and Tuesday, February 2nd, 2016 (Hollywood and Oakland Park). Data was also collected on Saturday, February 6th, 2016 between the hours of 8:30 AM and 5:00 PM and Tuesday February 9th, 2016 between the hours of 9:00 AM and 6:00 PM (Miami). The study found that the total future peak-season parking demand expected at the proposed facility will be satisfied by the fourteen (14) parking spaces and four (4) loading zones.

Michael Miller Planning Associates, Inc.

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Parking Reduction Application - Proposed Self Storage Facility
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The conclusion of the Parking Study by Mr. Hall states the following:

The parking arrangement proposed will be adequate to meet the needs of this use. Reducing the required parking will be compatible with the area, and will not adversely impact the character and integrity of the surrounding properties. In fact, just the opposite is true, to force the applicant to provide more than 200 parking spaces on the property will create an unusable parcel and a surplus of parking spaces that will not be utilized by patrons of the self-storage facility. The applicant, as indicated by the parking study can provide sufficient parking for the proposed use without the need for a surplus of parking spaces which will not be utilized. As evidenced by the traffic study, self-storage facilities are low volume uses which do not generate a need for substantial parking.

STAFF ANALYSIS OF PARKING STUDY

The Thomas Hall Parking Study relies mostly on the studies done at similar existing South Florida facilities. This is valid but typically ITE data is also referenced for a self-storage facilities. The Institute of Transportation Engineers (ITE) is an international education and scientific association for transportation and traffic engineers and other professionals. The ITE publishes numerous technical documents, studies and reference materials which are used as a standard reference throughout the engineering and planning fields. Generally speaking, the standards ITE recommend are quite accurate in application. MMPA is familiar with these types of uses and their parking needs. Complexes that have abundant parking spaces are leased to patrons with boats, trailers, lawn services, etc. Seldom are spaces reserved for tenants of the smaller warehouse bays. The proposed development will have mostly smaller air-conditioned bays. The recommended ITE criteria for self-storage facilities is 0.16 vehicles per 1,000 sq. ft. GFA. Ranges listed are between 0.09 and 0.27 vehicles per 1,000 sq. ft. GFA. MMPA is recommending that the Site Development Plan have a condition that limits the types of uses that can occupy the leased bays. In essence, no business may operate out of the complex bays where employees are present or work is performed. The parking spaces will be limited so that they cannot be leased for storage of vehicles or materials. Given the conditions, MMPA feels that the proposed 14 parking spaces will be sufficient for this development.

STAFF REVIEW OF EXISTING TOWN PROJECTS

MMPA has inspected other self-storage facilities in the Town. To our knowledge there are two (2) existing complexes (Armadillo / Public Storage) in the Town. Both complexes have numerous small buildings with almost no on-site parking spaces. Neither appears to experience any parking congestion. Those projects are one-story complexes. The Public Storage complex has 54,600 square feet of building area while the Armadillo complex has 59,140 square feet of building area. The Town approved a 5-story air-conditioned self-storage warehouse complex on Park Road with about 114,000 square feet and 23 parking spaces a few years ago (Storage & More) and construction will commence shortly (1:4,782 sq. ft.). The proposed new complex is similar in design, as it is contemplated to be a six-story stand-alone facility. The floor plans will be inconvenient for any use other than dead storage.

Michael Miller Planning Associates, Inc.

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OTHER MUNICIPAL PARKING REQUIREMENTS

MMPA conducted a review of parking requirements throughout Broward County to determine what other municipal parking requirements are for these types of uses. The research reveals a range of standards but in almost all cases, developers were granted relief from the standard parking criteria. The differences are related to a development being either general industrial or self-storage / mini-warehouse. If employees are allowed with business activities, more parking is always required. For stagnant storage typically fewer parking spaces are provided or needed. As stated above, if more spaces are provided, they are typically leased for vehicles and trailers. All Codes reviewed had parking requirements for general industrial uses from one space per 600 square feet to one space per every 1,200 square feet. The City of Fort Lauderdale has a specific category for self-storage facilities / mini-warehouse of 1 space per 5,000 square feet, which is the amount requested by the applicant. Several others have similar standards or allow parking reductions.

CONCLUSION / RECOMMENDATION

MMPA finds the applicant's Parking Accumulation Study to be sufficient and accurate. After a careful review of the submitted Parking Study by Thomas Hall, a review of existing similar developments and the quantity of parking spaces provided and a review of other municipal zoning criteria, it is clear that there is justification for a reduction in the required parking for this project.

Therefore, MMPA recommends that the parking requirements for this project be reduced from 203 parking spaces to 14 parking spaces based on the evidence provided.

MMPA recommends that the Planning and Zoning Board **APPROVE** the Parking Reduction waiver application subject to the following conditions:

- 1) That the Parking Reduction is predicated on the Site Development Plan design dated March 4th, 2016 being approved by the Town Commission.
- 2) The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in it's entirety. As the number of spaces to be constructed is the minimum number staff can support, by allowing the leasing or use of parking spaces would further reduce the number of spaces available for customers and employees.
- 3) If a parking reduction is approved, a recordable covenant reflecting the reduced parking approval, with correct legal description, shall be submitted by the owner(s) 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 the 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.

Michael Miller Planning Associates, Inc.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

February 16, 2016

Erik Wilczek, P.E.
Keen Engineering, Inc.
7280 W. Palmetto Park Road
Suite 302
Boca Raton, FL 33433

RE: Pembroke Park Self Storage Traffic Statement
Project No. 201603.01

Dear Erik:

As requested, Thomas A. Hall, Inc. has completed a traffic statement for a proposed development project in the Town of Pembroke Park, Florida. The proposed project is to be 122,250 square feet of self storage. The building is to have six floors and is to be located on Parcel B of the Supreme Millwork Plat, which is between NW 31st Avenue and the CSX Railroad tracks immediately north of the existing Racetrac Petroleum station on the north side of Hallandale Beach Boulevard. Access to the site is to be by way of two existing full access driveway connections to NW 31st Avenue and an existing platted driveway connection between the Racetrac Petroleum station and the project site. The proposed Pembroke Park Self Storage will replace an existing 22,630-square-foot industrial building. The enclosed Figure 1 – Site Location shows the location of the proposed project.

1. Trip Generation Analysis

In order to determine the traffic impacts associated with the proposed development, a comparison of trips generated by the existing land use and the trips expected to be generated by the proposed Pembroke Park Self Storage was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition, were consulted and the trips generated by the existing land use (ITE Code 140 – Manufacturing) was completed. Trip generation characteristics for self-storage facilities are provided for in the ITE manual. However, the type of storage facilities studied by ITE is mini-warehouses, which are not the same as the proposed project. Mini-warehouses are traditional small rows of warehouses with garage doors that often are used to house businesses in industrial areas. Self-storage facilities do not permit businesses to operate within the storage bays—and those bays are generally much smaller than mini-warehouses and focused on providing air conditioned, secure storage of private property while prohibiting use of the storage facility for any other purpose.

Given that the ITE trip generation characteristics for mini-warehouses are not the same as the proposed Pembroke Park Self Storage and also given that a parking study was being conducted at three local self-storage businesses in order to develop a parking rate for the proposed development, it was decided that entering and exiting trips should be counted at the same three study sites for the p.m. peak hour of the day. The a.m. peak hour was not studied because the self-storage facilities are not open for business prior to 9:00 a.m.

Erik Wilczek, P.E.
February 16, 2016
Page 2 of 2

The three sites chosen for study were: Extra Space Self Storage in the City of Hollywood, Florida, Four Seasons Self Storage in the City of Oakland Park, Florida, and Safeguard Self Storage in the City of Miami, Florida. All three facilities, according to information provided on their websites, maintain office staff on site between the hours of 9:00 a.m. and 6:00 p.m. during the week. In spite of the stated hours of operation, staff at each business noted that renters were given a passcode and could access their storage unit until 10:00 p.m. in the evening. For the purposes of this study, however, the focus was on the afternoon peak hour for adjacent street traffic, which is generally deemed to be between 4:00 p.m. and 6:00 p.m.

Table 1 – Observed PM Peak Hour Trip Generation (enclosed) shows how the afternoon peak hour trip generation rate was developed. As the table shows, three study sites were observed between the hours of 4:00 p.m. and 6:00 p.m. on a Tuesday. In order to reflect peak-season conditions, a Peak Season Category Factor (1.01) was obtained from the Florida Department of Transportation’s online database and applied to the traffic counts. Because the three study sites had different occupancy rates, adjustments were made to reflect 100-percent occupancy at each location. The adjusted peak-hour trips were divided by the corresponding building square footage to arrive at a trip generation rate per thousand square feet of building area. From these three results, an average rate of 0.146 trips per thousand square feet of self-storage facility was calculated.

Table 2 – PM Peak Hour Trip Generation (enclosed) shows a comparison of trips expected to be generated by both the existing and proposed land uses. As Table 2 shows, replacing the existing manufacturing land use with the proposed Pembroke Park Self Storage results in a net new increase of one trip on an afternoon peak-hour basis.

An increase of one peak-hour trip is expected to have no impact on existing levels of service on local roadways.

2. Conclusion

Based upon the findings shown in Tables 1 and 2, and described above, it appears that the proposed Pembroke Park Self Storage will generate 1 net new peak-hour trip. An increase of one peak-hour trip is expected to have no impact on existing levels of service on local roadways.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,

Thomas A. Hall
President

Peter Partington, P.E.
FL Registration No. 45099
1521 NE 53rd Street
Ft. Lauderdale, FL 33334

TAH/kh

Enclosures

C:\Work\201603 - Pembroke Park Storage Facility\Report\Traffic Statement.doc

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

February 15, 2016

Erik Wilczek, P.E.
Keen Engineering, Inc.
7280 W. Palmetto Park Road
Suite 302
Boca Raton, FL 33433

RE: **Pembroke Park Self Storage Parking Study**
Project No. 201603.01

Dear Erik:

We have completed the Pembroke Park Self Storage parking demand study commissioned by your firm. The storage facility’s site plan indicates that there will be a single building comprised of six stories totaling 122,250 square feet. The study methodology and findings follow:

Introduction

According to information provided by the owner for a February 2016 site plan submittal in support of a new self-storage facility, the 122,250-square-foot Pembroke Park Self Storage will replace an existing 22,630-square-foot industrial building located between NW 31st Avenue and the CSX Railroad tracks north of Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. A copy of the project site plan is enclosed.

The proposed self-storage facility is to have fourteen parking spaces and four loading zones. Note, however, that loading zones at self-storage facilities function as parking spaces and only differ from ordinary parking spaces in that they tend to be closest to the building entrance and, sometimes, incorporate a loading dock.

The Town of Pembroke Park code does not specifically address the proposed land use’s parking requirements. However, a method is provided in Section 28-301.2 of the town code for performing a parking reduction study. This method has been adapted to this project.

Study Purpose

The purpose of this study was to ascertain the actual parking demand for the proposed Pembroke Park Self Storage facility.

Study Methodology

The study was completed in accordance with the methodology defined in a telephone conversation with Michael Miller, of Michael Miller Planning Associates, Inc., the Town of Pembroke Park’s Planning and Zoning Consultant. Mr. Miller requested that parking demand observations be conducted on a Saturday and a mid-week day at three similar facilities in South Florida. Three similar sites were found: Extra Space Self Storage in Hollywood, Florida, Safeguard Self Storage in Miami, Florida, and Four Seasons Self Storage in Oakland Park, Florida.

Erik Wilczek, P.E.
February 15, 2016
Page 2 of 3

While each study site had defined parking and loading zones, each site also had areas that could accommodate additional parked vehicles. So, for example, there was an entire row of on-street public parking spaces across the street from the Four Seasons Self Storage in Oakland Park, on-street parallel parking on Flagler Street to the west of the Safeguard Self Storage in Miami, and undefined on-site space for an additional six passenger vehicles at the Extra Space Self Storage in Hollywood.

Data Collection and Analysis

In order to determine actual parking demand for the development, parking data was collected between the hours of 9:00 a.m. and 6:00 p.m. on Saturday, January 30, 2016 and Tuesday, February 2, 2016 at both the Extra Space Self Storage and the Four Seasons Self Storage. Data was also collected on Saturday, February 6, 2016 between the hours of 8:30 a.m. and 5:00 p.m. and Tuesday, February 9, 2015 between the hours of 9:00 a.m. and 6:00 p.m. at the Safeguard Self Storage in Miami, Florida.

The number of parking spaces assumed at each study site was the total number of defined parking spaces plus defined loading zones in use on the property. As noted above, additional parking opportunities were available and some vehicles were observed parking outside the defined parking spaces and loading zones. Those vehicles were included in the study site parking occupancy totals.

Tables 1, 3 and 5 - Saturday Parking Occupancy, display the results of the parking occupancy measurements for the three study sites. According to their websites only one of the study sites, Safeguard Self Storage in Miami, was open before 9:00 a.m. on Saturday. The other two sites opened at 9:00 a.m. and closed at 6:00 p.m. while Safeguard opened at 8:30 and closed at 5:00 p.m. Note that the occupied parking spaces—the “demand” for parking—was adjusted to reflect 100 percent building occupancy. In addition, a Peak Season Factor was obtained from information provided on the Florida Department of Transportation’s online traffic database for both the Miami-Dade County and Broward County study sites.

When the parking demand adjustments were made to consider peak-season, 100-percent building occupancy, the total peak parking demand at Extra Space Self Storage was found to occur at 5:30 p.m. when 9 parking spaces, or 78.1 percent of the 11 available parking spaces, were in use. The Four Seasons Self Storage had a 100-percent building occupancy, peak parking demand of 19 parking spaces, or 126.3 percent of the 15 available parking spaces at 1:00 p.m. The Safeguard Self Storage had a 100-percent building occupancy, peak parking demand of 12 parking spaces, or 104.9 percent of the 11 available parking spaces at 3:30 p.m.

Tables 2 4 and 6, Tuesday Parking Occupancy, shows the results of the parking occupancy measurements for each study site between the hours of 9:00 a.m. and 6:00 p.m. As with the Saturday results, the number of occupied parking spaces was adjusted to reflect peak season and 100 percent occupancy levels.

When the parking demand adjustments were made to consider peak-season, 100-percent building occupancy, the total peak parking demand at Extra Space Self Storage was found to occur at both 10:30 a.m. and 11:30 a.m. when 12 parking spaces, or 106.3 percent of the 11 available parking spaces, were in use. The Four Seasons Self Storage had a 100-percent building occupancy, peak parking demand of 13 parking spaces, or 86.6 percent of the 15 available parking spaces at both 11:00 a.m. and 12:30 p.m. The Safeguard Self Storage had a 100-percent building occupancy, peak parking demand of 9 parking spaces, or 78.7 percent of the 11 available parking spaces at 3:30 p.m.

Table 7, Average Saturday Peak Parking Rate, displays the results of combining the total 100-percent occupied building, peak-season, Saturday parking demand at the three study sites to produce an average parking demand rate per thousand square feet of building area. As the table shows, the average parking rate per thousand square feet of building area is 0.1490.

Erik Wilczek, P.E.
February 15, 2016
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Table 8, Average Tuesday Peak Parking Rate, displays the results of combining the total 100-percent occupied building, peak-season, Tuesday parking demand at the three study sites to produce an average parking demand rate per thousand square feet of building area. As the table shows, the average parking rate per thousand square feet of building area is 0.1261.

Applying the average parking rates per thousand square feet of building area shown in Tables 7 and 8 to the proposed 122,250-square-foot Pembroke Park Self Storage results in an expected peak-season parking demand of 18 parking spaces on Saturday and 16 parking spaces on Tuesday. Comparing the highest parking demand (18 parking spaces) to the actual number of parking spaces proposed under the current site plan (also 18), it would appear that sufficient numbers of parking spaces/loading zones have been provided for the new development—even for 100-percent building occupancy under peak-season conditions.

In their seminal document *Parking*, the Eno Foundation noted that an appropriate design objective when laying out parking spaces was to design for 85 percent of the peak annual parking demand. The 18 parking spaces proposed for the Pembroke Park Self Storage are expected to provide for 100 percent of the expected parking demand.

Conclusions

Based on these findings, the total future peak-season parking demand expected at the Pembroke Park Self Storage (18 parking spaces on a peak-season Saturday) will be satisfied by the fourteen parking spaces and four loading zones proposed as a part of the project site plan.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,



Thomas A. Hall
President

Peter Partington, P.E.
FL Registration No. 45099
1521 NE 53rd Street
Ft. Lauderdale, FL 33334

TAH/kh
Enclosures

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Jeff Zito
Vice President, Project & Construction Services
The Ferber Company
2655 North Ocean Drive, Ste. 401, Singer Island, FL 33404
561.210.9105 (O) | 561.914.0411 (C)

Re: **Seneca Town Center**
Off Street Parking Reduction Request (Self-Storage Parcel)
3195 W Hallandale Beach Boulevard, Pembroke Park, FL
Parcel ID 514220170073

JFO Group Inc. has been retained to evaluate a parking analysis to determine compliance with Sec. 28-301.2. - *Parking reduction of the Town of Pembroke Park Land Development Code*. This parking analysis is associated with a Site Plan application for the Seneca Town Center property. The subject property contains ±6.22 acres zoned B-1 Business District, located at the northeast corner of Hallandale Beach Boulevard/SR 824 and Seneca Boulevard/SW 32nd Avenue in the Town of Pembroke Park. Figure 1 shows the project location in relation to the transportation network.

The Seneca Town Center project is proposing a gas station consisting of a 5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank/Office/Retail building, and a 121,900 SF Self-Storage facility. Exhibit 1 includes a copy of the proposed site plan. The proposed site plan includes 132 parking spaces. The gas station, fast food restaurant and bank/office/retail parcels will provide more parking supply than what it is required by Code. On the other hand, since Sec. 28-301.- *Minimum requirements* does not include self-storage, this parking reduction is being provided. The closest category included in Sec. 28-301 is *Industrial* which does not reflect the operations of a self-storage facility like the one being proposed at the Seneca Town Center.



Figure 1 : Project Location

Table 1 includes the parking requirements for each proposed use as defined in the town's land development code. Table 2 includes parking demand calculations for the proposed self-storage using the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE) and a parking demand calculation based on the off-street parking reduction request approved for a ±122,275 SF self-storage located at 2801 John P Lyons Lane. Exhibit 2 includes excerpts from the ITE Parking Generation Manual while Exhibit 3 includes excerpts from the parking reduction memorandum for the 2801 John P Lyons Lane self-storage facility.

The applicant is seeking this parking reduction in order to allow a greater use of the property by demonstrating that the proposed self-storage parking demand is a mere fraction of the Town's code. If granted, this technical deviation will allow the applicant to better serve the community, by providing self-storage services for its surrounding neighborhood. In this manner, the requested deviation will provide adequate parking supply to meet the anticipated parking demand.

Table 1: Parking Required by Code Vs Parking Provided

Land Use	Land Development Code - Sec. 28-301. Off-Street Parking Requirements	Proposed Intensity	Parking Supply required by Code	Parking Provided
Gas Station C-Store	One (1) parking space for every three hundred (300) square feet of floor area	±5,636 SF	19	55
Fast Food	One (1) parking space for each fifty (50) square feet of floor area devoted to patron use within the establishment	±2,122 SF	26	35
Bank/Office /Retail	One (1) parking space for each three hundred (300) square feet of floor area	±3,018 SF	10	22
Self-Storage	One (1) parking space for each six hundred (600) square feet of the gross floor area in the building	±121,900 SF ±900 Units	203	20

The proposed self-storage building will consist of ±121,900 SF and will accommodate ±900 storage units. As shown in Table 2, the proposed parking supply being provided for the self-storage will be able to accommodate the parking demand being generated.

Table 2: Self-Storage Parking Demand

	Parking Ratio	Parking Demand	Parking Provided
ITE Parking Generation Manual	1.36 parking spaces for each 100 storage units	12	20
2801 John P Lyons Lane Self-Storage	One (1) parking space for each 8,734 square feet of gross floor area	14	

Figure 2 shows the proposed parking supply allocated to the self-storage parcel. Please note that the six (6) parking spaces on the western side of the self-storage building belong to the Bank/Office/Retail parcel.

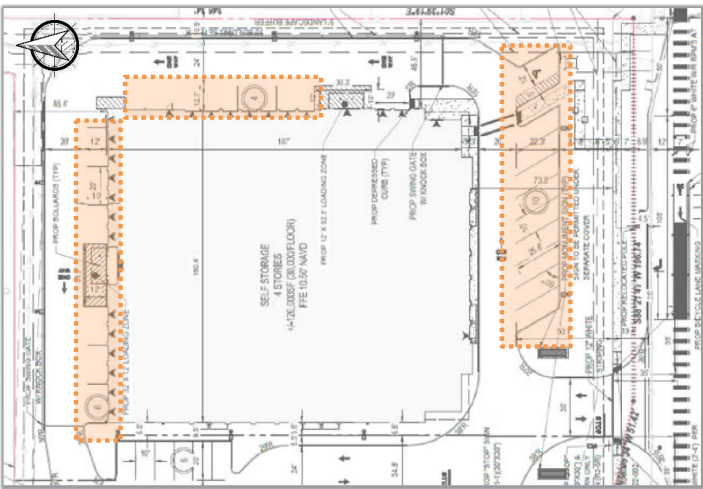


Figure 2: Self Storage Parking Layout

Approval of this parking reduction will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood. Consequently, we are respectfully requesting an approval for providing 20 parking spaces for the self-storage parcel at the Seneca Town Center project instead of the 203 spaces required by code. This translates into a parking reduction from the Town's ratio of One (1) parking space for each 600 square feet of gross floor area (1:600) to a ratio of One (1) parking space for each 6,095 square feet of the gross floor area (1:6,095).

Sincerely,

JFO GROUP INC
COA Number 32276



- Enclosures:
- Exhibit 1: Proposed Site Plan
 - Exhibit 2: ITE Parking Generation Rates
 - Exhibit 3: 2801 John P Lyons Lane Self-Storage Parkin Reduction Excerpts

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NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF PUBLIC STORAGE OPERATING COMPANY, AS RECORDED IN INSTRUMENT NUMBER 119533953, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PD OF 542 20 01 0130 PER THE BROWARD COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
2. AREA = 105,683 SQUARE FEET OR 2.426 ACRES (MEASURED).
3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WITHIN THE RIGHT-OF-WAY OF SW 31ST AVENUE AND IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WERE MARKED BY A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND, LLC ON AUGUST 2, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MAY 23, 2023 AND AUGUST 5, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AC2377 WITH A PUBLISHED ELEVATION OF 6.98 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (EL. 7) (FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF PONDING), BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 731 OF 731, MAP NUMBER 12011C0231H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: M-1 INDUSTRIAL DISTRICT

BUILDING SETBACKS

FRONT: 55 FEET OF CENTERLINE FROM PEMBROKE ROAD
SIDE: 10 FEET
REAR: 10 FEET

- ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING FL, LLC, DATED JUNE 06, 2023 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION, SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
 9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
 10. PARKING: 12 STANDARD
 11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
 12. THE PROPERTY HAS ACCESS ALONG W. PEMBROKE ROAD (S.R. 824) AND S.W. 31ST AVENUE.
 13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES SJ-17.050 THROUGH SJ-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
 14. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 20, AS BEING NORTH 87°32'27" EAST.
 15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
 16. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING AND SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
 17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 18. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: PUBLIC STORAGE.
 19. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
 20. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. LIST SERIAL NUMBER(S): 10006059

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	NO CONFLICT	(888) 357-1922
BROWARD COUNTY TRAFFIC ENGINEERING	MARKED	(954) 847-2642
BROWARD COUNTY WATER AND WASTEWATER SERVICES	MARKED	(954) 831-3236
CITY OF HOLLYWOOD PUBLIC UTILITIES DEPT	MARKED	(954) 921-3046
CITY OF HOLLYWOOD, PUBLIC WORKS DEPARTMENT	MARKED	(305) 412-0891
COMCAST CABLE	MARKED	(800) 778-9140
CROWN CASTLE NO	MARKED	(855) 933-4237 X1
ELAND ENGINEERING / FOOT DISTRICT 4	NO CONFLICT	(954) 847-2660
FLORIDA CITY GAS	NO CONFLICT	(772) 224-3925
FLORIDA POWER & LIGHT-BROWARD	MARKED	(800) 778-9140
LUMEN	NO CONFLICT	(877) 366-8344 X3
MCI	MARKED	(800) 624-9676
SPRINT	MARKED	(800) 521-0570 X5141
TOWN OF PEMBROKE PARK	UNMARKED	(561) 314-4445



Know what's below.
Call before you dig.
Dial 811
Or Call 800-432-4770

LEGAL DESCRIPTION

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE SEABOARD ALL-FLORIDA RAILROAD RIGHT-OF-WAY, LESS THE WEST 150 FEET, AND LESS THE SOUTH 700 FEET, AND LESS PEMBROKE ROAD RIGHT-OF-WAY, ALL IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05789-AS OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

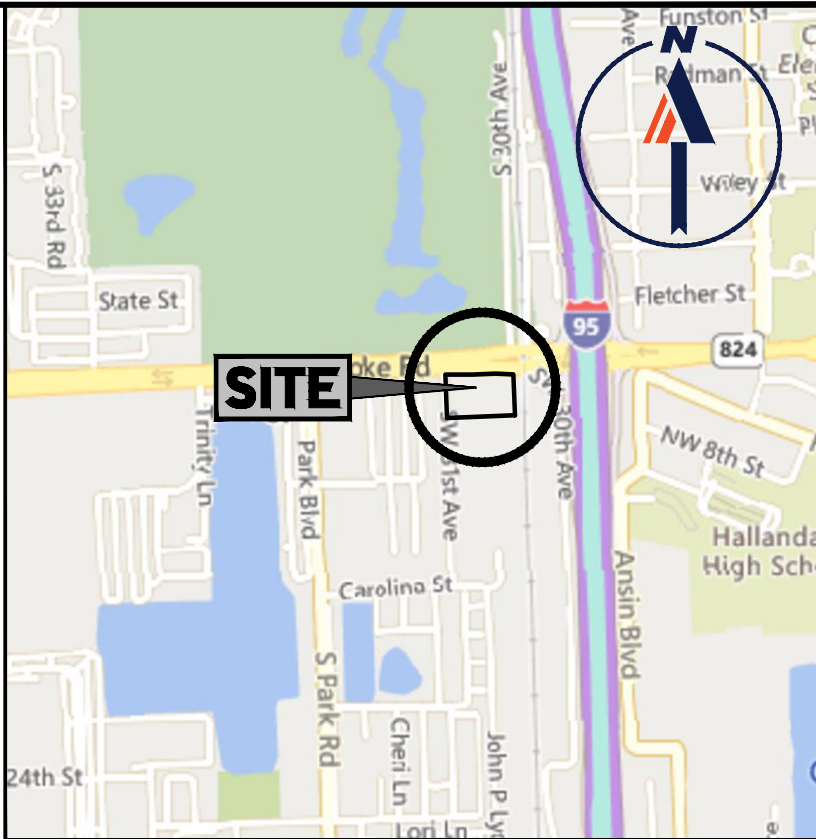
BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "B" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY, THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 380.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 88016-2502, THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET, THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET, THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737, PAGE 638, SOUTH 89°59'24" EAST, A DISTANCE OF 108.80 FEET, THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424, PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 416.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 11192257, WITH A COMMITMENT DATE OF MAY 26, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE.

- ⑥ RIGHT-OF-WAY FOR STATE ROAD NO. 824 (AKA PEMBROKE ROAD), AS DEPICTED BY RIGHT OF WAY SURVEY RECORDED DECEMBER 3, 1998, IN R/W MAP BOOK 13, PAGE 17, (A PORTION OF SAME BEING CONVEYED BY BROWARD COUNTY, FLORIDA, TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY COUNTY DEED RECORDED MARCH 20, 1969, IN OFFICIAL RECORDS BOOK 3887, PAGE 114.) SAID RIGHT-OF-WAY BEING A LIMITED ACCESS FACILITY PURSUANT TO RESOLUTION OF THE SECRETARY OF TRANSPORTATION RECORDED SEPTEMBER 18, 1992, IN OFFICIAL RECORDS BOOK 19806, PAGE 729, AFFECTS THE SUBJECT PROPERTY. PLOTTABLE ITEMS SHOWN.
- ⑦ DEVELOPER'S AGREEMENT - WATER SERVICE BY AND BETWEEN BROWARD COUNTY, FLORIDA, AND THE TOWN OF PEMBROKE PARK, RECORDED DECEMBER 21, 1984, IN OFFICIAL RECORDS BOOK 12213, PAGE 608, AFFECTS THE SUBJECT PROPERTY. NO PLOTTABLE ITEMS.
- ⑧ EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, RECORDED NOVEMBER 19, 1986, IN OFFICIAL RECORDS BOOK 13515, PAGE 634, DOES NOT AFFECT THE SUBJECT PROPERTY. AFFECTS THE LANDS TO THE SOUTH. EASEMENT SHOWN.
- ⑨ CONTINUING CONDITIONS AND OBLIGATIONS OF CONSENT DECREE FILED IN CIVIL ACTION NO. 91-2014 OF THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, MIAMI DIVISION, RECORDED JANUARY 8, 1997, IN OFFICIAL RECORDS BOOK 25882, PAGE 1, THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE DECREE. NO PLOTTABLE ITEMS.
- ⑩ TELECOMMUNICATIONS EASEMENT IN FAVOR OF SPRINT COMMUNICATIONS COMPANY L.P., AS GRANTED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED NOVEMBER 30, 2012, IN CIVIL ACTION NO. 3:11-cv-34344-A-MOR OF UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA, JACKSONVILLE DIVISION, AND RECORDED JUNE 12, 2013, IN OFFICIAL RECORDS BOOK 48885, PAGE 466, AS REPLACED IN ITS ENTIRETY BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED IN SAID CASE NOVEMBER 30, 2012, AND RECORDED OCTOBER 18, 2013, IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, AND AS AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED NOVEMBER 22, 2013, IN OFFICIAL RECORDS BOOK 50355, PAGE 1901, THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE EASEMENT. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

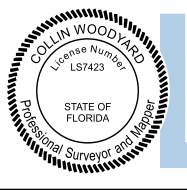


LOCATION MAP
SCALE: 1"=1000'

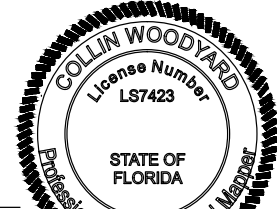
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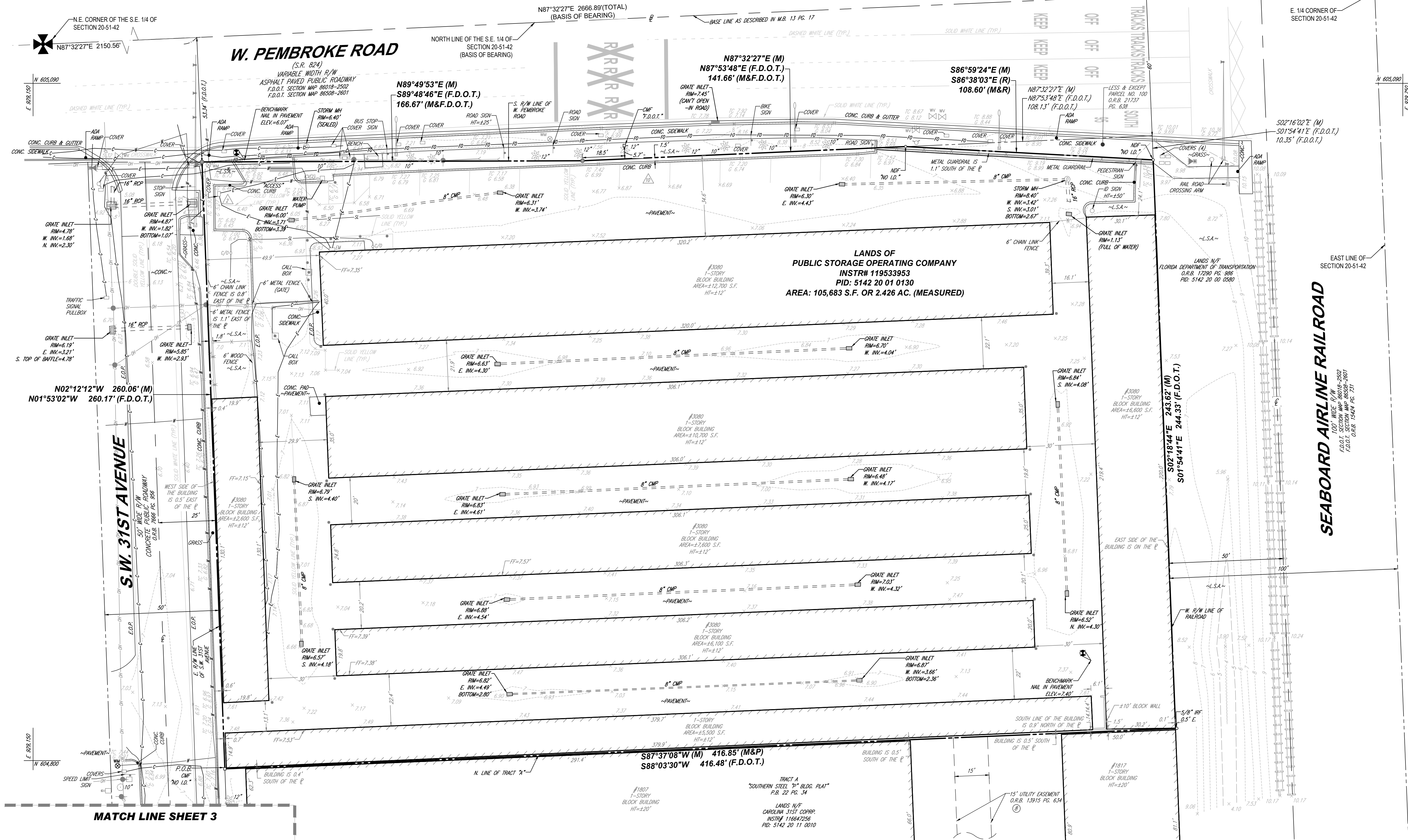
TO: CHICAGO TITLE INSURANCE COMPANY; PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST; & PUBLIC STORAGE PROPERTIES IV, LTD., A DISSOLVED CALIFORNIA LIMITED PARTNERSHIP.		1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.		DESCRIPTION OF REVISION			BY: DATE
ALTAINSPS LAND TITLE SURVEY					
PUBLIC STORAGE					
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY					
FILE NO. FLC230008	100 CORPORATE BLVD NW SUITE 101 BOCA RATON, FLORIDA 33431 954.571.0200 www.bohlereng.com CERT. OF AUTHORIZATION: L89939				
DATE 06/12/2023	06/12/2023 • ALTA SURVEY • BOUNDARY SURVEY • EASEMENT SURVEY • FLOOD HAZARD SURVEY • LAND ACQUISITION SURVEY • PRELIMINARY SURVEY • SITE SURVEY • UTILITY SURVEY • WETLAND SURVEY				
FIELD DATE 08/05/2024	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.	APPROVED A.S.	SCALE N/A
06/23/2023					DWG. NO. 1 OF 3

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



Digitally signed by cwoodyard
DN: cn=cwoodyard, o=Bohlereng.com, email=cwoodyard@bohlereng.com
Date: 2024.08.08 14:06:34 -0400





MATCH LINE SHEET 3

LEGEND

123	EXISTING CONTOUR	SIGN	TRAFFIC SIGNAL	O.R.B.	OFFICIAL RECORD BOOK	L.S.A.	LANDSCAPED AREA	M.B.	PLAT	P.O.B.	POINT OF BEGINNING
X 123.45	EXISTING SPOT ELEVATION	CLEAN OUT	TRAFFIC SIGNAL POLE	P.C.	PAGE	C.M.P.	CORRUGATED METAL PIPE	F.C.S.	FLORIDA COORDINATE SYSTEM	C	APPROX. LOC. UNDERGROUND CABLE LINE PER PRIVATE UTILITY MARKOUT
X TC 123.45	EXIST. TOP OF CURB ELEVATION	IRRIGATION COVER VALVE	UTILITY POLE/LIGHT POLE	N.	NORTH	R.C.P.	REINFORCED CONCRETE PIPE	N.A.D.	NORTH AMERICAN DATUM	G	APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
X G 122.95	EXIST. GUTTER ELEVATION	PAINTED ARROWS	GUY WIRE	S.	SOUTH	(TYP.)	TYPICAL	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	W	APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
HYDRANT	HYDRANT	TITLE REPORT EXCEPTION	FENCE	E.	EAST	A.D.A.	AMERICANS WITH DISABILITIES ACT	N.G.S.	NATIONAL GEODETIC SURVEY	T	APPROX. LOC. UNDERGROUND TELEPHONE LINE PER PRIVATE UTILITY MARKOUT
WATER VALVE	WATER VALVE	DENOTES PARKING SPACE COUNT	TREE (SIZE AS NOTED)	W.	WEST	M.H.	MANHOLE	I.N.S.T.R.	INSTRUMENT NUMBER	S	APPROX. LOC. UNDERGROUND SANITARY LINE PER PRIVATE UTILITY MARKOUT
ELECTRIC METER	ELECTRIC METER	BENCHMARK	PALM TREE (SIZE AS NOTED)	C.M.C.	CONCRETE	E.L.V.	ELEVATION	H.T.	HEIGHT	SM	APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER PRIVATE UTILITY MARKOUT	IRON REBAR FOUND	E.O.P.	EDGE OF PAVEMENT	S.F.	SQUARE FOOT	©	PROPERTY CORNER TO BE SET		
UTILITY POLE	UTILITY POLE	APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT	CONCRETE MONUMENT FOUND	C.	CENTERLINE	A.C.	ACRE	□	PROPERTY CONCRETE MONUMENT		
BOLLARD	BOLLARD	OVERHEAD WIRES	NAIL & DISK FOUND	N/F	NOW OR FORMERLY	I/V	INVERT	(M)	MEASURED		
		RAILROAD TRACK	FLORIDA DEPARTMENT OF TRANSPORTATION	±	PLUS OR MINUS			(P)	PLAT		

1 ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION

No. DESCRIPTION OF REVISION

BY: DATE

ALTA INSPS LAND TITLE SURVEY

PUBLIC STORAGE

3080 W. PEMBROKE ROAD
PEMBROKE PARK, FLORIDA
BROWARD COUNTY

FILE NO.
FLC230008

DATE
06/12/2023

FIELD DATE
08/05/2024

CREW CHIEF
M.S.

DRAWN
A.S.

REVIEWED
P.D.

APPROVED
A.S.

SCALE
1"=20'

DWG. NO.
2 OF 3

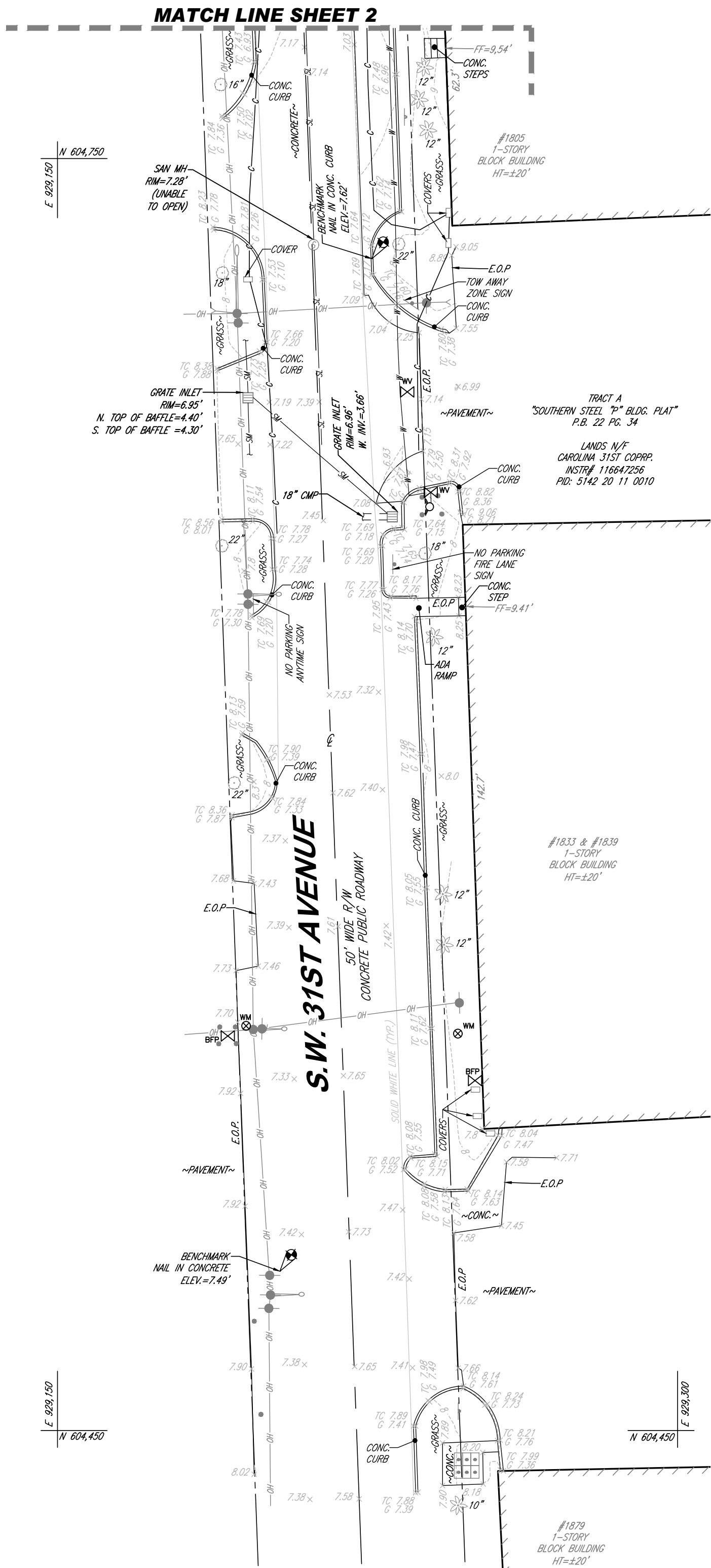
1000 CORPORATE BLVD NW
SUITE 1010
BOCA RATON, FLORIDA 33431
954.971.0200
WWW.BOHLERLAND.COM

BOHLER

CERT. OF AUTHORIZATION: 188993

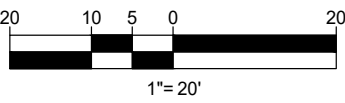
• ALA. • ARIZ. • ARK. • CALIF. • COLO. • CT. • DE. • FL. • GA. • ILL. • IND. • IOWA • KAN. • KY. • LA. • ME. • MD. • MA. • MI. • MN. • MO. • NE. • NH. • NJ. • NY. • OH. • OK. • OR. • PA. • RI. • S.C. • SD. • TN. • TX. • VA. • VT. • WA. • WI. • WY.

• CIVIL ENGINEERING • LAND SURVEYING • PROGRAM MANAGEMENT • PLANNING • LANDSCAPE ARCHITECTURE • SUSTAINABLE DESIGN



LEGEND

	123	EXISTING CONTOUR		SIGN		TRAFFIC SIGNAL		O.R.B.	OFFICIAL RECORD BOOK		L.S.A.	LANDSCAPED AREA		PLAT		P.O.B.	POINT OF BEGINNING	
	X 123.45	EXISTING SPOT ELEVATION		CLEAN OUT		TRAFFIC SIGNAL POLE		P.C.	PAGE		C.M.P.	CORRUGATED METAL PIPE		F.C.S.	FLORIDA COORDINATE SYSTEM		M.B.	MAIL BOX
	X TC 123.45	EXIST. TOP OF CURB ELEVATION		IRRIGATION COVER VALVE		UTILITY POLE/LIGHT POLE		N.	NORTH		R.C.P.	REINFORCED CONCRETE PIPE		N.A.D.	NORTH AMERICAN DATUM		A.C.	APPROX. LOC. UNDERGROUND CABLE LINE PER PRIVATE UTILITY MARKOUT
	X G 122.95	EXIST. GUTTER ELEVATION		PAINTED ARROWS		GUY WIRE		TYP.	TYPICAL		A.D.A.	AMERICANS WITH DISABILITIES ACT		N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		G.	APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
		HYDRANT		TITLE REPORT EXCEPTION		FENCE		E.	EAST		M.H.	MANHOLE		N.G.S.	NATIONAL GEODETIC SURVEY		W.	APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
		WATER VALVE		DENOTES PARKING SPACE COUNT		TREE (SIZE AS NOTED)		W.	WEST		ELEV.	ELEVATION		INST. #	INSTRUMENT NUMBER		T.	APPROX. LOC. UNDERGROUND TELEPHONE LINE PER PRIVATE UTILITY MARKOUT
		WATER METER		BENCHMARK		PALM TREE (SIZE AS NOTED)		CONC.	CONCRETE		H.T.	HEIGHT		S.	APPROX. LOC. UNDERGROUND SANITARY LINE PER PRIVATE UTILITY MARKOUT		ST.	APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT
		ELECTRIC METER		APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT		IRON REBAR FOUND		E.O.P.	EDGE OF PAVEMENT		S.F.	SQUARE FOOT		©	PROPERTY CORNER TO BE SET			
		STORM DRAIN MANHOLE		APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		CONC. MONUMENT FOUND		C.	CENTERLINE		AC.	ACRE		□	PROPERTY CONCRETE MONUMENT			
		UTILITY POLE		OVERHEAD WIRES		NAIL & DISK FOUND		B.	BASE LINE		N/O.F.	NOW OR FORMERLY		(M)	MEASURED			
		BOLLARD		RAILROAD TRACK		FLORIDA DEPARTMENT OF TRANSPORTATION		±	PLUS OR MINUS		INV.	INVERT		(P)	PLAT			



1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
ALTAINSPS LAND TITLE SURVEY			
PUBLIC STORAGE			
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY			
FILE NO. FLCZ300008	1000 CORPORATE BLVD NW, SUITE 1016 BOCA RATON, FLORIDA 33431 954.571.0200 WWW.ALTAINSPS.COM		
DATE 06/12/2023	CERT. OF AUTHORIZATION: L189304		
FIELD DATE 08/05/2024	CREW CHIEF M.S.	DRAWN A.S.	DWG. NO. 3 OF 3

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Agenda Item Report

Subject:	Memorandum of Understanding between the Town of Pembroke Park and Florida Highway & Safety Motor Vehicles to Access Driver and Vehicle Information Database System (DAVID)
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Daniel Decoursey, Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	DAVID is a database that maintains personal information that identifies individuals. The Police Department may receive personal information from DAVID under the government agency exception provided in DPPA as indicated in Attachment I. Pembroke Park Police Department will utilize DAVID information for the purpose of carrying out its statutorily mandated law enforcement and prosecutorial functions.
Staff Recommendations:	
Financial Implications:	There is no cost to the program; therefore, there is no financial impact.
Alternatives:	

ATTACHMENTS:

[PEMBROKE POLICE 20241126 081408](#)

**MEMORANDUM OF UNDERSTANDING
FOR LAW ENFORCEMENT AGENCY ACCESS TO
DRIVER AND VEHICLE INFORMATION DATABASE SYSTEM (DAVID)**

This Memorandum of Understanding (MOU) is made and entered into by and between Town of Pembroke Park Police Department, hereinafter referred to as the Requesting Party, and the Florida Department of Highway Safety and Motor Vehicles, hereinafter referred to as the Providing Agency, collectively referred to as the Parties.

I. Purpose

The Providing Agency is a government entity whose primary duties include issuance of motor vehicle and driver licenses, registration and titling of motor vehicles, and enforcement of all laws governing traffic, travel, and public safety upon Florida's public highways.

In carrying out its statutorily mandated duties and responsibilities, the Providing Agency collects and maintains personal information that identifies individuals. This information is stored in the Department's Driver and Vehicle Information Database system, commonly referred to as "DAVID." Based upon the nature of this information, the Providing Agency is subject to the disclosure prohibitions contained in 18 U.S.C. §2721, the Driver's Privacy Protection Act (hereinafter "DPPA"), Section 119.0712(2), Florida Statutes, and other statutory provisions.

The Requesting Party is a law enforcement agency operating under the laws and authority of the state of Florida. As a law enforcement agency, the Requesting Party may receive personal information from DAVID under the government agency exception provided in DPPA as indicated in Attachment I. The Requesting Party utilizes DAVID information for the purposes of carrying out its statutorily mandated law enforcement and prosecutorial functions.

This MOU is entered into for the purpose of establishing the conditions and limitations under which the Providing Agency agrees to provide electronic access to DAVID information to the Requesting Party. Use of the data by Requesting Party shall only be for a lawful purpose.

II. Definitions

For the purposes of this Agreement, the below-listed terms shall have the following meanings:

- A. DAVID - The Providing Agency's Driver and Vehicle Information Database system that accesses and transmits driver and vehicle information.
- B. Driver License Information - Driver license and identification card data collected and maintained by the Providing Agency. This information includes personal information as defined below.
- C. Emergency Contact Information (ECI) - Information contained in a motor vehicle record listing individuals to be contacted in the event of an emergency. Emergency contact information may be released to law enforcement agencies through the DAVID system for purposes of contacting those listed in the event of an emergency, as noted in Section 119.0712 (2)(d), Florida Statutes.
- D. Driver Privacy Protection Act (DPPA) - The Federal Act (see, 18 United States Code § 2721, et seq.) that prohibits release and use of personal information except as otherwise specifically permitted within the Act.
- E. Government Entity - Any non-law enforcement agency of the state, city or county government and all Federal agencies, which may include Federal law enforcement agencies.
- F. Insurance Record - Insurance information, such as Insurance Company name, policy type, policy status, insurance creation and expiration date provided to the Requesting Party, pursuant to Section 324.242(2), Florida Statutes.

- G. Parties - The Providing Agency and the Requesting Party.
- H. Personal Information – As described in Chapter 119, Florida Statutes, information found in the motor vehicle record, which includes, but is not limited to, the subject's driver identification number, name, address, telephone number, social security number, medical or disability information, and emergency contact information.
- I. Point-of-Contact (POC) - A person(s) appointed by the Requesting Party as the administrator of the DAVID program in their agency.
- J. Providing Agency - The Florida Department of Highway Safety and Motor Vehicles. The Providing Agency is responsible for granting access to DAVID information to the Requesting Party.
- K. Quarterly Quality Control Review Report – Report completed each quarter by the Requesting Party's POC to monitor compliance with the MOU. The following must be included in the Quarterly Quality Control Review Report:
 - 1. A comparison of the DAVID users by agency report with the agency user list;
 - 2. A listing of any new or inactivated users since the last quarterly quality control review; and
 - 3. Documentation verifying that usage has been internally monitored to ensure proper, authorized use and dissemination.
- L. ~~Requesting Party - Any law enforcement agency that is expressly authorized by Section 119.0712(2), Florida Statutes, and DPPA to receive personal information contained in a motor vehicle record maintained by the Providing Agency.~~
- M. Vehicle Information – Title and registration data collected and maintained by the Providing Agency for vehicles.

III. Legal Authority

The Providing Agency maintains computer databases containing information pertaining to driver's licenses and vehicles pursuant to Chapters 317, 319, 320, 322, 328, and Section 324.242(2), Florida Statutes. The driver license and motor vehicle data contained in the Providing Agency's databases is defined as public record pursuant to Chapter 119, Florida Statutes, and as such, is subject to public disclosure unless otherwise exempted by law.

As the custodian of the state's driver and vehicle records, the Providing Agency is required to provide access to records permitted to be disclosed by law and may do so by remote electronic means pursuant to Sections 119.0712(2), 320.05, 321.23, 322.20, and 324.242(2), Florida Statutes, and applicable rules.

Under this MOU, the Requesting Party will be provided, via remote electronic means, information pertaining to driver licenses and vehicles, including personal information authorized to be released pursuant to Section 119.0712(2), Florida Statutes and DPPA. By executing this MOU, the Requesting Party agrees to maintain the confidential and exempt status of any and all information provided by the Providing Agency pursuant to this agreement and to ensure that any person or entity accessing or utilizing said information shall do so in compliance with Section 119.0712(2), Florida Statutes and DPPA. In addition, the Requesting Party agrees that insurance policy information shall be utilized pursuant to Section 324.242(2), Florida Statutes. Furthermore, the deceased date of an individual shall only be provided to a Requesting Party that meets the qualifications of 15 CFR §1110.102. Disclosure of the deceased date of an individual, which is not in compliance with 15 CFR §1110.102, is punishable under 15 CFR §1110.200. Additionally, because the Social Security Administration does not guarantee the accuracy of the Death Master File (DMF), the Requesting Party is reminded that adverse action should not be taken against any individual without further investigation to verify the death information listed.

This MOU is governed by the laws of the state of Florida and jurisdiction of any dispute arising from this MOU shall be in Leon County, Florida.

IV. Statement of Work

A. The Providing Agency agrees to:

1. Allow the Requesting Party to electronically access DAVID as authorized under this agreement.
2. Provide electronic access pursuant to established roles and times, which shall be uninterrupted except for periods of scheduled maintenance or due to a disruption beyond the Providing Agency's control, or in the event of breach of this MOU by the Requesting Party. Scheduled maintenance will normally occur Sunday mornings between the hours of 6:00 A.M. and 10:00 A.M, EST.
3. Provide an agency contact person for assistance with the implementation and administration of this MOU.

B. The Requesting Party agrees to:

1. Utilize information obtained pursuant to this MOU, including Emergency Contact Information (ECI), only as authorized by law and for the purposes prescribed by law and as further described in this MOU. In the case of ECI, such information shall only be used for the purposes of notifying a person's registered emergency contact in the event of a serious injury, death, or other incapacitation. ECI shall not be released or utilized for any other purpose, including developing leads or for criminal investigative purposes.
2. Retain information obtained from the Providing Agency only if necessary for law enforcement purposes. If retained, information shall be safeguarded in compliance with Section V. Safeguarding Information, subsection C.
3. Ensure that its employees and agents comply with Section V. Safeguarding Information.
4. Refrain from assigning, sub-contracting, or otherwise transferring its rights, duties, or obligations under this MOU, without the prior written consent of the Providing Agency.
5. Not share, provide, or release any DAVID information to any other law enforcement, governmental agency, person, or entity not a party or otherwise subject to the terms and conditions of this MOU.
6. Protect and maintain the confidentiality and security of the data received from the Providing Agency in accordance with this MOU and applicable state and federal law.
7. Defend, hold harmless and indemnify the Providing Agency and its employees or agents from any and all claims, actions, damages, or losses which may be brought or alleged against its employees or agents for the Requesting Party's negligent, improper, or unauthorized access, use, or dissemination of information provided by the Providing Agency, to the extent allowed by law.
8. Immediately inactivate user access/permissions following termination or the determination of negligent, improper, or unauthorized use or dissemination of information and to update user access/permissions upon reassignment of users within five (5) business work days.
9. Complete and maintain Quarterly Quality Control Review Reports as defined in Section II. Definitions, K, and utilizing the form attached as Attachment II.
10. Update any changes to the name of the Requesting Party, its Agency head, its POC, address, telephone number and/or e-mail address in the DAVID system within ten calendar days of occurrence. The Requesting Party is hereby put on notice that failure to timely update this information may adversely affect the time frames for receipt of information from the Providing Agency.

11. Immediately comply with any restriction, limitation, or condition enacted by the Florida Legislature following the date of signature of this MOU, affecting any of the provisions herein stated. The Requesting Party understands and agrees that it is obligated to comply with the applicable provisions of law regarding the subject matter of this Agreement at all times that it is receiving, accessing, or utilizing DAVID information.
12. Cooperate with the Providing Agency in Field Audits conducted pursuant to Section VI. Compliance and Control Measures, subsection B., below.
13. Timely submit the reports and statements required in Section VI. Compliance and Control Measures, below.
14. Access and utilize the deceased date of an individual, or other information from the NTIS Limited Access Death Master File, as defined in 15 CFR §1110.2, in conformity with the following requirements:
 - a) Pursuant to 15 CFR §1110.102, the Requesting Party certifies that its access to DMF information is appropriate because the Requesting Party: (i) has a legitimate fraud prevention interest, or a legitimate business purpose pursuant to a law, governmental rule, regulation, or fiduciary duty; (ii) has systems, facilities, and procedures in place to safeguard such information, and experience in maintaining the confidentiality, security, and appropriate use of such information, pursuant to requirements reasonably similar to the requirements of section 6103(p)(4) of the Internal Revenue Code of 1986; and (iii) agrees to satisfy such similar requirements.
 - b) Pursuant to 15 CFR §1110.102, the Requesting Party certifies that it will not: (i) disclose DMF information to any person other than a person who meets the requirements of Section IV. Statement of Work, subsection B, paragraph 14 (a), above; (ii) disclose DMF information to any person who uses the information for any purpose other than a legitimate fraud prevention interest or a legitimate business purpose pursuant to a law, governmental rule, regulation, or fiduciary duty; (iii) disclose DMF information to any person who further discloses the information to any person other than a person who meets the requirements of subsection IV. B. 14 (a), above; or (iv) use DMF information for any purpose other than a legitimate fraud prevention interest or a legitimate business purpose pursuant to a law, governmental rule, regulation or fiduciary duty.

V. Safeguarding Information

The Parties shall access, disseminate, use and maintain all information received under this MOU in a manner that ensures its confidentiality and proper utilization in accordance with Chapter 119, Florida Statutes, and DPPA. Information obtained under this MOU shall only be disclosed to persons to whom disclosure is authorized under Florida law and federal law.

Any person who willfully and knowingly violates any of the provisions of this section is guilty of a misdemeanor of the first degree punishable as provided in Sections 119.10 and 775.083, Florida Statutes. In addition, any person who willfully and knowingly discloses any information in violation of DPPA may be subject to criminal sanctions and civil liability. Furthermore, failure to comply with 15 CFR §1110.102 pertaining to the deceased date of an individual may result in penalties of \$1,000 for each disclosure or use, up to a maximum of \$250,000 in penalties per calendar year, pursuant to 15 CFR §1110.200.

The Parties mutually agree to the following:

- A. Information exchanged will not be used for any purposes not specifically authorized by this MOU. Unauthorized use includes, but is not limited to, queries not related to a legitimate business purpose, personal use, or the dissemination, sharing, copying, or passing of this information to unauthorized persons.
- B. The Requesting Party shall not indemnify and shall not be liable to the Providing Agency for any driver

license or motor vehicle information lost, damaged, or destroyed as a result of the electronic exchange of data pursuant to this MOU, except as otherwise provided in Section 768.28, Florida Statutes.

- C. Any and all DAVID-related information provided to the Requesting Party as a result of this MOU, particularly data from the DAVID system, will be stored in a place physically secure from access by unauthorized persons.
- D. The Requesting Party shall comply with Rule 60GG-2, Florida Administrative Code, and with Providing Agency's security policies, and employ adequate security measures to protect Providing Agency's information, applications, data, resources, and services. The applicable Providing Agency's security policies shall be made available to Requesting Party. Additionally, with respect to the deceased date of an individual, the Requesting Party shall have systems, facilities, and procedures in place to safeguard such information, and experience in maintaining the confidentiality, security, and appropriate use of such information, pursuant to requirements reasonably similar to the requirements of section 6103(p)(4) of the Internal Revenue Code of 1986 and agrees to satisfy such similar requirements.
- E. When printed information from DAVID has met record retention, it shall be destroyed by cross-cut shredding or incineration in accordance with Florida law.
- F. The Requesting Party shall maintain a list of all persons authorized within the agency to access DAVID information. The list will not be provided to the Providing Agency but shall be subject to viewing during any field audit conducted by the Providing Agency or in the event of a violation under Section VI. Compliance and Control Measures, subsection D, of this MOU for the purposes of ascertaining whether the person or persons involved have been removed from the list or have otherwise had their DAVID access modified or limited.
- G. Access to DAVID-related information, particularly data from the DAVID System, will be protected in such a way that unauthorized persons cannot view, retrieve, or print the information.
- H. Under this MOU agreement, access to DAVID system shall be provided to users who are direct employees of the Requesting Party and shall not be provided to any non-employee or contractors of the Requesting Party.
- I. By signing this MOU, the Parties, through their signatories, affirm and agree to maintain the confidentiality of the information exchanged through this agreement.

VI. Compliance and Control Measures

- A. **Quarterly Quality Control Review Report** – Must be completed pursuant to Section IV, B(9), utilizing Attachment II, Quarterly Quality Control Review Report, within 10 days after the end of each quarter and maintained for two years. The following must be included in the Quarterly Quality Control Review Report:
 - 1. A comparison of the DAVID users by agency report with the agency user list;
 - 2. A listing of any new or inactivated users since the last quarterly quality control review; and
 - 3. Documentation verifying that usage has been internally monitored to ensure proper, authorized use and dissemination utilizing the auditing features available in DAVID.
- B. **Field Audits** – Field audits shall be conducted by the Providing Agency in order to ensure that MOU requirements concerning internal controls are being met. Field audits shall be conducted on-site by Providing Agency employees, who shall be designated as "Field Liaisons" for the purposes of this MOU. Field Liaisons shall be geographically located throughout the state. The Requesting Party shall cooperate with the Field Liaisons in conducting field audits by granting access to systems and records related to this MOU and assigning appropriate personnel to respond to information requests.

Audits shall be conducted a minimum of once, every two years. Field Liaisons shall contact the POC in order to schedule the audit. At the completion of the audit, the Field Liaison will complete a report and provide a copy to the Requesting Party within ninety (90) days of the audit date. Should the audit report conclude that deficiencies or issues exist in regard to the Requesting Party's internal

controls, or access to or use of DAVID information, Providing Agency reserves the right to take, based upon the nature of the deficiencies/issues found, any or all of the following actions: audit more frequently than once, every two years; and/or suspend or terminate Requesting Party's access to DAVID information until such time as Requesting Party submits proof satisfactory to the Providing Agency that the deficiencies/issues have been corrected.

- C. **Internal Control Attestation** – This MOU is contingent upon the Requesting Party having appropriate internal controls in place at all times that data is being provided/received pursuant to this MOU to ensure that the data is protected from unauthorized access, distribution, use, modification, or disclosure. The Requesting Party must submit an Attestation statement no later than 45 days after receipt of the audit report referenced in Section VI. Compliance and Control Measures, subsection B., above. The Attestation shall indicate that the internal controls over personal data have been reviewed and evaluated in light of the audit findings and are adequate to protect the personal data from unauthorized access, distribution, use, modification, or disclosure. The Attestation shall also certify that any and all deficiencies/issues found during the audit have been corrected and measures enacted to prevent recurrence. The Providing Agency may extend the time for submission of the Attestation upon written request by the Requesting Party. The Attestation must have an original signature of the Chief, Sheriff, or State Attorney, or person designated by Letter of Delegation to execute contracts/agreements on their behalf, and may be sent via U.S. Mail, facsimile transmission, or e-mailed to the Providing Agency's Bureau of Records at the following address:

Department of Highway Safety and Motor Vehicles
Chief, Bureau of Records
2900 Apalachee Parkway, MS89
Tallahassee, Florida 32399-0500
Fax: (850) 617-5168
E-mail: DataListingUnit@flhsmv.gov

- D. **Annual Certification Statement** - The Requesting Party shall submit to the Providing Agency an annual statement indicating that the Requesting Party has evaluated and certifies that it has adequate controls in place to protect the personal data from unauthorized access, distribution, use, modification, or disclosure, and is in full compliance with the requirements of this MOU. The Requesting Party shall submit this statement annually, within 45 days after the anniversary date of this MOU. (NOTE: During any year in which a Field Audit is conducted, submission of the Internal Control Attestation may satisfy the requirement to submit an Annual Certification Statement.) Failure to timely submit the certification statement may result in an immediate field audit and, based upon the findings of the audit, suspension or termination of Requesting Party's access to DAVID information as indicated in Section VI. Compliance and Control Measures, subsection B., above.

In addition, prior to expiration of this MOU, if the Requesting Party intends to enter into a new MOU, a certification statement attesting that appropriate controls remained in place during the final year of the MOU and are currently in place shall be required to be submitted to the Providing Agency prior to issuance of a new MOU.

- E. **Misuse of Personal Information** – The Requesting Party must notify the Providing Agency in writing of any incident where determination is made that personal information has been compromised as a result of unauthorized access, distribution, use, modification, or disclosure, by any means, within 30 days of such determination. The statement must be provided on the Requesting Party's letterhead and include each of the following: a brief summary of the incident; the outcome of the review; the date of the occurrence(s); the number of records compromised; the name or names of personnel responsible; whether disciplinary action or termination was rendered; and whether or not the owners of the compromised records were notified. The statement shall also indicate the steps taken, or to be taken, by the Requesting Agency to ensure that misuse of DAVID data does not continue. This statement shall be mailed to the Bureau Chief of Records at the address indicated in Section VI. Compliance and Control Measures, subsection C., above. (NOTE: If an incident involving breach of personal information did occur and Requesting Party did not notify the owner(s) of the compromised records, the Requesting Party must indicate why notice was not provided, for example "Notice not statutorily required.")

In addition, the Requesting Party shall comply with the applicable provisions of Section 501.171, Florida Statutes, regarding data security and security breaches, and shall strictly comply with the provisions regarding notice provided therein.

VII. Agreement Term

This MOU shall take effect upon the date of last signature by the Parties and shall remain in effect for six (6) years from this date unless sooner terminated or cancelled in accordance with Section IX. Termination. Once executed, this MOU supersedes all previous agreements between the parties regarding the same subject matter.

VIII. Amendments

This MOU incorporates all negotiations, interpretations, and understandings between the Parties regarding the same subject matter and serves as the full and final expression of their agreement. This MOU may be amended by written agreement executed by and between both Parties. Any change, alteration, deletion, or addition to the terms set forth in this MOU, including to any of its attachments, must be by written agreement executed by the Parties in the same manner as this MOU was initially executed. If there are any conflicts in the amendments to this MOU, the last-executed amendment shall prevail. All provisions not in conflict with the amendment(s) shall remain in effect and are to be performed as specified in this MOU.

IX. Termination

- A. ~~This MOU may be unilaterally terminated for cause by either party upon finding that the terms and conditions contained herein have been breached by the other party. Written notice of termination shall be provided to the breaching party; however, prior-written notice is not required, and notice may be provided upon cessation of work under the agreement by the non-breaching party.~~
- B. In addition, this MOU is subject to unilateral termination by the Providing Agency without notice to the Requesting Party for failure of the Requesting Party to comply with any of the requirements of this MOU, or with any applicable state or federal laws, rules, or regulations, including Section 119.0712(2), Florida Statutes.
- C. This MOU may also be cancelled by either party, without penalty, upon 30 days' advanced written notice to the other party. All obligations of either party under the MOU will remain in full force and effect during the thirty (30) day notice period.

X. Notices

Any notices required to be provided under this MOU may be sent via U.S. Mail, facsimile transmission, or e-mail to the following individuals:

For the Providing Agency:

Chief, Bureau of Records
2900 Apalachee Parkway
Tallahassee, Florida 32399
Fax: (850) 617-5168
E-mail: DataListingUnit@flhsmv.gov

For the Requesting Party:

Agency Point-of-Contact listed on the signature page.

XI. Additional Database Access/Subsequent MOU's

The Parties understand and acknowledge that this MOU entitles the Requesting Party to specific information included within the scope of this agreement. Should the Requesting Party wish to obtain access to other personal information not provided hereunder, the Requesting Party will be required to execute a subsequent MOU with the

Providing Agency specific to the additional information requested. All MOU's granting access to personal information will contain the same clauses as are contained herein regarding audits, report submission, and the submission of Certification and Attestation statements.

The Providing Agency is mindful of the costs that would be incurred if the Requesting Party was required to undergo multiple audits and to submit separate certifications, attestations, and reports for each executed MOU. Accordingly, should the Requesting Party execute any subsequent MOU with the Providing Agency for access to personal information while the instant MOU remains in effect, the Requesting Party may submit a written request, subject to Providing Agency approval, to submit one of each of the following covering all executed MOU's: Quarterly Quality Control Review Report; Certification; and Attestation; and/or to have conducted one comprehensive audit addressing internal controls for all executed MOU's. The Providing Agency shall have the sole discretion to approve or deny such request in whole or in part or to subsequently rescind an approved request based upon the Requesting Party's compliance with this MOU and/or any negative audit findings.

XII. Application of Public Records Law

The parties to this Agreement recognize and acknowledge that any governmental agency having custody of records made or received in connection with the transaction of official business remains responsible for responding to public records requests for those records in accordance with state law (including Chapter 119, Florida Statutes), and that public records that are exempt or confidential from public records disclosure requirements will not be disclosed except as authorized by law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLA. STAT., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATED TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (850) 617-3101, OGCFILING@FLHSMV.GOV, OFFICE OF GENERAL COUNSEL, 2900 APALACHEE PARKWAY, STE. A432, TALLAHASSEE, FL 32399-0504.

XIII. Certification Information

Pursuant to Section IV. Statement of Work, subsection B. paragraph 14(a), above, the Requesting Party certifies that access to DMF information is appropriate based on the following specific purpose (please describe the legitimate purpose):

Data will be used for law enforcement purposes.

Please indicate whether the Requesting Party desires to re-disclose the deceased date of any individual to any other person or entity: Yes ☐ No ☒

If the Requesting Party desires to re-disclose the deceased date of any individual to any other person or entity, the Requesting Party agrees that it will not re-disclose the data received from the Providing Agency, but rather, will contact NTIS at <https://classic.ntis.gov/products/ssa-dmf/#> to become a Certified Person, as defined by 15 CFR §1110.2. A Requesting Party who is a Certified Person may only disclose the deceased date of an individual pursuant to the Requesting Party's obligations under 15 CFR §1110.102.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS HEREOF, the Parties hereto, have executed this Agreement by their duly authorized officials on the date(s) indicated below.

REQUESTING PARTY

Town of Pembroke Park Police Department

Agency Name

3150 SW 52 Avenue

Street Address

Suite

Pembroke Park

FL 33023

City

State Zip Code

BY:

Signature of Authorized Official

Daniel DeCoursey

Printed/Typed Name

Chief of Police

Title

Date

ddecoursey@pdtppfl.gov

Official Agency Email Address

954-966-4600 Ext. 707

Phone Number

Agency Point of Contact:

Heather Heath

Printed/Typed Name

hheath@pdtppfl.gov

Official Agency Email Address

954-966-4600 / 700 /

Phone Number

Fax Number

PROVIDING AGENCY:

Florida Department of Highway Safety and Motor Vehicles

2900 Apalachee Parkway

Tallahassee, Florida 32399

BY:

Signature of Authorized Official

Printed/Typed Name

Title

Date



U.S. Department of Commerce
National Technical Information Service
Alexandria, VA 22312

IMPORTANT NOTICE

On November 1, 2011, the Social Security Administration (SSA) implemented an important change in the Death Master File (DMF) data. NTIS, a cost-recovery government agency, disseminates the Limited Access DMF on behalf of SSA. The Limited Access Death Master File contains data on decedants who died less than 3 years ago.

Please see the Q and A below, provided by SSA (and edited by NTIS to change the tense once the change had been implemented) for an explanation of the change.

Should you have any questions, please email jhounsell@ntis.gov who will forward any questions not answered below to the Social Security Administration for reply.

IMPORTANT NOTICE: Change in Public Death Master File Records

NTIS receives Death Master File (DMF) data from the Social Security Administration (SSA). SSA receives death reports from various sources, including family members, funeral homes, hospitals, and financial institutions.

Q: What change has SSA made to the Public DMF?

A: Effective November 1, 2011, the DMF data that NTIS receives from SSA no longer contains protected state death records. Section 205(r) of the [Social Security] Act prohibits SSA from disclosing the state death records SSA receives through its contracts with the states, except in limited circumstances. (Section 205r link - http://www.ssa.gov/OP_Home/ssact/title02/0205.htm)

Q: How did this change affect the size of the Public DMF?

A: The historical Public DMF contained 89 million records. SSA removed approximately 4.2 million records from this file and adds about 1 million fewer records annually.

**REMINDER:
DMF users should always investigate and verify the death listed before taking any adverse action against any individual."**

ATTACHMENT I

**FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES
Request For Access to Driver And Vehicle Information Database System (DAVID)**

The Driver's Privacy Protection Act, 18 United States Code sections 2721 ("DPPA") makes personal information contained in motor vehicle or driver license records confidential and exempt from disclosure. Personal information in a motor vehicle or driver license record includes, but is not limited to, an individual's social security number, driver license or identification number, name, address, and medical or disability information. Personal information does not include information related to driving violations and driver status. Personal information from these records may only be released to individuals or organizations that qualify under one of the exemptions provided in DPPA, which are listed on the back of this form.

I am an authorized representative of an organization requesting personal information for one or more records as described below. I declare that my organization is qualified to obtain personal information under exemption number(s)

1, as listed on page 2 of this form.

I understand that I shall not use or redisclose this personal information except as provided in DPPA and that any use or redisclosure in violation of these laws or statutes may subject me to criminal sanctions and civil liability.

Complete the following for each DPPA exemption being claimed (attach additional page, if necessary):

DPPA Exemption Claimed:	Description of how Requesting Party qualifies for exemption:	Description of how data will be used:
1	Requesting party is a law enforcement agency.	Data from DAVID will enhance Officer's ability to ensure public safety and improve operational efficiency.

Obtaining personal information under false pretenses is a state and federal crime. Under penalties of perjury, I declare that I have read the foregoing Request For Access to Driver And Vehicle Information Database System and that I am entitled to receive Exempt Personal Information in A Motor Vehicle/Driver License Record and that the facts stated in it are true and correct.

Signature of Authorized Official

Daniel DeCoursey

Printed Name

Date

Chief of Police

Title

Town of Pembroke Park Police Department

Name of Agency/Entity

ATTACHMENT I

Pursuant to section 119.0712(2), F. S., personal information in motor vehicle and driver license records can be released for the following purposes, as outlined in 18 United States Code, section 2721:

Personal information referred to in subsection (a) shall be disclosed for use in connection with matters of motor vehicle or driver safety and theft, motor vehicle emissions, motor vehicle product alterations, recalls, or advisories, performance monitoring of motor vehicles and dealers by motor vehicle manufacturers, and removal of non-owner records from the original owner records of motor vehicle manufacturers to carry out the purposes of Titles I and IV of the Anti Car Theft Act of 1992, the Automobile Information Disclosure Act (15 U.S.C. 1231 et seq.), the Clean Air Act (42 U.S.C. 7401 et seq.), and chapters 301, 305, and 321-331 of Title 49, CFR, and, subject to subsection (a)(2), may be disclosed as follows:

1. For use by any government agency, including any court or law enforcement agency, in carrying out its functions, or any private person or entity acting on behalf of a Federal, State, or local agency in carrying out its functions.
2. For use in connection with matters of motor vehicle or driver safety and theft; motor vehicle emissions; motor vehicle product alterations, recalls, or advisories; performance monitoring of motor vehicles, motor vehicle parts and dealers; motor vehicle market research activities, including survey research; and removal of non-owner records from the original owner records of motor vehicle manufacturers.
3. For use in the normal course of business by a legitimate business or its agents, employees, or contractors, but only:
 - a) to verify the accuracy of personal information submitted by the individual to the business or its agents, employees, or contractors; and
 - b) if such information as so submitted is not correct or is no longer correct, to obtain the correct information, but only for the purposes of preventing fraud by pursuing legal remedies against, or recovering on a debt or security interest against, the individual.
4. For use in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body, including the service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a Federal, State, or local court.
5. For use in research activities, and for use in producing statistical reports, so long as the personal information is not published, redisclosed, or used to contact individuals.
6. For use by any insurer or insurance support organization, or by a self-insured entity, or its agents, employees, or contractors, in connection with claims investigation activities, antifraud activities, rating or underwriting.
7. For use in providing notice to the owners of towed or impounded vehicles.
8. For use by any licensed private investigative agency or licensed security service for any purpose permitted in accordance with 18 USC 2721 (b).
9. For use by an employer or its agent or insurer to obtain or verify information relating to a holder of a commercial driver's license that is required under chapter 313 of Title 49, CFR.
10. For use in connection with the operation of private toll transportation facilities.
11. For any other use in response to requests for individual motor vehicle records if the State has obtained the express consent of the person to whom such personal information pertains.
12. For bulk distribution for surveys, marketing or solicitations if the State has obtained the express consent of the person to whom such personal information pertains.
13. For use by any requester, if the requester demonstrates it has obtained the written consent of the individual to whom the information pertains.
14. For any other use specifically authorized under the law of the State that holds the record, if such use is related to the operation of a motor vehicle or public safety.



Dave Kerner
Executive Director

2900 Apalachee Parkway
Tallahassee, Florida 32399-0500
www.flhsmv.gov

ANNUAL CERTIFICATION STATEMENT

In accordance with Section VI., Part D, of the Memorandum of Understanding between Department of Highway Safety and Motor Vehicles (Providing Agency) and Town of Pembroke Park Police Department (Requesting Party) hereby Affirms that the Requesting Party has evaluated and have adequate controls in place to protect the personal data from unauthorized access, distribution, use and modification or disclosure and is in full compliance as required in the contractual agreement _____ (contract number).

Signature

Daniel DeCoursey

Printed Name

Chief of Police

Title

Date

Town of Pembroke Park Police Department

NAME OF AGENCY

• Service • Integrity • Courtesy • Professionalism • Innovation • Excellence •
An Equal Opportunity Employer



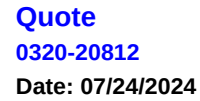
Agenda Item Report

Subject:	Renewal for Barracuda
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	IT
Recommendation for Counsel to consider:	Approve Item
Background Information:	This is a renewal for 36 months. GSA #GS-35F-0511T Comments: Pricing is based off previous GSA Discounting
Staff Recommendations:	Approve Item
Financial Implications:	This is a budgeted item, and I have two other quotes that were more money. The total is \$17,880.38
Alternatives:	

ATTACHMENTS:

[CSPi_Quote_0320-20812 - Barracuda Cloud \(3 Years\) 70 Users](#)

	Status:
Finance director, Finance & Budget Director	Approved - Nov 27 2024
Jacobs Horowitz, Town Attorney	Pending
Chandler Williamson, Town Manager	None
David Lynch, Town Manager	None
Suzi Reutlinger, Executive Assistant to Commission	None



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Agenda Item Report

Subject:	New Dell hardware for Town
Meeting Date:	WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	IT
Recommendation for Counsel to consider:	Approve Item
Background Information:	Contract # C000001116132 Customer Agreement # 23026 / 43210000-23-NASPO-ACS
Staff Recommendations:	Approve items for the Town
Financial Implications:	This is a budgeted item. The total is \$14,329.09. I would ask not to exceed \$15,000.00
Alternatives:	Received other quotes. from two other vendors.

ATTACHMENTS:

[Your Dell Quote 3000183411903.1](#)

	Status:
Finance director, Finance & Budget Director	Pending
Jacobs Horowitz, Town Attorney	None
Chandler Williamson, Town Manager	None
David Lynch, Town Manager	None
Suzi Reutlinger, Executive Assistant to Commission	None

From: Liz.Cecil@dell.com
To: [Mark Pakula](#)
Subject: Your Dell Quote 3000183411903.1
Date: Tuesday, November 19, 2024 9:01:37 AM



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Dec. 19, 2024**.

You can download a copy of this quote during checkout.

Place your order

Quote Name:	Town of Pembroke Park 11/19	Sales Rep	Liz Cecil
Quote No.	3000183411903.1	Phone	1(800) 4563355
Total	\$14,329.09	Email	Liz.Cecil@dell.com
Customer #	14164554	Billing To	MARK PAKULA
Quoted On	Nov. 19, 2024		TOWN OF
Expires by	Dec. 19, 2024		PEMBROKE PARK
Contract Name	Dell NASPO Computer Equipment PA - Florida		3150
Contract Code	C000001116132		SOUTHWEST
Customer Agreement #	23026 / 43210000-23-NASPO-ACS		52ND AVE
			PEMBROKE
			PARK, FL 33023

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Liz Cecil

Product	Unit Price	Quantity	Subtotal
Dell Premier Collaboration Keyboard -	\$101.06	6	\$606.36

KB900

Dell EcoLoop Essential Backpack 14-16	\$27.56	4	\$110.24
Dell 32 USB-C Hub Monitor - P3223DE, 80.1cm (31.5")	\$382.24	4	\$1,528.96
Dell Monitor Slim Soundbar - SB521A	\$41.34	3	\$124.02
Precision 3680 Tower	\$2,321.94	1	\$2,321.94
Precision 3460 Small Form Factor	\$1,998.99	4	\$7,995.96
Precision 3280 Compact	\$1,641.61	1	\$1,641.61

Subtotal:	\$14,329.09
Shipping:	\$0.00
Non-Taxable Amount:	\$14,329.09
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

Total:	\$14,329.09
--------	-------------



Shipping Group Details

Shipping To MARK PAKULA TOWN OF PEMBROKE PARK 3150 SW 52ND AVE PEMBROKE PARK, FL 33023-5413 (954) 701-4345	Shipping Method Standard Delivery
--	---

	Unit Price	Quantity	Subtotal
Dell Premier Collaboration Keyboard - KB900	\$101.06	6	\$606.36
Estimated delivery if purchased today: Nov. 21, 2024 Contract # C000001116132 Customer Agreement # 23026 / 43210000-23- NASPO-ACS			

Description	SKU	Unit Price	Quantity	Subtotal
Dell Premier Collaboration Keyboard - KB900	580-BBBH	-	6	-

Unit Price	Quantity	Subtotal
\$27.56	4	\$110.24

Dell EcoLoop Essential Backpack 14-16

Estimated delivery if purchased today:

Nov. 21, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
Dell EcoLoop Essential Backpack 14-16	460-BDSW	-	4	-

Unit Price	Quantity	Subtotal
\$382.24	4	\$1,528.96

Dell 32 USB-C Hub Monitor - P3223DE, 80.1cm (31.5")

Estimated delivery if purchased today:

Nov. 21, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
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Dell 32 USB-C Hub Monitor - P3223DE, 80.1cm (31.5")	210-BDLQ	-	4	-
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Advanced Exchange Service 3 Years	844-1960	-	4	-
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Dell Limited Hardware Warranty	844-1966	-	4	-
--------------------------------	----------	---	---	---

Unit Price	Quantity	Subtotal
\$41.34	3	\$124.02

Dell Monitor Slim Soundbar - SB521A

Estimated delivery if purchased today:

Nov. 21, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
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Dell Monitor Slim Soundbar - SB521A	520-AARU	-	3	-
-------------------------------------	----------	---	---	---

Unit Price	Quantity	Subtotal
\$2,321.94	1	\$2,321.94

Precision 3680 Tower

Estimated delivery if purchased today:

Dec. 05, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
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Precision 3680 Tower CTO Base	210-BLLP	-	1	-
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Intel Core i9 14th Gen 14900 (36 MB cache, 24 cores, 32 threads, 2.0 GHz to 5.8 GHz, 65W)	338-CNTS	-	1	-
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Windows 11 Pro, English, Spanish, French, Brazilian Portuguese	619-ARSE	-	1	-
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Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	1	-
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Precision 3680 Tower with 500W (80 Plus Platinum) PSU, DAO	321-BKRQ	-	1	-
Standard CPU Air Cooler	412-ABBU	-	1	-
32GB: 2 x 16 GB, DDR5, 4400 MT/s, non-ECC	370-BBVZ	-	1	-
NVIDIA T1000 8GB, 8 GB GDDR6, 4 mDP to DP adapters	490-BKBG	-	1	-
Optional HDMI 2.0b Video Port	382-BBMF	-	1	-
C1 M.2 SSD Boot + SSD	449-BBXF	-	1	-
No SATA/SAS RAID	780-BBCJ	-	1	-
1 TB, M.2 2280, Gen 4 PCIe NVMe, SSD	400-BRCG	-	1	-
Thermal Pad	412-AAZW	-	1	-
No Hard Drive	400-AKZR	-	1	-
No Hard Drive	400-AKZR	-	1	-
No Hard Drive	400-AKZR	-	1	-
No Hard Drive	400-AKZR	-	1	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	1	-
E0: No Expansion Bay	429-ABMS	-	1	-
CMS Software not included	632-BBBJ	-	1	-
Intel Management Engine with vPro	631-BBTZ	-	1	-
Dell KB216 Wired Keyboard English	580-ADJC	-	1	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	1	-
ENERGY STAR Qualified	387-BBLW	-	1	-
EPEAT 2018 Registered (Gold)	379-BDZB	-	1	-
Dell Precision TPM	340-ACBY	-	1	-
System Power Cord C13 (US 125V, 15A)	450-AH DU	-	1	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	1	-
Quick Setup Guide, Precision 3680	340-DMVD	-	1	-
Shipping Material (DAO)	340-CBUU	-	1	-
Ship material - EPEAT Certification	340-CZQO	-	1	-
500W Platinum PSU Label	389-FGRT	-	1	-
Intel Core i9 vPro Enterprise Processor Label	389-EDDS	-	1	-
Internal Speaker for Precision	520-AAVW	-	1	-
No External ODD	429-ABGY	-	1	-
Dell Additional Software	634-CHFN	-	1	-
Intel Rapid Storage Technology Driver, Precision 3680T	409-BCYF	-	1	-
Dell PremierColor 6.2	640-BBSW	-	1	-
Custom Configuration	817-BBBB	-	1	-
Dell Limited Hardware Warranty Plus Service	997-2808	-	1	-

ProSupport Plus: 7x24 Technical Support, 3 Years	997-2859	-	1	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	997-2868	-	1	-
ProSupport Plus: Accidental Damage Service, 3 Years	997-2877	-	1	-
ProSupport Plus: Next Business Day Onsite, 3 Years	997-6820	-	1	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	-	1	-

Unit Price	Quantity	Subtotal
\$1,998.99	4	\$7,995.96

Precision 3460 Small Form Factor

Estimated delivery if purchased today:

Dec. 05, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
Precision 3460 SFF CTO BASE	210-BCTU	-	4	-
Intel Core i7 14th Gen 14700 (33 MB cache, 20 cores, 28 threads, 2.1 GHz to 5.4 GHz, 65W)	338-CPNT	-	4	-
HEATSINK for 65W CPU	412-AAZQ	-	4	-
Windows 11 Pro, English, French, Spanish	619-AQLP	-	4	-
16 GB: 1 x 16 GB, DDR5, 5600MT/s, SO-DIMM, non-ECC	370-BBXR	-	4	-
1TB PCIe NVMe(TM) Gen4 M.2 SSD	400-BMQO	-	4	-
Thermal Pad for 3460 SFF SSD	412-AAZZ	-	4	-
Intel Rapid Storage Technology Driver, Precision 3460	409-BCWM	-	4	-
Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	4	-
Intel Management Engine with vPro	631-ADHJ	-	4	-
Nvidia RTX A2000 12GB, 4 mDP to DP adapter (Precision 3460)	490-BHYD	-	4	-
C1 SSD Boot + SSD	449-BBYR	-	4	-
Integrated Intel SATA Controller	403-BBCE	-	4	-
No Hard Drive	400-AKZR	-	4	-
No Hard Drive	400-AKZR	-	4	-
No Hard Drive	400-AKZR	-	4	-
No Hard Drive	400-AKZR	-	4	-
8x DVD+/-RW/RAM 9.5mm Slimline Optical Disk Drive	429-ABFH	-	4	-
Bezel ODD	429-ABKH	-	4	-
CMS Essentials DVD no Media	658-BBTV	-	4	-
No SATA/SAS RAID	780-BBCJ	-	4	-

Precision 3460 SFF with 300W (80 Plus Platinum) PSU, RPL-R compatible (System Fan)	321-BKYH	-	4	-
No Media Card Reader	385-BBBL	-	4	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	4	-
Dell KB216 Wired Keyboard English	580-ADJC	-	4	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	4	-
ENERGY STAR Qualified	387-BBLW	-	4	-
EPEAT 2018 Registered (Gold)	379-BDZB	-	4	-
Dell Precision TPM	340-ACBY	-	4	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	4	-
Quick Setup Guide, Precision 3460	340-CYUT	-	4	-
Shipping Material (DAO)	340-CBUU	-	4	-
Shipping Material	340-CQYR	-	4	-
Precision 3460 Plat Reg Label DAO	389-ECXZ	-	4	-
Intel Core i7 vPro Enterprise Processor Label	389-EDDR	-	4	-
Internal Speaker	520-AARD	-	4	-
Additional Software	658-BFRV	-	4	-
System Power Cord C13 (US 125V, 15A)	450-AH DU	-	4	-
Custom Configuration	817-BBBB	-	4	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	4	-
Dell Limited Hardware Warranty Plus Service	997-2808	-	4	-
ProSupport: 7x24 Technical Support, 3 Years	997-2836	-	4	-
ProSupport: Next Business Day Onsite, 3 Years	997-6782	-	4	-
	Unit Price	Quantity	Subtotal	
	\$1,641.61	1	\$1,641.61	

Precision 3280 Compact

Estimated delivery if purchased today:

Dec. 05, 2024

Contract # C000001116132

Customer Agreement # 23026 / 43210000-23-NASPO-ACS

Description	SKU	Unit Price	Quantity	Subtotal
Precision 3280 CFF CTO BASE	210-BLXV	-	1	-
Intel Core i7 14th Gen 14700 (33 MB cache, 20 cores, 28 threads, 2.1 GHz to 5.4 GHz, 65W)	338-CNTR	-	1	-
Windows 11 Pro, English, Brazilian Portuguese PT-BR, French, Spanish	619-ARSB	-	1	-
Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	1	-
Intel Management Engine disabled	631-BBXL	-	1	-
Intel Rapid Storage Technology Driver, Precision 3280	409-BCYD	-	1	-

16 GB: 1 x 16 GB, DDR5, 5600MT/s, SO-DIMM, non-ECC	370-BBXR	-	1	-
Nvidia RTX A400, 4GB GDDR6, 4 mDP, LP	490-BKPT	-	1	-
3280 CFF Riser Bracket for Graphic Card	330-BCSS	-	1	-
Storage Config C2, 1st slot 2280 SSD	449-BCGS	-	1	-
Integrated Intel SATA Controller	403-BBCE	-	1	-
1 TB, M.2 2280, Gen 4 PCIe NVMe, SSD	400-BRCG	-	1	-
No Hard Drive	400-AKZR	-	1	-
NO RAID	780-BCZB	-	1	-
3280 CFF L5.5 Chassis Americas	321-BKVB	-	1	-
No Cover Selected	325-BCZQ	-	1	-
280W A/C Adapter, EPEAT5, 7.4MM Barrel	492-BDRV	-	1	-
Power Cord 1M US	450-AAEJ	-	1	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	1	-
Intel Wi-Fi 6/6E (6GHz) AX211 2x2 Bluetooth 5.3 Wireless Card	555-BHHI	-	1	-
Internal Wi-Fi Antenna	555-BKPX	-	1	-
Dell KB216 Wired Keyboard English	580-ADJC	-	1	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	1	-
No Fans Included	384-BDRW	-	1	-
ENERGY STAR Qualified	387-BBLW	-	1	-
Dell Precision TPM	340-ACBY	-	1	-
WLAN Intel AX211 wireless card driver	555-BKVC	-	1	-
Quick Setup Guide, Precision 3280	340-DNZY	-	1	-
[DAO][primary soure]MPP,single package MOD	340-DQXZ	-	1	-
Regulatory Label 280W PSU 3280 CFF	389-FHVM	-	1	-
Intel Core i7 Processor Label	340-CUEQ	-	1	-
Internal Speaker	520-BBGY	-	1	-
Watch Dog SRV	379-BFMR	-	1	-
Dell Additional Software	634-CHFN	-	1	-
Dell PremierColor 6.2	640-BBSV	-	1	-
Custom Configuration	817-BBBB	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	1	-
Dell Limited Hardware Warranty Plus Service	997-2808	-	1	-
ProSupport: 7x24 Technical Support, 3 Years	997-2836	-	1	-
ProSupport: Next Business Day Onsite, 3 Years	997-6782	-	1	-
Subtotal:				\$14,329.09
Shipping:				\$0.00

Estimated Tax: \$0.00

Total: \$14,329.09

CONNECT WITH DELL:



BROWSE MORE OPTIONS:

IT Transformation	Laptops	Desktops
Servers & Storage	2-in-1's	Electronics & Accessories
Financing Options	Dell Services	Dell Support
Subscription Center	Events	Dell Premier

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on [//www.Dell.com/eula](http://www.Dell.com/eula). Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at [//www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm](http://www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm).

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offerspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

^DELL BUSINESS CREDIT (DBC): Offered to business customers by WebBank, who determines qualifications for and terms of credit. Taxes, shipping and other charges are extra and vary. The Total Minimum Payment Due is the greater of either \$20 or 3% of the New Balance shown on the statement rounded up to the next dollar, plus all past due amounts. Dell and the Dell logo are trademarks of Dell Inc.

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Agenda Item Report

Subject:	Transitioning to KnowBe4 for Security Awareness Training
Meeting Date:	AGENDA WORKSHOP COMMISSION MEETING - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	IT
Recommendation for Counsel to consider:	Approve Item
Background Information:	Switching to new software for cyber security training.
Staff Recommendations:	Approve Item
Financial Implications:	This is the best of the three quotes. The amount for three years is \$3,718.20, with a request not to exceed \$4,500.00.
Alternatives:	

ATTACHMENTS:

[CSPi_Quote_0320-20985 - KnowBe4](#)

	Status:
Finance director, Finance & Budget Director	Pending
Jacobs Horowitz, Town Attorney	None
Chandler Williamson, Town Manager	None
David Lynch, Town Manager	None
Cynthia Garcia-Lima, Town Clerk	None



Modcomp, Inc.

DBA CSPI Technology Solutions

1182 East Newport Center Drive

Deerfield Beach FL 33442

Phone: (800) 940-1111 Ph/Ext: 954-571-4626

Quote

0320-20985

Date: 11/22/2024

Customer

Town Of Pembroke Park

Customer Purchase Order:

Representative: Bob Palmisano
(bob.palmisano@cspi.com)

Project Name: KnowBe4 Security Awareness

End User Registration Details:

FOB:

Name:

Phone:

Email:

Billing Address

Shipping Address

Contact:

Contact: Mark Pakula

3150 SW 52ND AVE.

3150 SW 52ND AVE.

PEMBROKE PARK FL 33023

PEMBROKE PARK FL 33023

Phone: (000) 000-0000

Phone: (000) 000-0000

County:

County:

Terms: NET 30

Items

No.	Qty	Item No.	Description	Unit Price	Ext. Price
1	60	KMSATP-N-B36-G	KnowBe4 Security Awareness Training Subscription Platinum Comments: Total Term (Months) 36	\$61.97	\$3,718.20
				Sub Total:	\$3,718.20
				Shipping:	\$0.00
				Tax:	\$0.00
				Total:	\$3,718.20

Partial orders and quotes over 30 days from issuance are subject to price change.

CSPI Technology Solutions is your single source for IT Solutions. We are an authorized partner for Juniper, Cisco, Dell/EMC, Palo Alto, HPE/Aruba, VMWare, Nutanix, Microsoft, Citrix, Fortinet and many more.

MODCOMP, Inc. DBA CSPI Technology Solutions is an affirmative action/equal opportunity employer.

All sales are subject to CSPI terms and conditions unless specifically stated otherwise on the quote or if Customer has executed a separate Purchase agreement with CSPI, then the terms of that agreement shall govern.

http://www.cspi.com/wp-content/uploads/2016/07/CSPITS_modcomp_TC.pdf



Agenda Item Report

Subject:	Software Enterprise
Meeting Date:	WORKSHOP COMMISSION MEETING- PUBLIC NOTICE - Dec 02 2024
Prepared For:	Town Commission
Staff Contact:	Jeffrey Louis, Emergency Management Manager
Dept/Group:	Building
Recommendation for Counsel to consider:	Recommendation to approve Civic Plus as the Software enterprise system for Building, Code and BTR
Background Information:	Over the summer months, the Building Department met and screened several Software Enterprise solutions for permitting, code enforcement, and business tax receipt and chose the top three solutions. Civic Plus is also integrated with the Town website and mass notification system.
Staff Recommendations:	Recommendation to approve Civic Plus as the Software enterprise system for Building, Code and BTR
Financial Implications:	this item is Budgeted for the Building Department. Contracts available for the procurement process.
Alternatives:	

ATTACHMENTS:

[Pembroke Park Comm Dev & SeeClickFix DEC 2024](#)
[Carahsoft - Accela, Inc. - 04.17.2024 - Quote 44600376](#)
[Citizenserve Quote - Pembroke Park, FL](#)

	Status:
Finance director, Finance & Budget Director	Pending
Jacobs Horowitz, Town Attorney	None
Chandler Williamson, Town Manager	None
David Lynch, Town Manager	None
Cynthia Garcia-Lima, Town Clerk	None

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:**Date:****Expires On:**

Statement of Work

Q-88209-1

12/2/2024 3:00 PM

12/31/2024

Client:

Town of Pembroke Park, FL

Bill To:

PEMBROKE PARK TOWN, FLORIDA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Joseph Borelli		joseph.borelli@civicplus.com		Net 30

Modules

QTY	PRODUCT NAME	DESCRIPTION
1.00	Community Development Core Annual-Premium	Community Development Core Annual-Premium
1.00	Community Development Core Setup-Premium	Community Development Core Setup-Premium
1.00	Community Development Permitting Annual-Premium	Community Development Permitting Annual-Premium
1.00	Community Development Setup-Premium	Community Development Setup-Premium
1.00	Community Development Code Enforcement Annual-Premium	Community Development Code Enforcement Annual-Premium
1.00	Community Development Setup-Premium	Community Development Setup-Premium
1.00	Community Development Licensing Annual-Premium	Community Development Licensing Annual-Premium
1.00	Community Development Setup-Premium	Community Development Setup-Premium
1.00	Community Development Planning & Zoning Annual-Premium	Community Development Planning & Zoning Annual-Premium
1.00	Community Development Setup-Premium	Community Development Setup-Premium

Add-Ons

QTY	PRODUCT NAME	DESCRIPTION
1.00	Community Development GIS (ESRI) Mapping Integration Annual	Community Development GIS (ESRI) Mapping Integration Annual. This requires the client to provide an ArcGIS restful endpoint for a parcel layer and may provide ArcGIS restful endpoints for up to two additional layers.
1.00	Community Development GIS (ESRI) Mapping Integration Setup	Community Development GIS (ESRI) Mapping Integration Setup. This requires the client to provide an ArcGIS restful endpoint for a parcel layer and may provide ArcGIS restful endpoints for up to two additional layers.
1.00	Community Development ICC Code Integration (population based) Annual	Community Development ICC Code Integration (9 Titles and unlimited users) Annual
1.00	Community Development ICC Code Integration (population based) Setup	Community Development ICC Code Integration (9 Titles and unlimited users) Setup
1.00	Community Development Mobile App (Offline Inspections) Annual	Community Development Mobile App (Offline Inspections) Annual
1.00	Community Development Mobile App (Offline Inspections) Setup	Community Development Mobile App (Offline Inspections) Setup

CivicPlus Connectors

QTY	PRODUCT NAME	DESCRIPTION
1.00	SeeClickFix Connector to Community Development	SeeClickFix hosted integration with the Community Development module. This requires both systems to be configured with the same source parcel data source using a public ArcGIS feature layer (i.e. REST endpoint).
1.00	MunicodeNEXT Connector for Community Development	Community Development Code Library integration with Municode Online Codes

Credit Card Processing

QTY	PRODUCT NAME	DESCRIPTION
1.00	Community Development Pay Annual Fee - Forte	Community Development Pay - Forte
1.00	Community Development Pay Setup Fee - Forte	Community Development Pay Setup Fee - Forte

Data Import

QTY	PRODUCT NAME	DESCRIPTION
1.00	Community Development-Data Import - Premium - Client Formatted - Permitting	The client is responsible for formatting the data within the provided templates. CivicPlus will import the returned pre-formatted templates (.csv format) provided by the client.
1.00	Community Development-Data Import - Premium - Client Formatted - Planning & Zoning	The client is responsible for formatting the data within the provided templates. CivicPlus will import the returned pre-formatted templates (.csv format) provided by the client.
1.00	Community Development-Data Import - Premium - Client Formatted - Code Enforcement Complaint	The client is responsible for formatting the data within the provided templates. CivicPlus will import the returned pre-formatted templates (.csv format) provided by the client.
1.00	Community Development-Data Import - Premium - Client Formatted - Code Enforcement Violation	The client is responsible for formatting the data within the provided templates. CivicPlus will import the returned pre-formatted templates (.csv format) provided by the client.
1.00	Community Development-Data Import - Premium - Client Formatted - Licensing	The client is responsible for formatting the data within the provided templates. CivicPlus will import the returned pre-formatted templates (.csv format) provided by the client.

SeeClickFix

QTY	PRODUCT NAME	DESCRIPTION
1.00	SeeClickFix Request	Unlimited gov user licenses for service request management tool to intake citizen submissions via mobile app. Assign requests internally, resolve issues and measure request performance. Includes support and virtual training services.

Year 1 Promotional Discount

QTY	PRODUCT NAME	DESCRIPTION
1.00	Website Year 1 Annual Fee Discount	Year 1 Annual Fee Discount

List Price – Initial Term Total	USD 55,502.52
Total Investment - Initial Term	USD 27,410.63
Annual Recurring Services (Subject to Uplift)	USD 23,220.92

Initial Term	
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 3

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"), By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Acceptance

The undersigned has read and agrees to the following Binding Terms, which are incorporated into this SOW, and have caused this SOW to be executed as of the date signed by the Customer which will be the Effective Date:

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

V. PD 06.01.2015-0048
Page 5 of 5

GOVERNMENT - PRICE QUOTATION

ACCELA GOVERNMENT AT CARAHSOFT



11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM



TO: Jeffrey Louis
Pembroke Park
3150 Southwest 52nd Avenue
Pembroke Park, FL 33023 USA

FROM: Jazmine Fitts
Carahsoft Technology Corp.
11493 Sunset Hills Road
Reston, Virginia 20190

EMAIL: jlouis@tppfl.gov

EMAIL: Jazmine.Fitts@carahsoft.com

PHONE: (954) 966-4600

PHONE: (571) 662-3147

TERMS: GSA Schedule No: 47QSWA18D008F
Term: August 22, 2018 - August 21, 2028
FTIN: 52-2189693
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Cage Code: 1P3C5
DUNS No: 088365767
UEI: DT8KJHZXVJH5
Business Size: Other than Small
Sales Tax May Apply

QUOTE NO: 44600376
QUOTE DATE: 04/17/2024
QUOTE EXPIRES: 05/17/2024
RFQ NO:
SHIPPING: ESD
TOTAL PRICE: \$321,791.56
TOTAL QUOTE: \$321,791.56

LINE NO.	PART NO.	DESCRIPTION	-	QUOTE PRICE	QTY	EXTENDED PRICE
ACCELA YEAR 1 SAAS						
4	SS21000MU305I-611	Multi-Solution - Accela Annual Accela building and planning Accela Inc - SS21000MU305I		\$2,493.51	GSA 22	\$54,857.22
ACCELA YEAR 1 SAAS SUBTOTAL:						\$54,857.22
ACCELA YEAR 2 SAAS						
5	SS21000MU305R1-611	Multi-Solution - Accela Annual (1st Renewal Term) Accela building and planning Accela Inc - SS21000MU305R1		\$2,655.58	GSA 22	\$58,422.76
ACCELA YEAR 2 SAAS SUBTOTAL:						\$58,422.76
ACCELA YEAR 3 SAAS						
6	SS21000MU305R2-611	Multi-Solution - Accela Annual (2nd Renewal Term) Accela building and planning Accela Inc - SS21000MU305R2		\$2,828.20	GSA 22	\$62,220.40
ACCELA YEAR 3 SAAS SUBTOTAL:						\$62,220.40
BYRNE SERVICES						
7	CON-SIA-611	Senior Information Architect (Per Hour) PROJECT INITIATION Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA 10	\$1,402.60
8	CON-SIA-611	Senior Information Architect (Per Hour) ACCELA CIVIC PLATFORM: SETUP - DEV AND TEST (ACCELA CLOUD) Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA 10	\$1,402.60
9	CON-SIA-611	Senior Information Architect (Per Hour) ANALYSIS SESSIONS AND DOCUMENTATION Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA 80	\$11,220.80
10	CON-SIA-611	Senior Information Architect (Per Hour) CONFIGURATION (Civic Platform, Citizen Access and Mobile) Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA 200	\$28,052.00

CONFIDENTIAL Page 7 of 9
PAGE 1 of 2

QUOTE DATE: 04/17/2024
QUOTE NO: 44600376

GOVERNMENT - PRICE QUOTATION

ACCELA GOVERNMENT AT CARAHSOFT



11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM



LINE NO.	PART NO.	DESCRIPTION	-	QUOTE PRICE		QTY	EXTENDED PRICE
11	CON-SIA-611	Senior Information Architect (Per Hour) BUSINESS PROCESS VALIDATION AND AUTOMATION Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	90	\$12,623.40
12	CON-SIA-611	Senior Information Architect (Per Hour) ACCELA GIS INTEGRATION FOR ADDRESS/PARCEL/OWNER DATA Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	40	\$5,610.40
13	CON-SIA-611	Senior Information Architect (Per Hour) ESRI INTEGRATION - MAP LAYERS AND SECURITY Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	20	\$2,805.20
14	CON-SIA-611	Senior Information Architect (Per Hour) PAYMENT ADAPTER (Forte, ACI or PayPal Commerce) Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	20	\$2,805.20
15	CON-SIA-611	Senior Information Architect (Per Hour) DATA CONVERSION - GOV EASY Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	120	\$16,831.20
16	CON-SIA-611	Senior Information Architect (Per Hour) FLORIDA STATE DBPR DAILY DATA IMPORT Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	40	\$5,610.40
17	CON-SIA-611	Senior Information Architect (Per Hour) CUSTOM REPORTING Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	90	\$12,623.40
18	CON-SIA-611	Senior Information Architect (Per Hour) TRAINING Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	88	\$12,342.88
19	CON-SIA-611	Senior Information Architect (Per Hour) USER ACCEPTANCE TESTING (UAT) Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	60	\$8,415.60
20	CON-SIA-611	Senior Information Architect (Per Hour) DEPLOYMENT & POST DEPLOYMENT SUPPORT Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	85	\$11,922.10
21	CON-SIA-611	Senior Information Architect (Per Hour) PROJECT MANAGEMENT Carahsoft Technology Corporation - CON-SIA		\$140.26	GSA	90	\$12,623.40
BYRNE SERVICES SUBTOTAL:							\$146,291.18
SUBTOTAL:							\$321,791.56
TOTAL PRICE:							\$321,791.56
TOTAL QUOTE:							\$321,791.56

All use of the Accela services specified in this document shall be governed by the Accela Subscription Services and Support Agreement Under GSA MAS at <https://www.carahsoft.com/buy/gsa-schedule-contracts/approved-csas> ("Accela Terms"). By placing an order, customer accepts and agrees to be bound by the Accela Terms.



QUOTE

04/12/2024

Prices valid until 10/09/2024

Account Name: Pembroke Park, Florida

Contact Information:

Jeffrey Louis
Pembroke Park, FL
3150 SW 52 AVE
Pembroke Park, FL 33023
jlouis@tppfl.gov

Billing Information:

Contract Term:

Billing Cycle: Annual
Billing Schedule: Upon Contract Signing
Service Term Starts:
Service Term Ends:

Components to be Implemented

- ☒ Code Enforcement
- ☒ Permitting
- ☒ Planning & Zoning
- ☒ Licensing

Fees:

22 User Subscriptions	\$2,100.00 per named user per year	\$46,200.00
Project Management, Training, and Implementation	\$1,500.00 per user	\$33,000.00
Data Migrations	*GovEZ & Hollywood 11 Flat File of Permit Data	\$15,000.00
Integrations and Services	GIS Integration (One-way)	\$10,000.00
	**New Payment Provider Integration	\$15,000.00
Total 1st Year Fees		\$119,200.00
Each Additional Year Fees		\$46,200.00

*This is an estimate. A firm cost will be determined once we receive copies of the databases.

**If an existing payment provider option is selected, there is \$0 fee from Citizenserve.



TO: Honorable Mayor & Commissioners

FROM: Cynthia Garcia-Lima, Town Clerk

DATE: November 27, 2024

TITLE: Approval of 2025 Regular Commission Meetings and Workshops

The following is the list of Regular Commission Meeting and Commission Workshop Meetings for the year 2025.

Regular Commission Meeting Dates	Commission Workshop Meeting Dates
Wednesday, January 8, 2025	Wednesday, January 8, 2025*
Wednesday, February 12, 2025	Wednesday, January 29, 2025
Wednesday, March 12, 2025	Wednesday, February 26, 2025
Wednesday, April 9, 2025	Wednesday, March 26, 2025
Wednesday, May 14, 2025	Wednesday, April 30, 2025
Wednesday, June 11, 2025	Wednesday, May 28, 2025
Wednesday, September 10, 2025	Wednesday, August 27, 2025
Wednesday, October 8, 2025	Wednesday, September 24, 2025
Wednesday, November 12, 2025	Wednesday, October 29, 2025
Wednesday, December 10, 2025	Wednesday, November 26, 2025**

Regular Commission meetings set to begin at 7:00 p.m.

Workshop Commission Meetings set to begin at 6:00 p.m.

*December 25, 2024, Commission Workshop for Regular Commission Meeting set for January 8, 2025, was previously cancelled.

** November 26, 2025 is the day before Thanksgiving Holiday.