



REVISED AGENDA WORKSHOP COMMISSION MEETING

6:00 PM - Wednesday, January 29, 2025

Commission Chambers

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. PRESENTATIONS
 - 5.1. One Blood - Blood Drive 5 - 6
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6. REPORTS OF COMMITTEES AND TOWN STAFF
 - 6.1. Police Department - Police Chief Daniel Decoursey 7 - 26
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 - 6.2. Finance Department - Finance Director James Davermann 27 - 31
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 - 6.3. Public Services Department - Director Stanley Merantus 32 - 33
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 - 6.4. Building Department - Building Manager Jeffrey Louis 34 - 55
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7. RESOLUTIONS
 - 7.1. File No: 23-Plat-01 56 - 93
Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC
Address: 3080 Pembroke Road
Request: Plat Approval – new five-story 210,775 gross square foot self-storage with accessory office.
RESOLUTION NO: 2025-005
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PS PEMBROKE PLAT LYING ON THE SOUTHEAST CORNER OF PEMBROKE ROAD AND SW 31st AVENUE; PROVIDIDNG AN EFFECTIVE DATE.
[Agenda Item Report - AIR-25-025](#)
 - 7.2. File No: 24-PR-03 94 - 139
Applicant: MHP Broward I, LTD / Kimley-Horn and Associates, Inc

Address: NE Corner of SW 56th Avenue & County Line Road
Request: Parking Reduction Approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a new 10-story building consisting of 150 affordable senior residential units.

RESOLUTION NO: 2025-006

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-03, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY PEMBROKE K2 LLC/ MHP BROWARD I, LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187, 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-25-024](#)

8. 2ND READING ORDINANCE

- 8.1. Ordinance Amending Section 2-125 - Town Attorney Horowitz 140 - 143
ORDINANCE 2025-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2, ARTICLE V OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "PROCUREMENT;" BY SPECIFICALLY AMENDING SECTION 2-125 OF THE TOWN CODE, ENTITLED "APPLICATION AND EXCLUSIONS;" PROVIDING FOR AN AMENDED PROCESS TO WAIVE CERTAIN COMPETITIVE BIDDING REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-25-028](#)

9. OLD BUSINESS

10. NEW BUSINESS

- 10.1. Audio-Visual System Upgrade and Production Integration – IT Director 144 - 173
Pakula

[Agenda Item Report - AIR-25-027](#)

11. DISCUSSION

- 11.1. Discussion and possible action to increase the town's minimum starting 174
salary to \$52,000 per year - Commissioner Jacobs

[Agenda Item Report - AIR-25-017](#)

- 11.2. Financial Literacy Program - Vice Mayor Morrisette and Town Manager 175 - 176
Lynch

[Agenda Item Report - AIR-25-030](#)

- 11.3. Park Canopy for Raymond P. Oglesby Preserve Park - Mayor Mohammed 177 - 191

[Agenda Item Report - AIR-25-029](#)

- 11.4. Replacement Modular Structure for Howard P. Clark Linear Walkway - Mayor Mohammed 192

[Agenda Item Report - AIR-25-032](#)

- 11.5. Community Center - Mayor Mohammed 193

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- 11.6. Play Ball National Event - June 13, 2025 through June 15, 2025 - Mayor Mohammed 194

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- 11.7. Climate Action Plan - Mayor Mohammed 195

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- 11.8. Town Wide Banners and Video - Mayor Mohammed 196

[Agenda Item Report - AIR-25-033](#)

12. ATTORNEY COMMENTS

13. TOWN MANAGER COMMENTS

14. COMMISSIONER COMMENTS

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

15. ANNOUNCEMENTS

- 15.1. Special Commission Meeting, Saturday, February 1, 2025 at 10:00 a.m.
Collective Bargaining Session, Wednesday, February 5, 2025 at 10:00 a.m.
Regular Commission Meeting, Wednesday, February 12, 2025 at 7:00 p.m.
Special Magistrate Hearing, Wednesday, February 19, 2025 at 7:00 p.m.
Workshop Commission Meeting, Wednesday, February 26, 2025 at 6:00 p.m.

CALENDAR OF EVENTS

Food Drive, Saturday, February 15, 2025 at 10:00 a.m.

16. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL

NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

Cynthia Garcia-Lima
Town Clerk



Agenda Item Report

Subject:	One Blood - Blood Drive
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	One Blood is holding a blood drive event at Park Lake on February 24, 2025.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[One Blood Poster](#)

33^e CLINIQUE DE SANG DE PARK LAKE ESTATES

Avec la Collaboration de / With the Collaboration of
the Town of Pembroke Park

DONNEZ DU SANG BLOOD DRIVE



Saturday, February 24 • 8:00 AM – 3:30 PM
Samedi, 24 Février 24 • 8:00 AM – 3:30 PM

Park Lake Estates – Monte Carlo Hall
3184 West Hallandale Beach Boulevard

Donors receive*:

- **Refreshments & Special Giveaways**
- **\$20 eGift Card**
- **OneBlood Long-sleeved T-shirt**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count and cholesterol screening!



For questions/ Pour Information: Paul Theroux at **514.692.1223**
or Claude Girard at **514.376.5380**. To schedule an appointment,
please visit **oneblood.org**. Sponsor code **#1197**.

*ID required. One offer per donor, per donation. No cash value. Not transferable. Gifts may vary. For more information please visit oneblood.org/details.

oneblood.org



oneblood 
Share your power.

204785 © 2024, OneBlood



Agenda Item Report

Subject:	Police Department - Police Chief Daniel Decoursey
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Daniel Decoursey, Interim Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	Monthly department updates.
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Administrative Monthly Report - Dec. and Jan](#)
[January Commission Report](#)
[Jan. Calls for Service](#)



PEMBROKE PARK POLICE DEPARTMENT

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

Administrative Report Late December 2024 & Early January 2025

This report provides an overview of the Pembroke Park Police Department's activities, community involvement, and investigative actions for Late December 2024 and early January 2025.

Community Crime Trend:

There has been a rise in e-bike thefts across the town, particularly in the mobile home parks. In response, our officers distributed hundreds of "Key Crime Prevention Strategies" flyers throughout the community and also posted on social media platforms to help raise awareness. Deputy Chief Ochoa has also met with a vendor to aid in the process of creating an online Property Registration program and creating "acid" stickers to help with the recovery of stolen property.

License Plate Readers:

The police department has partnered with Packetalk to purchase license plate reader trailers strategically throughout the town. We are currently in the "Test and Evaluation" stage and have one LPR Trailer placed on Hallandale Beach Boulevard, a few blocks West of I-95.

Training & Policies:

On January 23, 2025, Chief DeCoursey, Deputy Chief Ochoa & Ms. Heath attended a very informative FDLE FIBRS Training, which accurately gave insight on reporting incidents to the state.

Three training bulletins and department policies have been updated, submitted to the Accreditation Manager, and uploaded to PowerDMS. The updated policies are the On the Job Injuries Reporting, Code of Ethics, and Sexual Offender & Sexual Predator Community Notifications.

Staffing:

Officer Jose Sanchez has joined the team as a part-time officer assisting Detective Casas in resolving cases. Multiple Police Officer interviews have taken place, and we currently have two candidates who are in the process of completing their pre-hiring conditions. The two Officers who were recently hired are excelling well on FTO.

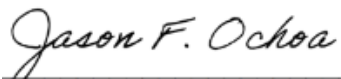
Internal Affairs Investigations:

We currently have one pending Internal Affairs investigation, submitted to Legal and should conclude in the upcoming weeks.

Negotiations:

The Town of Pembroke Park, the Police Department, and the Union have held multiple meetings to negotiate a collective bargaining agreement, which is still ongoing.

Sincerely,

A handwritten signature in cursive script that reads "Jason F. Ochoa". The signature is written in black ink and is positioned above a horizontal line.

Jason Ochoa, Deputy Chief of Police



Monthly Commission Report **End of December 2024 & January 2025**

December 31, 2024

- **Case #22-2412-021728**

Incident: **Auto Theft**

Location: 4813 SW 41st Street

Details: Officers responded to investigate the theft of a gray, four-door 2025 Nissan Altima. The victim reported parking in the parking lot on December 30, 2024, at 1:20 AM. When she returned to her vehicle later that day, at 3:00 PM, she discovered it was missing.

- **Case #22-2412-021756**

Incident: **AOA**

Location: 8400 Miramar Parkway

Details: Officers responded with the fingerprint scanner issued by the Pembroke Park Police Department. Upon arrival, Officers assisted the Miramar Police Department identify a homeless individual. The officers identified the individual using the fingerprint scanner and the FACES system (AFR Engine). It's great to know that our department provided us with the tools we need to succeed.

- **Case #22-2412-021757**

Incident: **Auto Theft**

Location: 2329 John P Lyons Lane

Details: Officers responded to investigate the theft of a 2022 Torino Trailer that did not have tag VIN #121CA2420NM019305. The victim reported seeing his trailer at noon on December 12, 2024. He discovered his missing trailer when he returned on December 16, 2024, at 4:16 PM. The victim signed an affidavit stating his intention to pursue prosecution. The trailer was placed into the FCIC/NCIC system as stolen.

- **Case # 22-2412-021769**

Incident: **Stolen Tag**

Location: 2329 John P. Lyons Lane

Details: Officers responded to 2329 John P. Lyons Lane and met with the same victim from a previous case. The victim reported that Florida tag number NTUP83 was removed from another trailer he owned and may have been placed on the stolen trailer listed above to facilitate its getaway. The tag was last seen on December 12, 2024, at noon. The victim noticed the tag was missing on December 16, 2024, at 4:16 PM. The victim signed an affidavit indicating his intention to pursue prosecution. The tag was placed into the FCIC/NCIC system as stolen.

January 1, 2025

- **Case # 22-2501-000015**

Incident: **Shooting - reclassified as a suspicious incident**

Location: Polo Club

Details: The patrol division responded to an alleged shooting at the Polo Club. Upon arrival and after an investigation, it was determined that a disturbance occurred on the west side of the parking lot, where patrons were asked to leave the property and complied. Possibly an unrelated incident where an unknown person allegedly discharged a firearm while traveling westbound on Hallandale Beach Blvd, passing the nightclub. Officers could not locate any witnesses or supporting evidence, such as bullet casings.

January 2, 2025

- **Case #22-2501-000053**

Incident: **Crash**

Location: Hallandale Beach Blvd. East of West Lake Dr.

Details: At 1216 hours, the road patrol division responded to a crash involving a semi-truck and a small Toyota on Hallandale Beach Boulevard east of West Lake Drive. The semi-truck driver was at fault; lucky, the crash was minor, with no injuries.

- **Case #2501-000079**

Incident: **AOA Hallandale Beach PD**

Location: On the previous alpha shift (01/01/25), Hallandale Beach PD responded to an armed robbery where the suspect shot the victim in the shoulder. The suspects fled the area in a 2022 blue Honda Pilot (FLA Tag AM22DJ). On tonight's shift, information was broadcasted by Hallandale Beach PD that the vehicle was possibly in the area of Hallandale Beach Boulevard and I-95. Our officers responded to the area and observed the vehicle under the overpass of I-95 on W. Hallandale Beach Boulevard (Pembroke Park). The suspect vehicle entered I-95 southbound while our officers maintained visual contact and waited for BSO Aviation to respond. BSO Aviation arrived and provided updates that the vehicle had exited Ives Dairy Boulevard and traveled west. Our officer was the only officer with visual contact on the vehicle and was awaiting more resources from the Hallandale Beach Police Department and Miami-Dade County Police Department. BSO Aviation advised that the suspect exited the vehicle and fled on foot. Our officers established a perimeter with the assistance of BSO, Miami-Dade, and Hallandale Beach PD. The suspect was apprehended by Hallandale Beach PD K-9 a short time later.

January 3, 2025

- **Case #22-2501-000090**

Incident: **Baker Act**

Location: Racetrac Gas Station located at 3996 Pembroke Road

Details: Officers responded to the Racetrac Gas Station at 3996 Pembroke Road. A homeless Black male made a threatening statement, saying, "I want to kill everyone else because they don't want to help me!" The individual then began making numerous inaudible comments and became increasingly repetitive. He expressed multiple times that he wanted to go to the hospital. The homeless man was very emotional, alternating between crying and laughing. He claimed that today was his birthday, although it was not. There is a significant likelihood that, without care or treatment, he could harm himself or others. He was baker-acted and transported to Memorial Hospital for treatment.

- **Case #22-2501-000095**

Incident: **Aggravated Assault W/Firearm**

Location: 58 West Lake Court

Details: Officers were dispatched to address a dispute between two neighbors. The victim reported that he was involved in a parking disagreement with his neighbor, during which the neighbor brandished a black firearm. However, the suspect never pointed the firearm at the victim. The victim indicated that he did not wish to pursue prosecution and signed a waiver to that effect. Officers attempted to reach the suspect but were unable to make contact.

January 5, 2025

- **Case #22-2501-000175**

Incident: **Burglary Conveyance**

Location: City Hall 3150 SW 52nd Avenue

Details: Officers responded about a burglary conveyance. The victim reported that he was at 2920 SW 30th Avenue (Scarlett's Cabaret) on 12/16/2024, at 2200 hours, when he last saw his firearm in the glove compartment of his vehicle, a four-door grey Toyota Corolla bearing a Florida tag #QBJZ03. After leaving Scarlets Cabaret, the victim returned home. The next day, he checked for his firearm, thinking he had left it at home, but could not locate it. On December 18, 2024, at 6:00 p.m., after searching thoroughly, he realized that it was likely stolen from his vehicle while he was at Scarlets Cabaret. The victim described his firearm as a black Smith and Wesson M&P 45 (M2.0) loaded with ten .45 caliber rounds. The firearm's serial number is #NLU9422, and its value was estimated at \$700.00. The victim attempted to make a report with the Miami Police Department but was advised that he needed to make a report with Pembroke Park because he was in our Town when he last saw his firearm. The firearm was entered into the FCIC/NCIC as stolen.

January 6, 2025

- **Case # 22-2501-000216**

Incident: **Grand Theft**

Location: 5463 SW 41st Street

Details: At 0629 hours, the road patrol division responded to a grand theft of auto parts at 5463 SW 41st Street. The incident occurred between 01/05/2025 from 2300 hours to 01/07/2025 at 0600 hours. An unknown person(s) stole all 4 rims of a Toyota Corolla. Two cameras were identified, and the HOA is attempting to contact the residents to obtain video footage. The vehicle was processed for latent prints with negative results. All the lug nuts were left behind, and the parking lot area near the vehicle was wet, making it challenging to process latent prints. At this time, no witnesses or further investigations were discovered.

- **Case # 2501-000218**

Incident: **Grand Theft**

Location: 2416 Howard Road – Bamboo Paradise Mobile Home Park

Details: At 0832 hours, the road patrol division responded to a grand theft between 01/05/2025 at 1900 hours and 01/06/2025 at 0600 hours. An unknown person(s) stole two electric bicycles: one is white, made by Funhang, worth \$350, and the other is gray, made by Qianchiche, worth \$900. No serial numbers were obtained. Per the victim of Case # 22-2501-000220, his neighbor has video footage of a Hispanic male approximately 35 years of age, average height, slender, dark curly hair, and last seen wearing a gray hoodie sweater. A copy of the video has been requested.

- **Case # 2501-000220**

Incident: **Burglary**

Location: 2414 Howard Road - Bamboo Paradise Mobile Home Park

Details: At 0832 hours, the road patrol division responded to a grand theft reclassified as a burglary at 2414 Howard Road. The burglary occurred on 01/05/2025 after midnight. An unknown person(s) stole an old rusty bicycle from 2422 #B Howard Road and rode the bicycle a short distance to 2414 Howard Road, leaving the bicycle parked at the rear of the mobile home, before entering the carport and stealing a white Victrip worth \$1,092.00. The serial number is PY48V201000W24060174. The victim's neighbor has video footage of a Hispanic male approximately 35 years of age, average height, slender, dark curly hair, and last seen wearing a gray hoodie sweater. A copy of the video has been requested. The victim is from Canada and does not understand the criminal justice system in the USA well. He reported the matter to his insurance but delayed reporting the matter to the police.

- **Case # 22-2501-000211**

Incident: **Grand Theft**

Location: 2413 Howard Road - Bamboo Paradise Mobile Home Park

Details: At 0832, the road patrol division responded to a grand theft between 01/05/2025 at 1900 hours and 01/06/2025 at 0600 hours. An unknown person(s) stole an unknown electric bicycle brand worth \$2000. No serial numbers were obtained. Per the victim of Case # 22-2501-000220, his neighbor has video footage of a Hispanic male approximately 35 years of age, average height, slender, dark curly hair, and last seen wearing a gray hoodie sweater. A copy of the video has been requested. The victim refused to cooperate and signed a refusal to prosecute.

- **Case # 22-2501-000223**

Incident: **Theft**

Location: 1985 S Park Road

Details: At 1058 hours, the road patrol division responded to 1985 S Park Road regarding employee theft. At this time, the business owner reported that one of his receptionists was involved with after-hours side jobs utilizing his business and pocketing approximately \$500. The complainant suspects others were involved. The nature of the business is rims and tires.

- **Case # 22-501-000224**

Incident: **Stolen Vehicle Recovery**

Location:

Details: At 1400 hours, the road patrol division responded to a stolen car (2022 Cadillac) recovery that was reported out of the jurisdiction of BSO. At 1208, driver Chris, operating truck #323, towed this vehicle from 4524 SW 54th Street, Fort Lauderdale, and transported it to All-Ways Towing in Pembroke Park. BSO placed a hold on this vehicle so that the BSO crime scene could process it. The vehicle was taken out of Teletype.

- **Case # 22-501-000224**

Incident: **AOA BSO**

Location: 3301 Hallandale Beach

Details: At 1521, the road patrol division responded to assist BSO FR Hazmat with suspicious chemicals found in two barrels at the north end of the Plaza. The reporting party is not associated with the Plaza. Hazmat determined that there were no harmful chemicals and believed one container contained motor oil. Several attempts were made to contact the property management with negative results.

January 7, 2025

- **Case #22-2501-000268**

Incident: **Grand Theft**

Location: 2575 SW 32nd Ave. - Cortex USA

Details: At 1202 hours, units responded to supplemental information regarding case #22-2412-020846. Units responded to 2575 SW 32nd Ave (Cortex USA), where a second employee involved in stealing \$600,000.00 from Cortex USA was identified. This case involves shipping products/goods to a side company created by the suspects. Detective Casas responded, who is actively investigating this case. The initial Suspect was the warehouse manager for Cortex USA since 2022, taking merchandise directly from the Cortex USA warehouse to ship out to Miami Vibe's side company owned by the suspect. The suspect's ex-boyfriend is now suspected of being involved and stealing \$600,000.00.

January 8, 2025

- **Case #22-2501-000297**

Incident: **Grand Theft**

Location: 3140 West Hallandale Beach Boulevard, Lot 1205

Details: Officers responded regarding the theft of three electric bicycles. The victim reported that she secured her bicycles to her trailer home at noon on January 7, 2025, but discovered they were missing at 9:00 PM the same day. The stolen bicycles included two Vtuvia model SK200s, green and red, along with a red and black Jetson bike. The total value of all three

electric bicycles was \$2,850.00. Holiday Park does not have surveillance cameras; however, a maintenance worker at the front stated that she would check her security cameras. The victim could not provide serial numbers, and no tracking devices were attached to the bicycles.

- **Case #22-2501-000315**

Incident: **Baker Act**

Location: 5412 SW 32nd Street

Details: Officers responded after receiving a report about a person expressing suicidal thoughts. They contacted the victim's mother, who explained that her daughter, a juvenile, had texted her, saying she missed school because she wanted to kill herself. The officers then spoke with the daughter, who was very cooperative and confirmed her mother's statement. She revealed that she had been feeling suicidal for the past six months due to pressure from school, concerns about graduating, and the college application process. Given her statements about wanting to harm herself, she was Baker Acted and transported to Memorial Regional Hospital – Joe DiMaggio Children's Hospital for observation.

- **Case #22-2501-000316**

Incident: **Grand Theft**

Location: 2920 SW 30th Avenue – Scarlett's Cabaret

Details: Officers contacted the victim, who wanted to report his stolen watch from Scarlett's Cabaret, located at 2920 SW 30th Avenue. The victim said he visited the club on November 23, 2024, at midnight. He realized he lost his watch after a female entertainer danced for him. Although the victim was intoxicated, he clearly remembered the dancer being close to him and suspects that she may have taken the watch off his wrist. That night, he spoke with security, who advised him to follow up but never received any further communication. Today, the victim discovered his watch listed on Facebook Marketplace for \$4,600, half the amount he originally paid. The seller is identified as "The Pawn Shop," located at 1038 NW 36th Street, Miami, Florida. The watch is a blue and silver Hublot Fusion, and its serial number is 1605443. The victim purchased the watch for \$7,500.

- **Case #22-2501-000318**

Incident: **Grand Theft**

Location: 3188 Lakeshore

Details: Officers responded to the Embassy RV Park at 3188 Lakeshore regarding the theft of two electric bicycles. The victim reported securing his bikes at the front door on January 7, 2025, at 9:00 PM. He discovered that his bikes were missing this morning, January 8, 2025. The victim provided black and white video footage showing the suspects taking the bikes and loading them into a truck. The video did not show the truck's tag number. The stolen electric bikes include a black and blue Ridstar and an all-black Funhang 1000W, with a total loss valued at \$3,100. The victim did not have the serial numbers for the bikes.

January 10, 2025

- **Case # 22-2501-000383**

Incident: **Vehicle Burglary**

Location: 5237 SW 33rd St

Details: At 0653 hours, the road patrol division responded to 5237 SW 33rd St regarding a vehicle burglary between 01/09/2025 at 1900 hours and 01/10/2025 at 0650 hours. The victim reported that her 2016 Toyota Rav 4 sustained damage to the driver's door lock and window, which was smashed. No ignition damage was reported or observed. Nothing was taken, and a \$20 bill was missed in plain sight.

January 11, 2025

- **Case # 22-2501-000413**

Incident: **Domestic Battery**

Location: 5551 Hallandale Beach Blvd – Marathon Gas Station

Details: At approximately 0610 hours, Officers responded to an active dating violence situation between a couple who have been dating for approximately a year. The Defendant caused a significant disturbance in the store, where she threw a can of coke at the victim while yelling and screaming. The store clerk asked her to leave, who was inside a secured room with a bulletproof glass partition designated as a cashier area. Instead of complying, the Defendant approached his direction by attempting to open the door leading to where he was standing, causing him to be concerned. The disturbance continued, and an additional five witnesses who wished to remain anonymous stated that the Defendant was the primary aggressor. Upon arrest, she started screaming, pulling away, and kicking. After she calmed down, she claimed to have asthma and difficulty breathing, prompting an officer to lower the window of his police vehicle to accommodate her needs. During this interaction, she spit on the officer's face and started kicking the interior of the car. She was arrested and charged with battery in a domestic setting, resisting violence, and battery on a LEO. The store clerk declined to press charges.

- **Case# 22-2501-000417**

Incident: **Grand Theft (Two E-Bicycles)**

Location: 3140 West Hallandale Beach Blvd. - Holiday Estates Mobile Home Park, lot # 1303

Details: Officers responded regarding a delayed grand theft. The victim advised that he locked his two electric (Evox) bikes to the rear of his mobile home at 0130hrs on this date, returned at 0842hrs, and observed both bikes were missing. The unknown suspect used a cutting tool to cut the lock and remove the bikes without the victim's knowledge or permission. Both bikes were worth a total of \$5000.00. The bikes were black and green. Video footage from the LPR and Lake Estates Mobil Park is available to identify any possible suspects.

- **Case # 22-2501-000418**

Incident: **Burglary (Two E-Bicycles)**

Location: 304 Marine Drive

Details: The patrol division responded to a delayed burglary. The victim was advised that two e-bikes worth \$ 3,000 had been stolen. The victim stored his two Vitailan model V3 electric bicycles equipped with an alarm system; one was white, and the other was orange. Both bicycles have an ignition lock requiring a key for general use. The bicycles were stored last night inside his carport. At 0800, through social media, his neighbor at 139 Marine Lake Drive located his white bicycle. The alarm was missing, and the ignition had no noticeable damage. I contacted the property manager, who provided the video and pictures. No serial numbers were obtained, and neighbors saw an unknown male riding his orange bicycle at 0500 hours. Surveillance shows two Hispanic males leaving at 0550 hours.

- **Case # 22-2501-000419**

Incident: **Burglary (Two E-Bicycles)**

Location: 139 Marine Drive

Details: The patrol division responded to a delayed burglary. The victim advised that two E-Bikes worth \$3600 were stolen. The victim stored a Gray Drummer electric bicycle and a black EcoMark under his carport. The bicycles were stored last night in his carport. At 0800, he noticed his bicycle missing but noticed his neighbor's bicycle in his front yard. The victim explained that his neighbor at 124 Marine Drive had experienced a burglary where someone had stolen his battery from a Velec Electric bicycle worth approximately \$400. The victim escorted me to 124 Marine Drive, where I met with St Pierre, whose statements concurred with Mr. Desroches. While investigating this case, the Drummer Bicycle was located northeast of Mr. St Pierre's home along a lake. I photographed the area and uploaded all pictures related to related cases. No serial numbers were obtained, and surveillance video shows two Hispanic males leaving at 0550 hours.

- **Case # 22-2501-000421**

Incident: **Burglary**

Location: 124 Marine Lake Drive

Details: The road patrol division responded to a delayed burglary. The victim stated that sometime between last night and this morning at 0800 hours, an unknown person(s) entered

his car port and stole the battery from his electric bicycle. The victim refused to cooperate, and this case is closed.

- **Case #2501-000450**

Incident: **Information – E-Bicycles**

Location: W. Hallandale Beach Boulevard corridor, specifically around the 3100 block

Details: Officers monitored the area in an attempt to locate individuals who were responsible for stealing multiple electric bicycles. Officers observed a U-Haul box truck and a 2005 Dodge Ram pick-up truck exiting the Holiday Mobile Home Park. Officers observed an electric bicycle in the bed of the pick-up truck. A records check revealed the truck had an expired tag. A traffic stop was conducted, and contact was made with the driver. The driver stated that she was a resident of the MHP and saw the electric bicycle in the park's dumpster. She thought she could possibly sell the bicycle at the Swap Shop and retrieved the bicycle from the dumpster. The driver stated that she heard some electric bicycles were being stolen and advised that she did not want the bicycle and wanted officers to take the bicycle to locate the owner. Officers provided the driver with a property receipt for the bicycle and placed the bicycle on the third floor in hopes that the original owner could be located.

January 12, 2025

- **Case #22-2501-000452**

Incident: **One Vehicle Accident**

Location: 5001 Hallandale Beach Boulevard

Details: On Sunday, January 12, 2025, at approximately 6:16 A.M., officers responded to a one-vehicle accident involving a wall at 5001 Hallandale Beach Boulevard involving an unlicensed 17-year-old male. The driver allegedly blacked out while traveling eastbound in the 5200 block of Hallandale Beach Boulevard before crossing onto westbound lanes and colliding with a concrete wall belonging to the Dale Village community. The driver refused medical attention and sustained minor injuries to his hand but caused significant property damage, including approximately 20 feet of the concrete wall and additional damage to nearby mobile homes from debris. Officers found no evidence of impairment, and neither narcotics nor alcohol were determined to be factors in the accident. Criminal citations were issued, the driver's parents were notified, and the scene was promptly secured. Florida Power & Light (FPL) was also contacted to address damage to a utility pole caused by the collision.

- **Case # 22-2501-000454**

Incident: **Burglary**

Location: 311 Marine Drive

Details: Officers responded to a delayed burglary. The suspects stole an electric bicycle of an unknown color worth \$2500 (the brand name is Jupiter E-Bike) from their carport. The time frame was today from 0100 to 0700. There are no investigative leads or serial numbers.

- **Case # 22-2501-000459**

Incident: **Burglary**

Location: 411 Marine Drive

Details: Officers responded to a delayed burglary. The suspects stole a silver electric bicycle with an orange seat cover worth \$1300 (the brand name is E-Bike) from their carport. The time frame was yesterday at 2245 hours, and I noticed it today at 2345 hours. There are no investigative leads or serial numbers.

- **Case # 22-2501-000461**

Incident: **Theft**

Location: 3000 Hallandale Beach Blvd. - Elegant Beauty

Details: Officers responded to a shoplifting. A thin, muscular black male wearing a cap and dark clothing stole 4 lady wigs and ran eastbound, passing I-95. The alpha shift followed up with the investigation.

January 13, 2025

- **22-2501-000494**

Incident: **Felony Warrant/Arrest**

Location: 3924 Pembroke Road

Details: Officers responded after a complainant reported that a homeless black male was sleeping in a red tent on the side of the business. Upon arrival, officers made contact with the individual and conducted a warrant check via teletype, which revealed that he had an active warrant for felony possession of cocaine. As a result, he was arrested and transported to the Broward County Main Jail for booking. The tent and some of the suspect's belongings were left at the scene. The complainant was informed that he could remove the items, as they are on private property that he controls.

- **Case # 22-2501-000526**

Incident: **Natural Death**

Location: 5060 SW 28th Street – Dale Village Mobile Home Park

Details: Units responded concerning an unresponsive male who was not breathing.

Investigation revealed that his wife last saw him alive 20 to 30 minutes before our arrival. W/M P. Brady went to brush his teeth and collapsed in the restroom, where his wife discovered him. BSO Fire Rescue responded to perform life-saving measures, which met with negative results, as he was pronounced deceased at 2210hrs. There were no signs of foul play and no trauma to the body. The death appeared to be of natural causes. The Medical Examiner's Office and the body removal service were notified. A command page was generated to alert the command staff.

January 14, 2025

- **Case # 22-2501-000579**

Incident: Domestic Battery Arrest

Location: 2450 South Park Road # 101

Details: At 2155hrs, Units responded to a Domestic Disturbance. Upon arrival, the victim advised that her husband struck her and, as a result, suffered a bloody scratch under her right eye, and the left side of her face was red and swollen. It was also reported that the suspect, H/M (A. Urbaneja), was no longer on scene and had fled to an address in Hollywood (1900 Van Buren Street #110). The couple is married but no longer live together as he now resides at the address in Hollywood. Officers responded to the address in Hollywood and, along with Hollywood Police, were able to take the suspect into custody for Domestic Battery without incident.

January 15, 2025

- **Case #22-2501-000603**

Incident: Commercial Burglary

Location: 2801 John P. Lyons Lane, Unit #1125 (Value Store-It)

Details: Officers responded regarding a burglary. The victim stated that her last visit to the storage unit was on January 10, 2025, at 3:00 PM. When she returned today, January 15, 2025, she discovered that the contents of her unit were in disarray and not as she had left them. The victim reported that 600 checks from Truist were missing at this time, and she plans to provide a list of additional missing items after completing an inventory of the storage unit. The suspect gained entry to the storage unit by going over the top of the surrounding gate, which was unsecured. There was no video surveillance covering the area of the storage unit. The scene was processed, and one latent print was lifted.

January 16, 2025

- **Case # 22-2501-000646**

Incident: **Domestic Battery**

Location: 143 Janis Blvd, Pembroke Park, FL 33009

Details: The road patrol division responded regarding a domestic disturbance. An arrest was made after our investigation showed the following: The defendant has a child in common with the victim and has been together for 4 years. The victim reported that on January 12, 2025, the defendant struck her with a mop bucket on her right leg, causing swelling. The victim stated that the Defendant attempted to hit her in the head and slipped, falling to the ground, missing

her head, and hitting her leg. She further stated today, at approximately 1036 hours, while in her bedroom, the defendant threatened to hit her with a closed fist in the early hours of the morning, which made her fear for her life. The defendant was only a few feet away and was in a rage of anger, threatened to harm, causing the victim fear as the Defendant could carry out his threat. The victim showed me a video of this incident, which was later included as evidence. He was arrested and transported to the main jail.

- **Case # 22-2501-000648**

Incident: **Burglary**

Location: 70 West Lake Ct

Details: The road patrol division responded regarding a delayed burglary. The victim explained that his two Moxie E-bikes had been taken from a bike rack mounted on the rear of their white Cadillac SRX between 3:30 AM and 5:30 AM on Thursday, January 16, 2025. They last saw the E-bike, valued at approximately \$1,300 each, at 3:30 AM that same morning. At 5:30 am, the victim noticed his bicycle gone and patrolled the area instead of calling the police. One bike was black, and the other was white with no serial numbers. He refused to cooperate and signed a refusal to prosecute.

- **Case #2501-000677**

Incident: **AOA BSO / Miramar**

Details: A BOLO was issued from Miramar PD regarding a white Range Rover that had just been involved in a shooting in their jurisdiction. Information was provided that the vehicle was last seen eastbound on Pembroke Road from SW 56th Avenue. Our officers responded to S. Park Road and Pembroke Road to take a point of observation. A few moments later, our officers observed a vehicle traveling east on Pembroke Road from S. Park Road, matching the description. Officers maintained visual contact and requested assistance from BSO Aviation and K-9. Officers followed the vehicle north on I-95 until the resources were in place to safely conduct a felony traffic stop. The driver and lone occupant of the vehicle were detained. Subsequently, a loaded firearm was located in the glove box of the vehicle. It should be noted that the firearm was warm to the touch (as if it had just been fired), and a spent casing was lodged in the chamber. Miramar PD was contacted, and they advised that the victim had refused to cooperate. The occupant of the vehicle was released on scene per Miramar PD.

- **Case #2501-000656**

Incident: **Burglary / Grand Theft**

Location: 2701 S. Park Road - Lakeshore MHP Office

Details: Officers responded regarding a missing person. While speaking with the manager, a resident of Lakeshore MHP advised that earlier this month, someone stole her white Jupiter electric bicycle with red rims (valued at approximately \$1,000) from her backyard (107 David Dr, Pembroke Park). She stated that it occurred between 0000 and 0640 on 01/04/25. The victim stated that she wished to prosecute and signed the victim's affidavit. Surveillance footage did not capture the theft. Contact was made with the manager, who said that her manager would review surveillance footage from that date and she would advise if there is any further information regarding this incident.

January 17, 2025

- **Case #22-2501-000689**

Incident: **Grand Theft**

Location: 3140 Hallandale Beach Boulevard

Details: At 0859 hours, the road patrol division responded regarding a delayed grand theft caught on the surveillance camera. A Hispanic male entered a tent storage tent located on the southeast corner of the victim's property, stealing a Mock-Wheels orange and black electric bike worth \$2000 with no serial number recorded. During the timeframe of the crime, a white pickup truck with a red bed was seen suspiciously driving down residential streets.

- **Case #22-2501-000703**

Incident: **Domestic Battery and Felony Warrant**

Location: 5453 SW 34th St #53

Details: At 1417 hours, the road patrol division and BSO responded to a simple battery in a domestic setting at 5453 SW 34th St #53. En route to the call, the dispatch advised that a b/f reported she was choked by her boyfriend, a b/m who had an active federal warrant for weapons violations. This concurred with the investigation, which resulted in a b/m arrested without incident. The victim refused to cooperate; however, criminal charges were still submitted for domestic violence along with the warrant charge.

January 18, 2025

- **Case #2501-000733**

Incident: **Burglary Auto**

Location: 3760 SW 48th Avenue

Details: Officers responded to a delayed vehicle burglary. Upon arrival, the victim advised that he parked his 2021 Dodge Charger Scat Pack in front of this location at 2030 hours on 01/17/25. He returned to his vehicle at approximately 0400 hours on 01/18/25 to see the passenger rear window shattered. The victim stated that the carbon fiber dashboard (\$4000) and a pair of Ray-Ban (\$150) were missing from his vehicle. Officers attempted to process the vehicle for latent prints. However, there was heavy rain, and the efforts to dry the vehicle were unsuccessful. The victim advised that he wished to prosecute and signed the affidavit. Officers canvassed the area for surveillance footage or witnesses but could not locate them.

- **Case #2501-000738**

Incident: **Information**

Location: 157 W. Lake Shore Drive

Details: Officers responded in reference to property damage to a carport roof. Upon arrival, it was determined that a bullet had been fired into the air in a different location and had fallen through the reporting person's carport. This caused a small hole in the roof of the carport. The reporting person had picked up the spent round prior to our arrival. However, we recovered the bullet and submitted it to the property to be submitted to the lab for NIBIN testing. It should be noted that Hallandale Beach PD received 2 separate shots-fired calls earlier in this date (Alpha shift) where the responding units located spent casings. It is unclear if those incidents are related to this.

January 20, 2025

- **Case #22-2501-000822**

Incident: **FIRS**

Location: 3131 Hallandale Beach Blvd – Vacant Wells Fargo

Details: The road patrol division responded to a suspicious person in the vacant Wells Fargo Bank. It was discovered that a b/m was sleeping next to the front door after bypassing the hurricane accordion shutters without damaging the shutters. A second b/m not associated with the other male was on the south end of the property. Two FIRs were completed under #824.

- **Case #22-2501-000823**

Incident: **Baker Act**

Location: 3031 Hallandale Beach Blvd

Details: The road patrol division responded regarding a h/m who suffers from mental illness. His mother was the reporting party. The h/m was a large male requiring three handcuffs; he was transported to Regional Memorial without issues.

January 21, 2025

- **Case #22-2501-000850**

Incident: **Crash**

Location: 3100 block of Pembroke Road

Details: At 1443 hours, a bicyclist operating an electric bicycle westbound on the south side of the 3100 block of Pembroke Road was involved in a crash. As the bicyclist traveled against

traffic along the eastbound lanes while occupying the bike lane, he ran into a vehicle attempting to make a right turn onto the eastbound lanes of Hallandale Beach Blvd, leading to injuries. He was transported to the hospital by BSO Fire Rescue.

January 22, 2025

- **Case # 22-2501-000913**

Incident: **Domestic Battery Arrest**

Location: 5453 SW 34th Street

Details: At 0120hrs, units responded to 5453 SW 34th Street regarding a Domestic Disturbance. Upon arrival, the victim advised that while he was asleep, the suspect, H/F K. Rodriguez, entered the room and, without warning, slapped him on the left side of his face. The victim advised that the argument escalated, and he was struck again over the head, at which time he exited the apartment and called 911. The victim advised that the incident stemmed from an argument of infidelity. Based on the victim's statement, probable cause was found to arrest the suspect for Domestic Battery. It should be noted that the suspect was arrested for Domestic Battery against the victim on 12/10/2024, Case # 22-2412-020865. Also, the victim, B/M, was arrested on 1/17/2025, Case # 22-2501-000703, for Domestic Battery against the suspect.

January 23, 2025

- **Case #322-2501-000930**

Incident: **Petit Theft**

Location: 3996 Pembroke Road - RaceTrac

Details: Officers responded to the RaceTrac gas station at 3996 Pembroke Road. The victim reported that a black male suspect, wearing a white hoodie, long black pants, and shoes, entered the store and took four cases of Corona beer, each valued at \$18.00. He bypassed all points of sale and exited the store without paying. The suspect then got into the passenger seat of a black BMW with Florida tag number #23ETHZ and fled eastbound on Hallandale Beach Boulevard. The total loss was estimated to be \$72.00.

- **Case # 22-2501-000974**

Incident: **Natural Death**

Location: 5525 SW 41 Street, #123 – Allaire Apts.

Details: At 0353hrs, Officers responded concerning a B/F, later identified as not conscious or breathing. She was pronounced deceased by BSO Fire Rescue at 0358hrs. She was discovered by her husband this morning at 0330hrs, as he was getting ready for work, to find her unresponsive and cold to the touch. The deceased suffered from multiple conditions and appeared to be bedridden. The death appeared to be natural as there were no signs of foul play or trauma to the body that assumed the death to be questionable. The body was subsequently released to the deceased funeral home as preparations had already been made. A command page was generated via Chain of Command.

January 25, 2025

- **Case #22-2501-000998**

Incident: **Shooting**

Location: Hallandale Beach Blvd. - East of SW 52 Ave.

Details: At 0559 hours, units responded to random shots fired near the Polo Club. An independent witness stated a customer who left the Polo Club started shooting from an unknown vehicle on Hallandale Beach Boulevard just east of SW 52nd Avenue. Approximately three shots were heard.

- **Case #22-2501-000999**

Incident: **Suicide**

Location: Susan Lane

Details: At 0613 hours, units responded to Susan Lane regarding an overdose involving a 61-year-old white male who is believed to have taken 72 Xanax pills, cocaine, and painkillers. He later died in the hospital. Detective Casas responded and assisted with the investigation.

- **Case #22-2501-0001000**

Incident: Criminal Mischief

Location: 3861 SW 52nd

Details: At 0620 hours, units responded regarding an alleged shooting. The victim claimed someone shot through his bedroom window. His window was indeed broken with a fist-sized hole, but no signs of a gunshot were found, leading officers to believe the subject used a blunt object. The victim stated he delayed in calling and that the crime occurred at 0430 hours.

- **Case #22-2501-0001004**

Incident: **Crash with injuries**

Location: 5500 block of Hallandale Beach Boulevard

Details: A vehicle rear-ended a tractor-trailer semi-truck, causing a head injury with a significant amount of blood. She was transported to the hospital, and the crash was recorded on surveillance video.

- **Case #2501-001019**

Incident: **Criminal Mischief**

Location: 3861 SW 52nd Avenue (same address as above)

Details: Officers again responded to 3861 SW 52nd Avenue regarding a possible delayed shooting. Upon arrival, officers met with the victim, who advised that she had parked her vehicle in front of this location on 01/25/25. At approximately 0230 hours, her brother heard 3-5 gunshots outside this location; however, he did not mention it until this evening. The victim went outside and observed damage on the passenger side of her vehicle, which appeared to be sustained from a bullet. Officers canvassed the area and observed a .380 caliber casing in the parking lot. Officers recovered the casing and submitted it to Pembroke Park Police Department Property for lab testing (NIBIN). The victim advised that she wished to prosecute for the damage to her vehicle and signed a victim affidavit. The neighborhood was canvassed for potential witnesses and/or surveillance cameras.

January 27, 2025

- **Case #22-2501-001055**

Incident: **Criminal Mischief**

Location: Patrick Behan Park - 3200 SW 25th Street

Details: Officers responded regarding three white male juveniles who vandalized a bookstand within the park that provided reading materials for the public. Video surveillance recorded the incident on January 26, 2025, at 2:00 PM. The estimated cost of the damage is valued at \$200.00.

- **Case #22-2501-001074**

Incident: **Burglary Battery**

Location: 3996 Pembroke Road – RaceTrac Gas Station

Details: Officers responded regarding reported burglary and battery. A black female victim stated that on January 27, 2025, at 1:15 PM, a known black male suspect reached into her vehicle, a black Honda Accord with Florida tag #RNIF40, in an attempt to steal her purse after asking her for money. When she told him she had nothing to give, he punched her in the face multiple times with a closed fist. As a result, the victim sustained a swollen left eye and had dried blood on her forehead. She refused medical treatment and expressed her desire to prosecute, signing a waiver to that effect. The suspect's current location is unknown, as he is homeless. The investigation remains open until contact is made with the suspect. No video surveillance cameras captured the incident.

CALLS FOR SERVICE	
INCIDENT TYPE	BREAKDOWN
ACCIDENTS	Hit and Run (3)
	Regular (4)
	Rollover (4E)
	With Injuries (4I)
	TOTAL ACCIDENTS
ALARM CALLS (49A, 49H, 49S)	TOTAL ALARM CALLS
BURGLARY	Attempt (21A)
	Commercial (21C)
	Residential (21R)
	Vehicle (21V)
	TOTAL BURGLARIES
GENERAL INCIDENTS	
MISSING PERSON (8)	
STOLEN TAG (9)	
STOLEN VEHICLE (10)	
STOLEN VEHICLE RECOVERED (10R)	
INFORMATION (14)	
LARCENY (30)	
DOMESTIC VIOLENCE (38)	
VANDALISM (40)	
PARKING COMPLAINTS (73)	
	TOTAL GENERAL INCIDENTS
POLICE SERVICE CALLS (68)	DISPOSITIONS:
	A - Written Report
	B - No Written Report
	C - Contact Made with Owner (Alarm)
	E - Civil Assist
	TOTAL POLICE SERVICE CALLS
TRAFFIC STOP (10-50)	
ARRESTS	Felony

	Misdemeanor
	TOTAL ARRESTS
CITATIONS	
WARNINGS	
	TOTAL CITATIONS
REPORTS	FIBRS REPORTS
	CRASH REPORTS
	TOTAL REPORTS
Total Calls for Service : DEC 30 - JAN 27 : 1164	

DEC 30 - JAN 27
5
44
1
7
57
31
0
3
1
2
6
0
1
2
2
44
18
4
4
53
128
3
629
0
4
636
30
4

3
7
32
9
41
95
52
147



Agenda Item Report

Subject:	Finance Department - Finance Director James Davermann
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Finance Director, Finance & Budget Director
Dept/Group:	IT
Recommendation for Counsel to consider:	
Background Information:	Monthly update from department.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Monthly Report 1.24](#)



Pembroke Park, FL

Budget Variance Report

As Of: 01/31/2025

Fund: 001 - General Fund

Page 2 of 6

	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)	9,012,285.71	5,926,542.08	3,085,743.63	51	17,786,741.81	(8,774,456.10)	49
TOTAL REVENUE	0.00	1,481,635.52	(1,481,635.52)	9,012,285.71	5,926,542.08	3,085,743.63	51	17,786,741.81	(8,774,456.10)	49
EXPENSE SUMMARY										
Undesignated	2,780.93	38,130.87	35,349.94	102,591.49	152,523.48	49,931.99	22	457,754.84	(355,163.35)	78
Legislative	7,186.32	53,024.32	45,838.00	118,872.55	212,097.28	93,224.73	19	636,547.15	(517,674.60)	81
Executive	4,170.80	49,690.68	45,519.88	147,143.71	198,762.72	51,619.01	25	596,528.20	(449,384.49)	75
Financial and Administrative	15,735.82	51,496.71	35,760.89	161,666.07	205,986.84	44,320.77	26	618,208.78	(456,542.71)	74
Legal Counsel	22,989.50	33,320.00	10,330.50	83,109.11	133,280.00	50,170.89	21	400,000.00	(316,890.89)	79
Comprehensive Planning	0.00	26,852.16	26,852.16	50,257.90	107,408.64	57,150.74	16	322,355.00	(272,097.10)	84
Information Technology	1,584.72	40,882.17	39,297.45	76,765.54	163,528.68	86,763.14	16	490,783.64	(414,018.10)	84
Other General Government	13,666.67	78,905.99	65,239.32	199,178.64	315,623.96	116,445.32	21	947,251.39	(748,072.75)	79
Law Enforcement	381,531.91	393,899.77	12,367.86	1,167,887.17	1,575,599.08	407,711.91	25	4,728,689.87	(3,560,802.70)	75
Fire Control	0.00	429,964.11	429,964.11	1,074,371.76	1,719,856.44	645,484.68	21	5,161,634.00	(4,087,262.24)	79
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	5,085.23	32,086.89	27,001.66	80,278.00	128,347.56	48,069.56	21	385,197.70	(304,919.70)	79
Road/Street Facilities	6,087.25	184,347.15	178,259.90	145,625.99	737,388.60	591,762.61	7	2,213,052.34	(2,067,426.35)	93
Community and Economic Development	1,161.14	25,072.69	23,911.55	34,520.73	100,290.76	65,770.03	11	300,993.10	(266,472.37)	89
Parks/Recreation	4,429.53	43,961.07	39,531.54	148,119.02	175,844.28	27,725.26	28	527,745.75	(379,626.73)	72
704	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	466,409.82	1,481,634.58	1,015,224.76	3,590,387.68	5,926,538.32	2,336,150.64	20	17,786,741.76	14,196,354.08	80
REVENUE OVER/(UNDER) EXPENDITURE	(466,409.82)	0.94	(466,410.76)	5,421,898.03	3.76	5,421,894.27		0.05	(22,970,810.18)	

Budget Variance Report

As Of: 01/31/2025

Fund: 100 - Special Revenue Fund

	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)	117,452.42	312,864.20	(195,411.78)	13	938,968.39	(821,515.97)	87
TOTAL REVENUE	0.00	78,216.05	(78,216.05)	117,452.42	312,864.20	(195,411.78)	13	938,968.39	(821,515.97)	87
EXPENSE SUMMARY										
Protective Inspections	4,315.58	78,215.92	73,900.34	114,982.94	312,863.68	197,880.74	12	938,968.36	(823,985.42)	88
TOTAL EXPENSE	4,315.58	78,215.92	73,900.34	114,982.94	312,863.68	197,880.74	12	938,968.36	823,985.42	88
REVENUE OVER/(UNDER) EXPENDITURE	(4,315.58)	0.13	(4,315.71)	2,469.48	0.52	2,468.96		0.03	(1,645,501.39)	

Budget Variance Report
Fund: 400 - Sewer

As Of: 01/31/2025

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
Undesignated	0.00	288,908.71	(288,908.71)	236,699.99	1,155,634.84	(918,934.85)	7	3,468,291.90	(3,231,591.91)	93
TOTAL REVENUE	0.00	288,908.71	(288,908.71)	236,699.99	1,155,634.84	(918,934.85)	7	3,468,291.90	(3,231,591.91)	93
EXPENSE SUMMARY										
941001	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
940002	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
940099	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Other General Government	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Sewer/Wastewater Services	4,140.42	394,557.88	390,417.46	148,702.73	1,578,231.52	1,429,528.79	3	4,736,590.91	(4,587,888.18)	97
Flood Control/Stormwater Control	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
TOTAL EXPENSE	4,140.42	394,557.88	390,417.46	148,702.73	1,578,231.52	1,429,528.79	3	4,736,590.91	4,587,888.18	97
REVENUE OVER/(UNDER) EXPENDITURE	(4,140.42)	(105,649.17)	101,508.75	87,997.26	(422,596.68)	510,593.94		(1,268,299.01)	(7,819,480.09)	

Budget Variance Report
Fund: 401 - Stormwater Fund

As Of: 01/31/2025

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
REVENUE SUMMARY										
Undesignated	0.00	282,559.78	(282,559.78)	195,242.00	1,130,239.12	(934,997.12)	6	3,392,074.33	(3,196,832.33)	94
TOTAL REVENUE	0.00	282,559.78	(282,559.78)	195,242.00	1,130,239.12	(934,997.12)	6	3,392,074.33	(3,196,832.33)	94
EXPENSE SUMMARY										
940002	0.00	274,890.00	274,890.00	7,755.60	1,099,560.00	1,091,804.40	0	3,300,000.00	(3,292,244.40)	100
940003	0.00	49,504.27	49,504.27	0.00	198,017.08	198,017.08	0	594,289.00	(594,289.00)	100
941005	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
941006	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
940099	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Other General Government	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Flood Control/Stormwater Control	4,941.51	119,847.65	114,906.14	153,456.39	479,390.60	325,934.21	11	1,438,748.34	(1,285,291.95)	89
TOTAL EXPENSE	4,941.51	444,241.92	439,300.41	161,211.99	1,776,967.68	1,615,755.69	3	5,333,037.34	5,171,825.35	97
REVENUE OVER/(UNDER) EXPENDITURE	(4,941.51)	(161,682.14)	156,740.63	34,030.01	(646,728.56)	680,758.57		(1,940,963.01)	(8,368,657.68)	



Agenda Item Report

Subject:	Public Services Department - Director Stanley Merantus
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Stanley Merantus, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	Monthly updates.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Public Services Monthly Report - January 1st thru January 23rd, 2025](#)



Public Services Department

Monthly Report

January 1st - January 23rd, 2025

Administrative Tasks/Follow-Up

- Records room review

Field Tasks and Crew Updates:

- Install parking lot barriers at Preserve Park – Complete
- Refurbishment of bocce ball court – Pending ARPA funds
- Relocation of horseshoe pit at the Linear Park – begin mid-February
- Watkins Elementary at the Community Garden Program – Awaiting field trip date from Science teacher
- Removal of Banners and Christmas lights – Complete

Projects:

- SW 30th Street Sanitary Sewer Force Main Replacement project – Proposals are due by January 29th
- SW 25th Street Stormwater Improvement project – Proposals are due by February 27th
- SCADA System Installation – Begin installations mid-February
- SW 52nd Avenue Sinkhole – Engineer recommendations is under review
- Town Hall AC Repairs – Vendor will complete remaining work by end of February
- 3rd Floor Renovations – Pending quotes from Architect and ARPA funds
- 1st & 2nd floor bathrooms renovation – Pending quotes and ARPA funds
- Installation of new storage shed – Pending ARPA funds
- Renovation of Preserve Park Recreation Building – Pending ARPA funds
- Repaint of Town Hall exterior – Pending ARPA funds

Future Tasks:

- Purchase new work order/asset management software
- Purchase concrete material storage bins
- Pressure wash all Town owned sidewalk and curb & gutter



Agenda Item Report

Subject:	Building Department - Building Manager Jeffrey Louis
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Jeffrey Louis, Emergency Management Manager
Dept/Group:	Building
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	Monthly Update
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[building update](#)



Building Department Monthly Report

Page 2 of 22		<u>1/23/2025</u>
	Total Fees \$	73,087
	Municipality Revenue \$	73,087
	Total Job Value \$	283,048
	Total Res Job Value \$	22,330
	Total Com Job Value \$	260,718
	New Jobs	49
	Permits Completed	8
	Permits Voided	2
	Permits Expired	20



Building Department Monthly Report

Permits Issued	27
Inspections Completed	407
Reviews Completed	101
Reviews Assigned	38
Res Permits	9
Com Permits	50
Summary:	The Building Department has processed 49 permit applications for additions, renovations, tenant buildouts, and repairs commercial projects and mobile home repairs. 101 total plan reviews, Completed 407 inspections from all trades and is: permits.

Major Projects: Issued the final Certificate of Occupancy for the Magnolia Townhomes

Staff Projects Clearing and Closing major projects
 Preparing permits for new permitting system

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sued 27



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
9810	1/2/2025	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 28-346 (b)(3) - Portable storage units	Affidavit of Compliance	J. Gustin	Regular Mail
10511	1/2/2025	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-207. - Graffiti Enforcement Sec. 5-104. - Determination of need for correction Sec. 5-202. - Prohibited. Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Notice of Violation	J. Gustin	Regular Mail
10495	1/2/2025	3240 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 22-29. - Responsibility for maintenance. Sec 5-103(l). - Exterior maintenance of structures and premises	Affidavit of Compliance	J. Ramirez	Regular Mail
10432	1/3/2025	3201 SW 22 ST, PEMBROKE PARK, FL 33023 #3215 SW 22 ST	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. 15-40 (c) - Delinquent business tax receipt fees and penalties	Affidavit of Non-Compliance	J. Ramirez	Regular Mail
10390	1/3/2025	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	Affidavit of Non-Compliance	J. Gustin	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
10391	1/3/2025	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.	Affidavit of Non-Compliance	J. Gustin	Regular Mail
10423	1/3/2025	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
10212	1/3/2025	CAROLINA ST, PEMBROKE PARK, FL 33009	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance.	Affidavit of Non-Compliance	J. Gustin	Regular Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
5812	1/3/2025	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property
10496	1/4/2025	3300 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103(l). - Exterior maintenance of structures and premises Sec. 22-29. - Responsibility for maintenance.	Affidavit of Compliance	J. Ramirez	Regular Mail
10401	1/7/2025	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 Lone Pine Terr	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 Sec 5-103(o). - Exterior maintenance of structures and premises	Affidavit of Compliance	J. Gustin	Regular Mail
10517	1/8/2025	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 809 8ST	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Regular Mail
7379	1/8/2025	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.	Affidavit of Compliance	J. Ramirez	Regular Mail
10518	1/9/2025	3946 SW 48 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Ramirez	Hand



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
10519	1/9/2025	3944 SW 48 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Ramirez	Regular Mail
10520	1/9/2025	3262 PEMBROKE RD, PEMBROKE PARK, FL 33009	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-207. - Graffiti Enforcement Sec. 5-104. - Determination of need for correction Sec. 5-202. - Prohibited. Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Notice of Violation	J. Gustin	Regular Mail
10421	1/10/2025	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##108	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-177. - Initial certificate of use. Sec. 15-28. - Display. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Affidavit of Non-Compliance	J. Gustin	Regular Mail
10424	1/10/2025	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3127 W HALLANDALE BEACH BLVD, #111A	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-177. - Initial certificate of use. Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Affidavit of Compliance	J. Gustin	Regular Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
5370	1/3/2025	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4	Sec 5-105. - Repairs and installations Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
10349	1/10/2025	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.	Affidavit of Compliance	J. Gustin	Regular Mail
9698	1/10/2025	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 21-19 (a). - Prohibited signs.	Affidavit of Compliance	J. Gustin	Regular Mail
9195	1/13/2025	4800 SW 36 CT, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Ramirez	Hand
10527	1/13/2025	1950 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 12-41. - Accumulations deemed public nuisance Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-207. - Graffiti Enforcement Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Sec. 5-202. - Prohibited. Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 22-29. - Responsibility for maintenance.	Notice of Violation	J. Gustin	Regular Mail
10528	1/13/2025	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-48. - Outdoor storage prohibited	Notice of Violation	J. Gustin	Regular Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
10541	1/13/2025	2550 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-103(h). - 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	Notice of Violation	J. Gustin	Regular Mail
10128	1/14/2025	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2422 CHARLES RD	Sec 5-105. - Repairs and installations Sec 5-103 (a). - Exterior maintenance of structures and premises Sec. 12-48. - Outdoor storage prohibited Sec 5-103(c). - Exterior maintenance of structures and premises	Affidavit of Compliance	J. Gustin	Regular Mail
6619	1/14/2025	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 27-32.1. - Enforcement.	Notice of Formal Hearing	J. Ramirez	Certified Mail
6619	1/15/2025	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 27-32.1. - Enforcement.	Abate Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
9071	1/16/2025	4901 SW 27 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec. 28-346 (a) - Portable storage units Sec. 28-346 (b)(3) - Portable storage units Sec. 28-346 (f) - Portable storage units	Final Order	J. Ramirez	Certified Mail
9116	1/16/2025	3868 SW 52 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
9156	1/16/2025	5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 22-27. - Use of certain grass species. Sec. 22-29. - Responsibility for maintenance. Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises	Final Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
9269	1/16/2025	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	Final Order	J. Ramirez	Certified Mail
9380	1/16/2025	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
9399	1/16/2025	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	Final Order	J. Ramirez	Certified Mail
9401	1/16/2025	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 203	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
9436	1/16/2025	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
9700	1/16/2025	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties Sec. 15-177. - Initial certificate of use. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-28. - Display.	Final Order	J. Ramirez	Certified Mail
9989	1/16/2025	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930 - 3948 PEMBROKE RD	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
9963	1/16/2025	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
5329	1/16/2025	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21	Sec 5-105. - Repairs and installations Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail
5370	1/16/2025	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4	Sec 5-105. - Repairs and installations Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
5812	1/16/2025	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	Abate Order	J. Ramirez	Certified Mail
6009	1/16/2025	2329 JOHN P LYONS LN, 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(f). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 13-1. - Definitions Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 28-304 - Surface of parking area Sec. 28-307 (a) - Marking of spaces Sec. 12-48. - Outdoor storage prohibited Sec. 12-41. - Accumulations deemed public nuisance Sec 5-207. - Graffiti Enforcement Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities Sec 5-103(k). - Exterior maintenance of structures and premises	2nd Amended Final Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
8721	1/16/2025	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc. Sec. 22-29. - Responsibility for maintenance. Sec. 11-16. - Location; placement for collection. Sec. 11-42(a) - Disposal of solid waste restricted Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-40 - Delinquent business tax receipt fees and penalties.	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail
6622	1/16/2025	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises	2nd Amended Final Order	J. Ramirez	Certified Mail
8365	1/16/2025	2250 S PARK RD, PEMBROKE PARK, FL 33009	Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-103(m). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 28-333. - Industrial zoned areas.	Amended Final Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
9628	1/16/2025	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	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 Sec. 15-28. - Display. Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Ramirez	Certified Mail
9768	1/16/2025	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.	Amended Final Order	J. Gustin	Certified Mail
8812	1/16/2025	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	2nd Amended Final Order	J. Gustin	Certified Mail
9195	1/16/2025	4800 SW 36 CT, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Ramirez	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
6009	1/17/2025	2329 JOHN P LYONS LN, 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(f). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 13-1. - Definitions Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 28-304 - Surface of parking area Sec. 28-307 (a) - Marking of spaces Sec. 12-48. - Outdoor storage prohibited Sec. 12-41. - Accumulations deemed public nuisance Sec 5-207. - Graffiti Enforcement Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities Sec 5-103(k). - Exterior maintenance of structures and premises	Affidavit of Compliance	J. Ramirez	Regular Mail
9769	1/21/2025	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Affidavit of Non- Compliance	J. Gustin	Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
9965	1/21/2025	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	Affidavit of Non- Compliance	J. Gustin	Certified Mail
10493	1/21/2025	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-17. - Feeding of wildlife prohibited.	Affidavit of Non- Compliance	J. Gustin	Certified Mail
10541	1/21/2025	2550 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-103(h). - 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	Affidavit of Non- Compliance	J. Gustin	Certified Mail
10545	1/22/2025	3301 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 21-19 (c). - Prohibited signs. Sec. 21-19 (d). - Prohibited signs. Sec. 21-19 (b). - Prohibited signs. Sec 5-103(h). - Exterior maintenance of structures and premises	Notice of Violation	J. Ramirez	Regular Mail
10546	1/23/2025	3180 W HALLANDALE BEACH	Sec. 21-19 (d). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
10552	1/23/2025	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-175. - Certificate of use requirements. Sec. 15-28. - Display. Sec. 21-19 (d). - Prohibited signs.	Notice of Violation	J. Ramirez	Regular Mail
10562	1/23/2025	2430 CHARLES RD, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	J. Gustin	Hand
10493	1/23/2025	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-17. - Feeding of wildlife prohibited.	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail
10541	1/23/2025	2550 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-103(h). - 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	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail
10391	1/23/2025	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 Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

<u>Case #</u>	<u>Date Issued</u>	<u>Site Address</u>	<u>Violation Sections</u>	<u>Document Type</u>	<u>Officer Assigned</u>	<u>Delivery</u>
10390	1/23/2025	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 Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail
9965	1/23/2025	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail
9978	1/23/2025	2099 S PARK RD, PEMBROKE PARK, FL 33009	Sec. 15-175. - Certificate of use requirements. Sec. 15-22. - Application. Sec. 15-28. - Display. Sec. 12-48. - Outdoor storage prohibited	Affidavit of Non-Compliance	J. Gustin	Certified Mail
9978	1/23/2025	2099 S PARK RD, PEMBROKE PARK, FL 33009	Sec. 15-175. - Certificate of use requirements. Sec. 15-22. - Application. Sec. 15-28. - Display. Sec. 12-48. - Outdoor storage prohibited	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail
9769	1/23/2025	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property Certified Mail



Code Compliance Department Report

From 1/1/2025 to 1/23/2025

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

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
9636	1/23/2025	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	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	Affidavit of Compliance	J. Gustin	Regular Mail
8967	1/23/2025	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #106	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Gustin	Affidavit of Service/Posted to Property

Summary	
2nd Amended Final Order	3
Abate Order	2
Affidavit of Compliance	12
Affidavit of Non-Compliance	10
Amended Final Order	4
Complaint	0
Final Order	11
Notice of Formal Hearing	12
Notice of Violation	12
Supplemental Order/Claim of	3
Total	69



Agenda Item Report

Subject:	File No: 23-Plat-01 Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC Address: 3080 Pembroke Road Request: Plat Approval – new five-story 210,775 gross square foot self-storage with accessory office. RESOLUTION NO: 2025-005 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PS PEMBROKE PLAT LYING ON THE SOUTHEAST CORNER OF PEMBROKE ROAD AND SW 31st AVENUE; PROVIDIDNG AN EFFECTIVE DATE.
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The applicant is requesting plat approval to facilitate the development of a five-story 210,775 square foot new self-storage facility, which is referred to as PS Pembroke Plat, on 2.42 acres of industrial land. ITEMS ALREADY APPROVED BY THE TOWN COMMISSION AT THE JANUARY 15th meeting. • 23-SP-04 / Site Development Plan for a self-storage facility (Public Storage) • 23-PR-02 / Parking Reduction Application
Staff Recommendations:	Staff recommends approval of this Plat with the following conditions to be satisfied prior to the Town Commission hearing: 1. The plat cover page must be signed and sealed by the surveyor and signed by all owners. 2. All Broward County DRR recommendations shall be reflected on the Plat prior to building permit.
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Proposed Resolution](#)

[23-Plat-01 TC Staff Report](#)

[Public Storage Plat Memo](#)

[23-Plat-01 TC Staff Report](#)

[00 Application](#)

[01 Plat Determination Letter](#)

[02 Letter of Intent](#)

[03 FDOT Letter 86018000 MP 5.0 SR 824 PS Pembroke Park](#)

[04 PS Pembroke Plat](#)

[05 ALTA Survey-Signed](#)

[06 Comment Response 2025-01-07 PS Pembroke Plat](#)

RESOLUTION NO. 2025-005

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PS PEMBROKE PLAT LYING ON THE SOUTHEAST CORNER OF PEMBROKE ROAD AND SW 31st AVENUE; PROVIDIDNG AN EFFECTIVE DATE.

BE RESOLVED BY THE TOWN COMMISSION OF THE OWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the Town of Pembroke Park hereby approves the PS Pembroke Plat located on a parcel of land lying on the southeast corner of Pembroke Road and SW 31st Avenue, as described in full on the plat document itself, a copy of said being attached hereto and made a part hereof as if set forth in full.

Section 2: That the approval of the PS Pembroke Plat is subject to the following development conditions, to wit:

1. The plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. All Broward County DRR recommendations shall be reflected on the Plat prior to building permit.

Section 3: 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 ____ day of _____, 2025.

MAYOR ASHIRA MOHAMMED

ATTEST:

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

{00616190.1 3399-0000000 }

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: January 29, 2025

SUBJECT: 23-Plat-01 / Plat application for a self-storage facility
3080 Pembroke Road /Public Storage

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

RECOMMENDED TOWN COMMISSION ACTION

Approval of the Subdivision Plat as currently prepared.

REQUEST: The applicant is requesting plat approval to facilitate the development of a five-story 210,775 square foot new self-storage facility, which is referred to as PS Pembroke Plat, on 2.42 acres of industrial land.

ITEMS ALREADY APPROVED BY THE TOWN COMMISSION ON JANUARY 15th

- 23-SP-04 / Site Development Plan for a self-storage facility (Public Storage)
- 23-PR-02 / Parking Reduction Application

LOCATION: The proposed development is located at 3080 Pembroke Road, on the southeast corner of W Pembroke Road and SW 31st Avenue.

PROPERTY DESCRIPTION and USES: The subject property description and uses are as follows:

Folio Number: 514220010130

Parcel Size: 2.44 acres

Existing Use: 53,021 square foot self-storage facility

Zoning: Industrial Zoning District (M-1)

Future Land Use: Industrial (I)

ADJACENT PROPERTY DESCRIPTION and USES:

North: W Pembroke Road / Municipal Golf Course; City of Hollywood
South: Warehouse; Industrial (M-1)
East: Railroad Tracks ROW / Warehouse building; Industrial (M-1)
West: Junk Yard / Warehouse; Industrial (M-1)

PROJECT BACKGROUND

The parcel was acquired by Public Storage in 1978, and in 1979, constructed the existing 51,800 square foot self-storage facility consisting of seven separate garage doors roll up style facilities. The Property consists of 105,683 square feet (2.43-acres) located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of Pembroke Park, Florida. The Property is bordered on the east by right of way, which consists of the Florida Department of Transportation railroad right of way, SW 30th Avenue and I-95, and by the south by an industrial development. Public Storage is seeking to redevelop the Site by demolishing the existing seven separate self-storage buildings and replacing them with a single 5-story, modern self-storage facility.

On January 10, 2024, Bohler Engineering, LLC submitted the PS Pembroke official Plat application (23-Plat-01) to Staff. Town Department Staff reviewed the Plat application and provided corresponding comments to the applicant. All comments were addressed by the applicant and Town Staff has no objections to the Plat application.

STAFF ANALYSIS

The applicant is proposing to plat the property to allow redevelopment to occur. The 2.44-acre property is located at the southeast corner of W Pembroke Road and SW 31st Avenue. The agent **Brian S. Adler** of Bohler Engineering LLC is representing the owner of the property, Public Storage IV LTD. 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 222,030 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. The Plat note restriction is for 210,775 square feet of self-storage use space. The subject property has a land use designation of Industrial and Industrial Zoning District (M-1). A site plan was submitted with this plat corresponding to the Site Plan submitted and currently proceeding through the development review process.

The plat proposes two (2) driveways to SW 31st Avenue. The applicant has provided a Preliminary FDOT Access Management letter.

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

RECOMMENDATION

The Town's Planning and Zoning Board reviewed this subdivision plat application at their January 16th, 2025, meeting and recommended approval by a unanimous vote. Staff recommends approval of this Plat with the following conditions to be satisfied prior to the Town Commission hearing:

1. The plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. All Broward County DRR recommendations shall be reflected on the Plat prior to building permit.

ATTACHMENTS

Applicant's Plat Request Letter
Proposed Plat
Survey-Signed Comment Response
FDOT Letter



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

Agenda Request

Meeting Date:	January 29, 2025
Subject:	Plat 23-Plat-01 PS Pembroke Plat
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, Plat, 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 plat application approval.
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

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

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ATTACHMENTS

Applicant's Plat Request Letter
Proposed Plat
Survey-Signed Comment Response
FDOT Letter

PL

APPLICATION FOR PLAT / SUBDIVISION



Date: 9-19-2023
Case No: _____

Fee: Refer to Development Application Fee Schedule.
Amount Paid _____ Date _____ ☐ 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: phant@publicstorage.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

PURPOSE OF APPLICATION:

Subdivision ☐ Re-Subdivision ☒ Plat Amendment ☐ Exception or Waiver of Requirements ☐

Proposed Plat / Subdivision Name: _____

Address of Property: 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

SUBMITTAL REQUIREMENTS:

- ☐ Broward County Platting Determination Letter
- ☐ Subdivision: Items required in Section 13.5-72
- ☐ Re-Subdivision: Items required in Section 13.5-74
- ☐ Plat Amendment: Items required in Section 13.5-75

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Plat/Subdivision 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 15 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

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.



June 26, 2023

Taylor Parker, P.E., Associate
Bohler Engineering
1 Southeast 3 Avenue, Suite 1760
Miami, Florida 33131

Via Email Only

Dear Ms. Parker,

Re: Platting requirements for a parcel generally described as a portion of the North $\frac{3}{4}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the southwest corner of Pembroke Road and the CSX Railroad, in the Town of Pembroke Park.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that **platting would be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). As per the criteria of Policy 2.13.1, platting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 2.43 acres), but it **does not** meet the specifically delineated requirement or any other platting exceptions. A lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. The description of "the North $\frac{3}{4}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 51 South, Range 42 East" is an example of a parcel which is not specifically delineated.

Taylor Parker

June 26, 2023

Page Two

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, regarding the platting process.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: Juan C. Jimenez, Town Manager
Town of Pembroke Park

Mike Vonder Muelen, AICP, Town Planning Consultant
Town of Pembroke Park





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

January 9, 2024

Josie Sesodia, Director
Urban Planning Division
One North University Drive - Box 102
Plantation, Florida 33324

Re: 3080 W. Pembroke Road, Pembroke Park, FL 33009 (the "Property")
Property ID No.: 5142 20 01 0130
Plat Application

Dear Ms. Sesodia:

Please consider this request or our formal letter of intent on behalf of Public Storage Prop IV Ltd ("Public Storage"), as the owner of the Property, in connection with an Application for Plat on the Property.

The Property consists of 105,683 square feet (2.4261 +/- acres) located located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of Pembroke Park, Florida. The Property is bordered on the east by right of way, which consists of the Florida Department of Transportation railroad right of way and I-95, and by the south by an industrial development.

Public Storage acquired the Property in 1978, and in 1979, constructed the existing 51,800+/- square foot self- storage facility consisting of seven separate garage door roll up style facilities common during the 1970s and 1980s. Access to the existing facility occurs on Pembroke Road While the Property was developed in the 1970s, the Property remains unplatted.

The Property currently has two curb cuts on Pembroke Road, one to the far west adjacent to SW 31st Avenue, and one almost at the eastern edge of the Property near the railroad tracks. The Property also has a single access on SW 31st Avenue on the southwest corner of the site.

Public Storage is seeking to redevelop the Property by demolishing the existing seven separate self- storage buildings and replacing them with a single 5-story, modern self-storage facility.

In the interim, Pembroke Road adjacent to the Property is slated for improvement immediately adjacent to the Property, precluding the ability for the Property to maintain the existing curb cuts on Pembroke Road. The proposed new site plan seeks to shift the existing SW 31st Avenue curb cut slightly to the south, and to substitute the two existing Pembroke Road curb cuts with an additional curb cut on SW 31st Avenue, thus replacing the existing two Pembroke Road curb cuts with an additional ingress/egress on SW 31st Avenue. Based on the use, the second curb cut is necessary for traffic circulation within the site and creates a better traffic flow on SW 31st Avenue.

Public Storage is proposing a plat note restriction as follows:

MIAMI 11169698.1 84808/305092
1/9/2024 11:36 AM

Plat Application for 3080 W. Pembroke Road
January 9, 2024
Page 2

The Plat is restricted to 220,000 square feet of self-storage use with ancillary office.

Self-storage facilities are one of the lowest traffic generators of any use. Based on the trip generation analysis prepared by JFO Group Inc., the redevelopment will produce a net increase of 20 AM Peak Hour trips and 33 PM Peak Hour trips. Given the anticipated improvements to Pembroke Park and the anticipated closure of the two Pembroke Park access points, the proposed redevelopment will have little impact on the existing roadways, and in fact will improve circulation by removing the existing Pembroke Road driveway cuts.

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

Very truly yours,

Brian S. Adler
Brian S. Adler

BSA/ks
Attachments

MIAMI 11169698.1 84808/305092
1/9/2024 11:36 AM



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
December 6, 2024

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 6, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Brett Goldstein, P.E.
Bohler
1 SE 3rd Avenue, Suite 1760, Miami FL, 33131

Dear Brett:

RE: Pre-Application Review for **Category B Safety Upgrade**, Pre-Application Meeting Date: **October 5, 2023**

Broward County - Town of Pembroke Park; SR 824; Sec. # 86018000; MP: 5; Access Class - 5;
Posted Speed - 40; SIS - Influence Area; FDOT Ref. Project: FM# 436903-6_Leslie Wetherell_ADD LANES & REHABILITATE PVMNT

Request:

- **Right-out only access on the east side of SW 31st Avenue, approximately 83 feet south of the north property line (not within FDOT jurisdiction).**
- **Right-in/right-out access on the east side of SW 31st Avenue, approximately 18 feet north of the south property line (not within FDOT jurisdiction).**

SITE SPECIFIC INFORMATION

Project Name & Address: **Public Storage Pembroke Park #00412 – 3080 W. Pembroke Rd. Hallandale Beach, FL, 33009**
Property Owner: **Public Storage**; Parcel Size: **2.42 Acres**
Development Size: **222,230 SF of Self-Storage Building.**

NO OBJECTION

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

Conditions:

- **Close existing driveway on the south side of SR 824, approximately 16 feet east of the west property line.**
- **Close existing driveway on the south side of SR 824, approximately 300 feet east of the west property line.**

Comments:

- This letter is an extension of the letter previously provided on 12/01/2023. If any modifications to the request or associated deliverables are proposed following the issuance of this letter, an additional pre-application meeting may be required, and a revised letter must be issued.
- Both existing driveways included in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

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

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

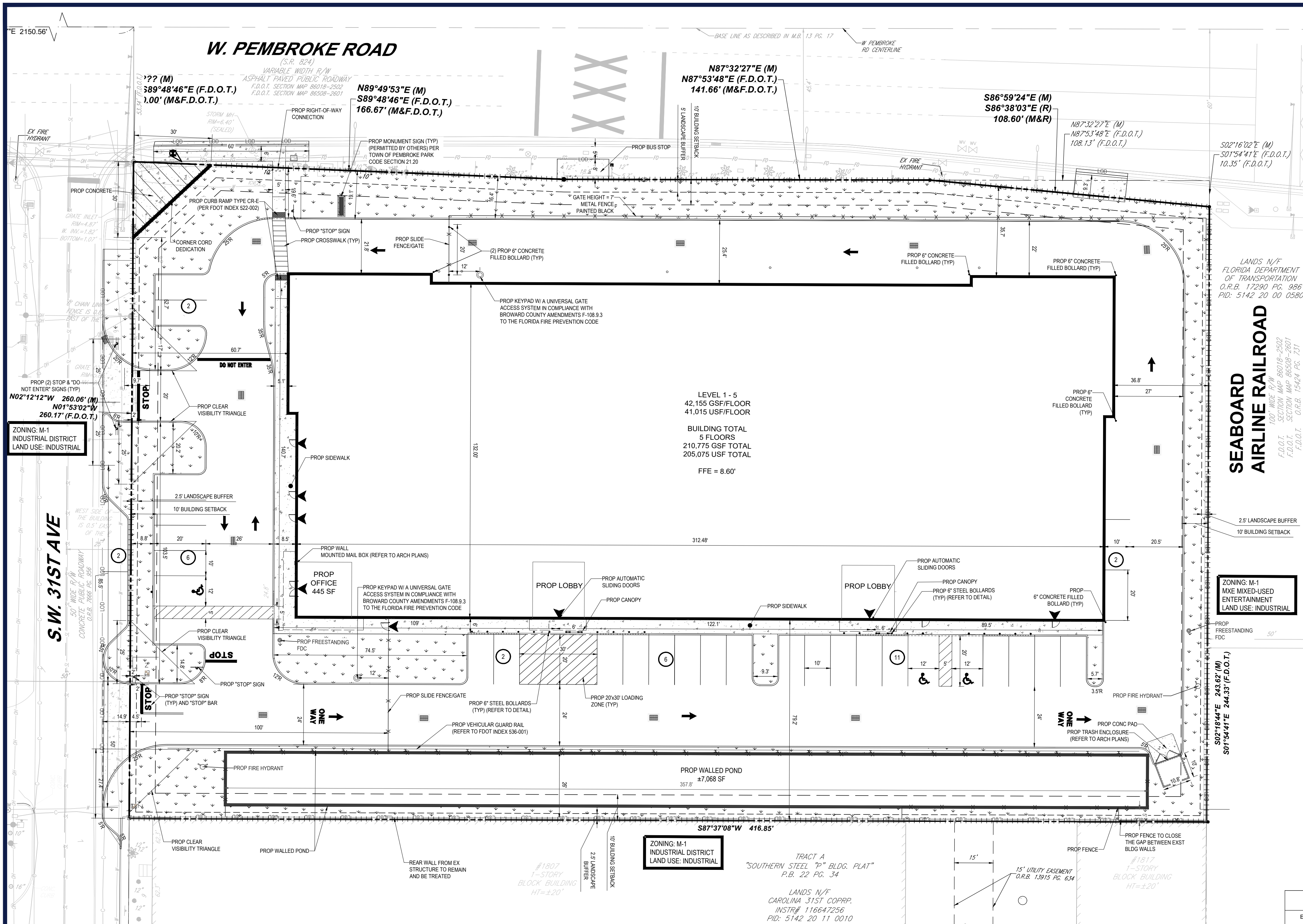
Sincerely,


Roya Edwards
2024.12.06 09:
12:43 -05'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-10-05\Pre-App 05. 86018000 MP 5.0 SR 824_Public Storage Pembroke Park #00412\86018000 MP 5.0 SR 824_Public Storage Pembroke Park #00412-Ext.docx



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 SOODED.
- 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 SOODED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANYALL 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 COMPLAINT 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
LANDSCAPE OPEN SPACE	NONE LISTED.
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 SIDES 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.
F.A.R.	NONE LISTED.
PARKING STALLS TOTAL	1 PER 600 SF OF GROSS FLOOR AREA (I.E. 352 SPACES)
PARKING STALL DIMENSIONS	10'x20'
ASILE DIMENSIONS (2-WAY)	NONE LISTED.

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 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 108.80 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
INFRASTRUCTURE
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 AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FL2300008.00
DRAWN BY: AG
CHECKED BY: RG
DATE: 2024-07-24
CAD ID.: SITE-0

PROPOSED PUBLIC STORAGE DEVELOPMENT

Public Storage

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. 30780

SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 2024-07-24

"PS PEMBROKE PLAT"
A PLAT OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA

PREPARED BY
BOHLER //
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. LB8085
JUNE, 2024

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 IN THE STIPULATED FINAL JUDGMENT FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED MARCH 3, 1995 IN OFFICIAL RECORDS BOOK 23194, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 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 23194, PAGE 561, 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.

DEDICATION:

STATE OF _____

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PS PEMBROKE PLAT"

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC FOR ADDITIONAL RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF:

THAT PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, AUTHORIZED PERSON IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 202 ____.

PUBLIC STORAGE OPERATING COMPANY,
A MARYLAND REAL ESTATE INVESTMENT TRUST

WITNESSED: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____
TITLE: _____

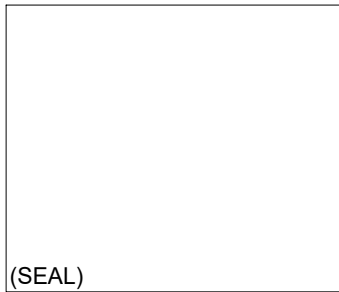
WITNESSED: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____, AN AUTHORIZED PERSON, OF PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSED THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OR _____, 202 ____.



NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME _____

MY COMMISSION EXPIRES: _____

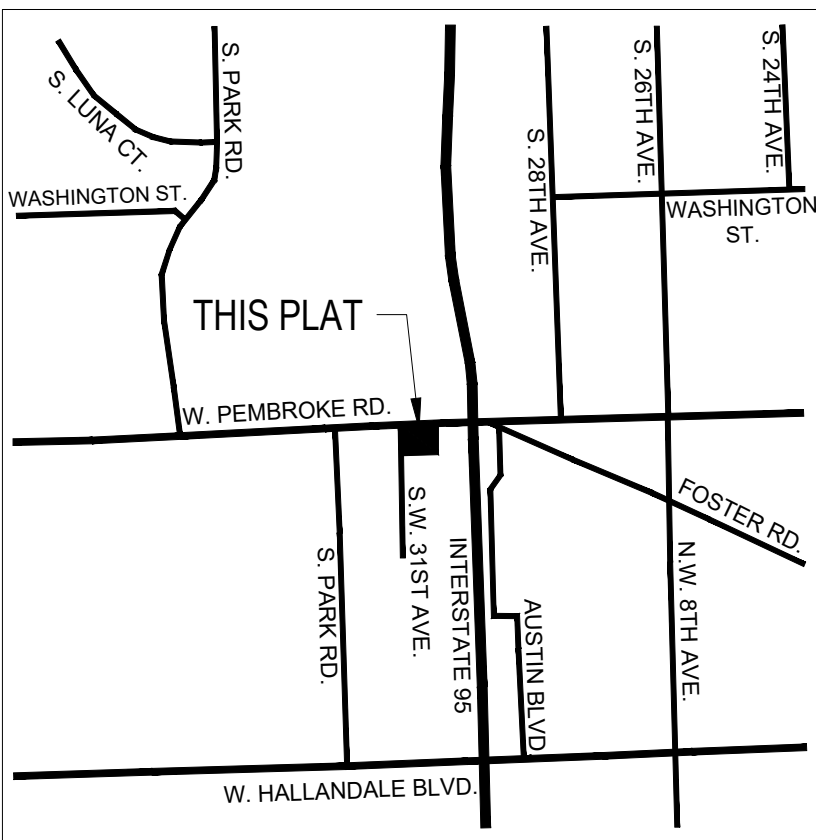
COMMISSION NUMBER: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 4TH DAY OF OCTOBER A.D., 2023 IN ACCORDANCE WITH SECTION 177.081 OF SAID CHAPTER 177, PART I. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 54-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, 202 ____.

BY _____ ON THE ____ DAY OF _____, A.D. 202 ____.

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
STATE OF FLORIDA
BOHLER ENGINEERING FL, LLC,
1900 CORPORATE BLVD. NW, SUITE 101E
CERTIFICATE OF AUTHORIZATION NUMBER LB8085



VICINITY MAP
SCALE: 1"=2000'

TOWN OF PEMBROKE PARK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE TOWN PLANNING AND ZONING BOARD OF PEMBROKE PARK, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS ____ DAY OF _____, A.D. 202 ____.

BY: _____ DATE: _____
CHAIRPERSON

TOWN COMMISSION:

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID TOWN COMMISSION THIS ____ DAY OF _____, A.D. 202 ____.

CONCURRENCY IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID TOWN COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS TOWN CLERK AND THE CORPORATE SEAL OF SAID TOWN AFFIXED THIS ____ DAY OF _____, A.D. 202 ____.

BY: _____ BY: _____
TOWN CLERK TOWN MAYOR

TOWN ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, A.D. 202 ____.

BY: _____ DATE: _____
TOWN ENGINEER

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7280

BY: _____ DATE: _____
PRINT NAME: RICHARD TORNESE.
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION -

RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS ____ DAY OF _____, A.D. 202 ____ , AND RECORDED IN PLAT BOOK ____ AT PAGES _____, RECORD VERIFIED.

BY: _____
MAYOR - COUNTY COMMISSION/ADMINISTRATOR

PRINT NAME: _____

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES

SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 202 ____.

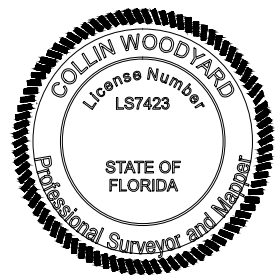
BY: _____
MAYOR - COUNTY COMMISSION/ADMINISTRATOR

PRINT NAME: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 202 ____.

BY: _____ DIRECTOR/DESIGNEE

PLATTING SURVEYOR	TOWN OF PEMBROKE PARK	TOWN ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
				

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

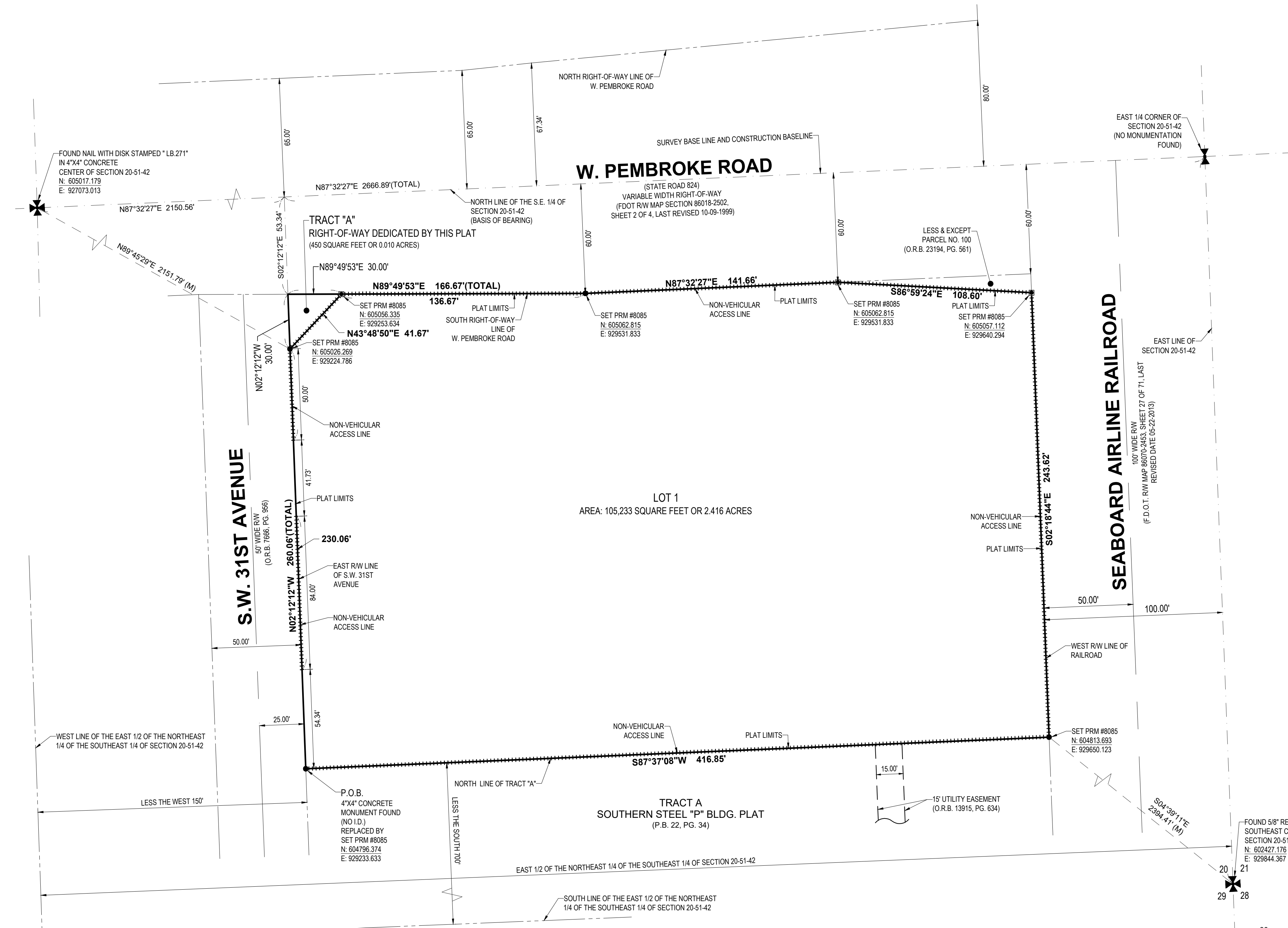
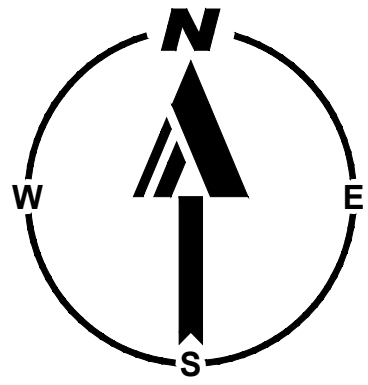
"PS PEMBROKE PLAT"

A PLAT OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA

PREPARED BY

BOHLER //

•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. LB8085
JUNE, 2024



SURVEYOR'S NOTES:

1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2) 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 THE SOUTHEAST 1/4 OF SECTION 20, AS BEING NORTH 87°32'27" EAST.

3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) THIS PLAT IS RESTRICTED TO 210,775 SQUARE FEET OF SELF-STORAGE USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

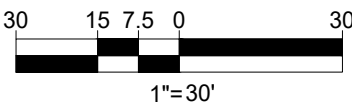
LEGEND / ABBREVIATIONS:

- FS - FLORIDA STATUTE
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- B.C.R. - BROWARD COUNTY RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- M.B. - MAP BOOK
- (M) - MEASURED DATA
- SECTION CORNER
- QUARTER SECTION CORNER
- (PRM) NAIL & DISC STAMPED "PRM BOHLER, LB. 8085" SET IN 4"x4" SQUARE CONCRETE MONUMENT (24" LONG) (UNLESS OTHERWISE NOTED)
- (PRM) NAIL & DISC STAMPED "PRM BOHLER, LB. 8085" SET IN ASPHALT OR CONCRETE (UNLESS OTHERWISE NOTED)

N: 773011.41
E: 942634.68
DENOTES FLORIDA STATE PLANE COORDINATES

TABULAR DATA

LOT 1	=	105,233 SQUARE FEET OR 2.416 ACRES
TRACT "A"	=	450 SQUARE FEET OR 0.010 ACRES
TOTAL	=	105,683 SQUARE FEET OR 2.426 ACRES



NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF PUBLIC STORAGE OPERATING COMPANY, AS RECORDED IN INSTRUMENT NUMBER 11953393, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PID OF 5142 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 8.98 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 12011C02731H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: M-1 INDUSTRIAL DISTRICT

BUILDING SETBACKS

FRONT: 53 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 08, 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. 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 WATERS 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) 847-2650
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) 624-9675
SPRINT	MARKED	(800) 524-5570 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 IN THE STIPULATED FINAL JUDGMENT FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED MARCH 3, 1995 IN OFFICIAL RECORDS BOOK 23194, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

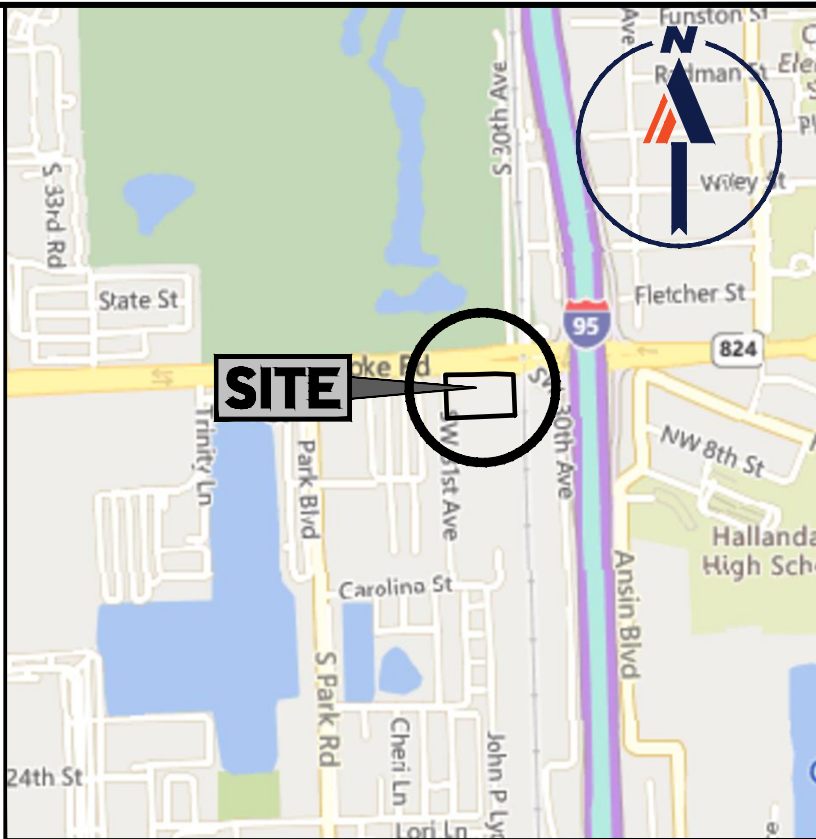
BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 90 FOOT WIDE RIGHT OF WAY; THENCE WITH SAID EAST 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 8601S-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 23194, PAGE 561, 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°57'06" WEST, A DISTANCE OF 416.85 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.

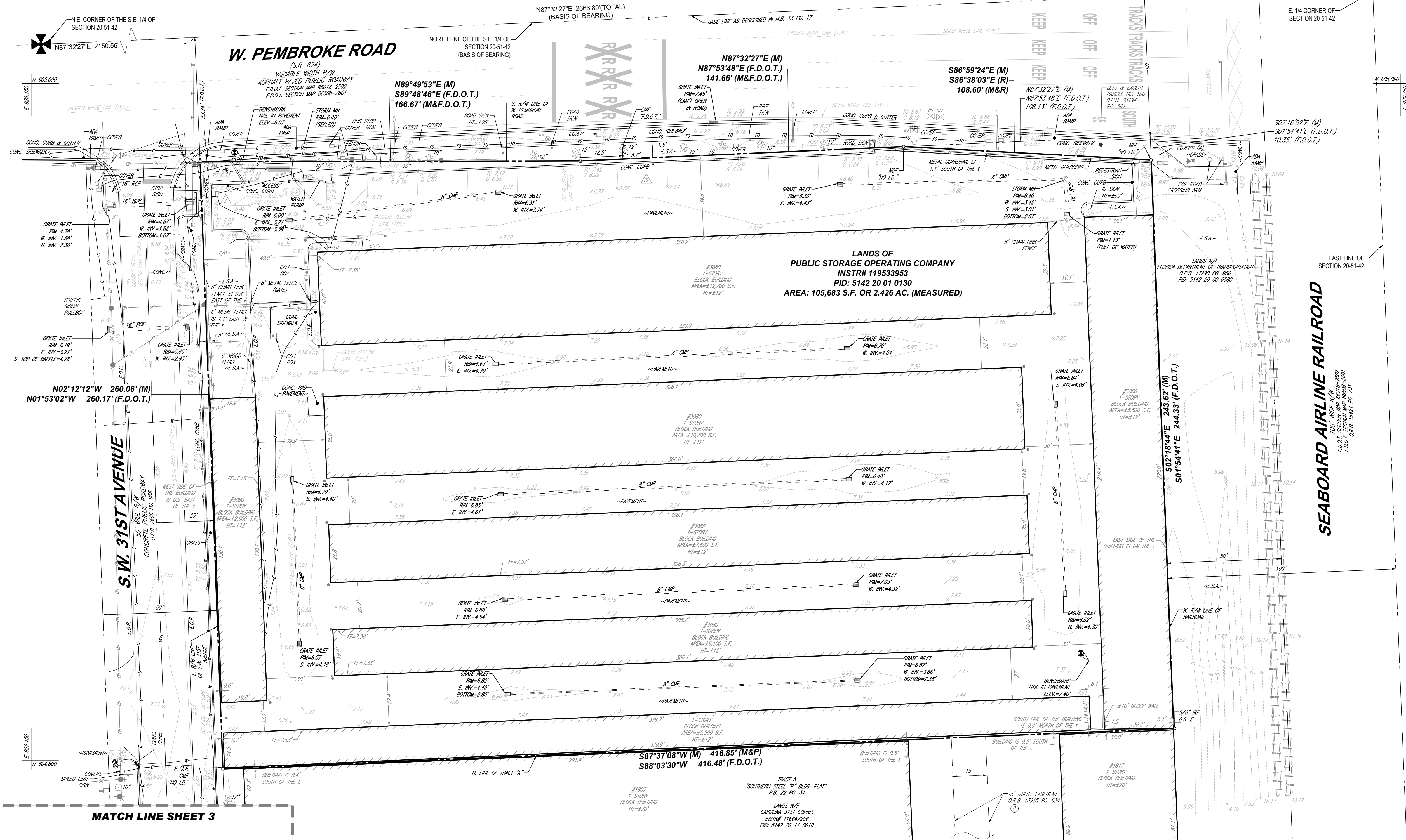
- ⑥ RIGHT-OF-WAY FOR STATE ROAD NO. 824 (AKA PEMBROKE ROAD), AS DEPICTED BY RIGHT OF WAY SURVEY RECORDED DECEMBER 3, 1998, IN R/W MAP BOOK 13, PAGE 17, (A PORTION OF SAME BEING CONVEYED BY BROWARD COUNTY, FLORIDA, TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, 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 18980, 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 13915, 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-JAH-JOR OF UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA, JACKSONVILLE DIVISION, AND RECORDED JUNE 12, 2013, IN OFFICIAL RECORDS BOOK 49885, 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'

BOHLER ENGINEERING- ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING FL, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING FL, LLC.

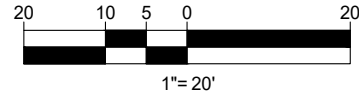
TO: CHICAGO TITLE INSURANCE COMPANY; PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST; & PUBLIC STORAGE PROPERTIES IV, LTD., A DISSOLVED CALIFORNIA LIMITED PARTNERSHIP.		2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A)(B)(C), 8, 9, 11(A), 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2024.		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	BOHLER 1000 CORPORATE BLVD NW SUITE 101E BOCA RATON, FLORIDA 33431 954.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: LB8939				
DATE 06/12/2023	● ALTA SURVEYING ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL ● BLM FL				
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

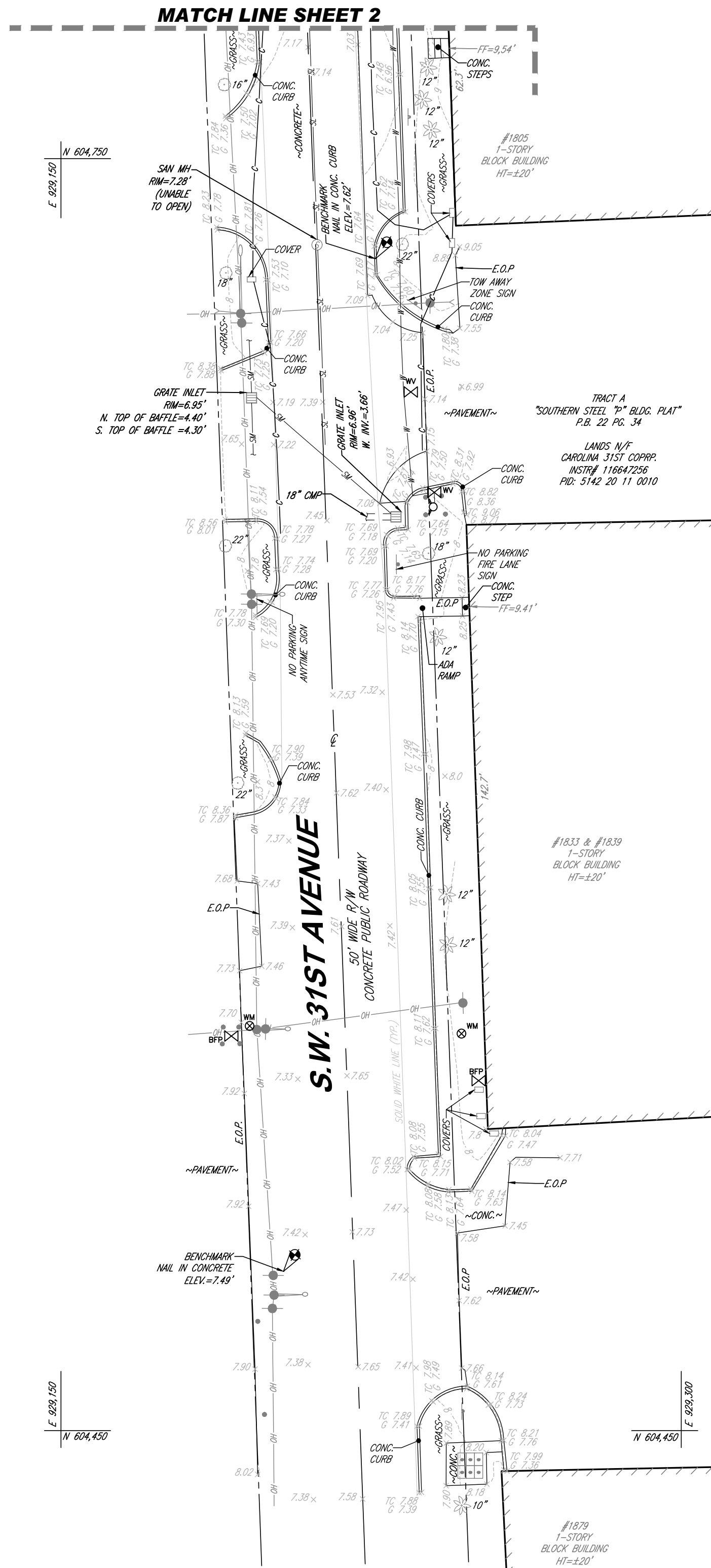


LEGEND

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	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	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
	WATER METER	BENCHMARK	PALM TREE (SIZE AS NOTED)	C.O.N.C.	CONCRETE	E.L.V.	ELEVATION	H.T.	HEIGHT	SM	APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT
	ELECTRIC METER	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		
	STORM DRAIN MANHOLE	APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT	CONCRETE MONUMENT FOUND	C.	CENTERLINE	A.C.	ACRE	□	PROPERTY CONCRETE MONUMENT		
	UTILITY POLE	OVERHEAD WIRES	NAIL & DISK FOUND	B.	BASE LINE	N/F	NOW OR FORMERLY	(M)	MEASURED		
	BOLLARD	RAILROAD TRACK	F.D.O.T.	±	PLUS OR MINUS	I.N.V.	INVERT	(P)	PLAT		

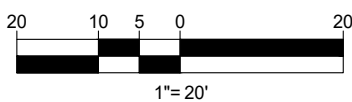
2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
ALTAINSPS LAND TITLE SURVEY			
PUBLIC STORAGE			
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY			
FILE NO. FLC230008	1000 CORPORATE BLVD NW SUITE 1010 BOCA RATON, FLORIDA 33431 954 571 0200 WWW.BOHLERLAND.COM		
DATE 06/12/2023	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.
FIELD DATE 08/05/2024	APPROVED A.S.	SCALE 1"=20'	DWG. NO. 2 OF 3





LEGEND

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



2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
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	BOHLER		
DATE 06/12/2023	1000 CORPORATE BLVD NW, SUITE 1016 BOCA RATON, FLORIDA 33431 954.571.0280 www.bohler-engineers.com CERT. OF AUTHORIZATION: LB89304		
FIELD DATE 08/05/2024	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.
08/23/2023	APPROVED A.S.	SCALE 1"=20'	DWG. NO. 3 OF 3

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January 7, 2025

Christian Dumay, Senior Planner
Broward County Urban Planning Division
1 North University Drive
Plantation, Florida 33324

Project Name: PS Pembroke Plat
Plat No.: 021-MP-24

Dear Christian,

We have received your comment letter dated December 3, 2024, and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

FINDINGS:

1. *Deferral until an up-to-date FDOT Letter is provided.*

RESPONSE: Updated FDOT Letter is included in the resubmittal package.

2. *Deferral until a project update is provided to match the square footages of the application and proposed plat.*

RESPONSE: Square footages of the application match the square footages of the proposed plat.

3. *This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.*

RESPONSE: Acknowledged.

4. *This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.*

RESPONSE: Acknowledged.

RECOMMENDATIONS:

1. *Deferral until an up-to-date FDOT Letter is provided.*

RESPONSE: Updated FDOT Letter is included in the resubmittal package.

2. *Deferral until a project update is provided to match the square footages of the application and proposed plat.*

RESPONSE: Square footages of the application match the square footages of the proposed plat.

3. *Conditions attached in the Highway Construction and Engineering Memorandum.*

RESPONSE: Acknowledged.

4. *Place note on the face of the plat, preceding municipal official's signature, reading:*

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

RESPONSE: Note is shown on the top right of sheet 1.

5. *Place a note on this face of the plat reading:*

- a. *This plat is restricted to 210,775 Square Feet of self-storage use.*
- b. *This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.*

RESPONSE: Note is added to the notes on sheet 2

RATIONAL NEXUS REVIEW:

1. *This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.*

RESPONSE: Acknowledged.

NVAL REQUIREMENTS

2. *Along the ultimate right-of-way of Pembroke Road. Said non-access line will include corner chord(s) and extend along Sw 31st Avenue for a minimum of 50 feet.*

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

RESPONSE: Corner chord is shown for dedication.

3. *Right-of-way for a corner chord based on a 30-foot radius at the intersection of Pembroke Road and SW 31st Avenue.*

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

RESPONSE: Corner chord is shown for dedication.

4. *The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.*

SIDEWALK REQUIREMENTS (Secure and Construct)

RESPONSE: Acknowledged.

5. *Along Pembroke Road adjacent to this plat.*

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

RESPONSE: Acknowledged.

6. *Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum-security amount for pavement markings and signs is \$1,000.*

RESPONSE: Acknowledged.

GENERAL RECCOMENDATIONS:

5. *Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.*

RESPONSE: Acknowledged.

6. *All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:*

- A. *United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).*
- a. *State of Florida Department of Transportation:*
 - b. *"Roadway and Traffic Design Standards."*
 - c. *"Standard Specifications."*
 - d. *"FDOT Transit Facilities Guidelines."*
- B. *Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).*

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

RESPONSE: Acknowledged.

7. *This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.*

RESPONSE: Acknowledged. 2024 Taxes have been paid by the property owner. See attached document of the tax records.

PLAT REVIEW COMMENTS:

8. *The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.*

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

RESPONSE: Acknowledged.

SURVEY DATA:

9. *The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.*
- The legal description in the opinion of title does not match the legal description on the plat (missing the "ALSO KNOWN AS" PORTION"). Review and revise prior to mylar submittal.*
 - Delete Amended Order of Taking info and replace with Stipulated Final Judgment Recorded 03-03-1995, ORB 23194-561*
 - Correct the typo Plat Book 122, Page 34 and delete "Inclusive" from "of the public records of Broward County...."*
 - Why does the geometry of LOT 1 of the Plat vary in bearing and distance with the existing R/W Map information?*

Contact Plat Section Surveyor Roberto Chavez to discuss 954 577 4606

RESPONSE: The title opinion has been updated to match the plat and survey. Refer to title opinion included with this resubmittal.

10. *Perimeter bearings, distances shall be on all lines.*

RESPONSE: Perimeter Bearings and distances are shown on the plat perimeter.

11. *P.R.M. coordinates shall be accurate within +/- .05 feet. (Resurvey sections).*

RESPONSE: Comment acknowledged; PRM coordinates are shown within +/- 0.05'

12. *Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.*

RESPONSE: Square footage is shown for each parcel. The total acreage is accurate to the nearest square foot and tabular data has been added to sheet 2

13. *Full dimensioning and square footage shall be shown on all dedicated RIGHT- OF-WAY.*

RESPONSE: Bearings have been added to the Tract "A", dedicated Right-of-way.

14. *P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.*

RESPONSE: Comment acknowledged. Plat shows PRMS are found or set.

15. *Show TOTAL labels on plat boundary distance dimensions with P.R.M. TO P.R.M. distances on lines where P.R.M.s are shown offset from plat corners.*

RESPONSE: TOTAL is labeled on the west and north lines of the plat perimeter. There are no offsets to plat corners shown.

16. *Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show Found Monumentation.*

RESPONSE: Two ties are shown to the SE corner and center of Section 20.

17. *The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.*

RESPONSE: Comment acknowledged.

18. *The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.*

RESPONSE: Comments acknowledged. CCRs and affidavit are provided.

19. *The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).*

RESPONSE: Comment acknowledged.

RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE:

20. *Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.*

- a. *The dedication is referring to easements. None are shown on this plat. Review and revise.*
- b. *Revise the right of way dedication from dedicating it to Broward County. It should be dedicated to the public.*

RESPONSE: Comment acknowledge; dedication language is updated.

21. *Mortgagee dedication shall clearly join in the dedication of right-of-way.*

RESPONSE: Comment acknowledged.

22. *Proposed right-of-way shall be clearly labeled and dedicated by the plat.*

RESPONSE: A note has been added to the plat "RIGHT-OF-WAY DEDICATED BY THIS PLAT"

23. *Existing right-of-way shall be identified and verified by instrument.*

RESPONSE: All Right-of-way instruments listed in the right-of-way report are shown on the plat.

24. *Centerlines of right-of-way and construction (if they are different), shall be shown.*

RESPONSE: Labels for the survey baseline and construction baseline have been added

25. *Add the sheet number, and the latest date of revision for the identification of Pembroke Road.*

RESPONSE: Sheet number and latest date of revision has been added.

26. *Replace the FDOT info shown for Seaboard Railroad with FDOT R/W Map 86070-2453, Sheet 27 of 71, Last revision date 05-22-2013,*

RESPONSE: Information updated

27. *Delete the text "Asphalt Paved Public Roadway" for the identification of Pembroke Road and SW 31 Ave.*

RESPONSE: Text removed.

28. *All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.*

RESPONSE: Comment acknowledged.

29. *All existing easements shall be clearly labeled and dimensioned.*

RESPONSE: Comment acknowledged.

TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS:

30. *Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:*
- a. be based upon a legal description that matches the plat. See Survey Data A*
 - b. be based upon a search of the public records within forty-five (45) days of submittal.*
 - c. contain the names of all owners of record.*
 - d. contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.*
 - e. contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.*
 - f. contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.*

The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

RESPONSE: Comment acknowledged.

31. *The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.*

RESPONSE: Comment acknowledged.

32. *All mortgagees shall execute the plat with original signatures, seals, and witnesses.*

RESPONSE: Comment acknowledged.

33. *Acknowledgments and seals are required for each signature.*

RESPONSE: Comment acknowledged.

DRAFTING AND MISCELLANEOUS DATA:

34. *Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any*

missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

RESPONSE: Comment acknowledged.

35. *Notes and/or Legend shall be shown on ALL drawing pages.*

RESPONSE: Comment acknowledged.

36. *The "NOTICE" requirement re: graphic vs. digital format and "additional restrictions that are not recorded on this plat" per 177.091(27) shall be included.*
a. *This note is shown twice on the drawing page. Review and revise.*

RESPONSE: Duplicate notice removed.

37. *The Utility Easement Note per FS 177.091(28) shall be included.*

RESPONSE: the notice is included on sheet 2, note #3.

38. *Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.*

RESPONSE: Comment acknowledged. The plat borders are 1/2-inch on three sides with a 3-inch margin on the left side.

39. *Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.*
a. *Delineate the plat in location map.*

RESPONSE: The location of the plat is delineated in the location map.

40. *Scale and Scale Bar shall be shown on each drawing sheet with standard engineering scale of 1" = 20', 30', 40', 50', 60', and 100' or as approved by the Engineering Division.*

RESPONSE: a scale bar of 1"=30' is shown on sheet 2.

41. *The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.*

RESPONSE: Comment acknowledged.

42. *The sheet page numbers and total of pages shall be shown on each page.*

RESPONSE: The sheet page numbers are shown at the top right of each page.

43. *The plat original shall be drawn with black permanent drawing ink; or non adhered scaled print on a stable base film.*

RESPONSE: Comment acknowledged.

44. *The sheet size shall be 24 inches by 36 inches.*

RESPONSE: Comment acknowledged.

45. *North Arrow(s) shall be shown on each drawing page.*

RESPONSE: Comment acknowledged.

46. *Adjacent plats shall be identified or identified as "Acreage."
a. *Enlarge the text for the identification of TRACT A "SOUTHERN STEEL "P" PLAT" P.B. 22
PG. 34.**

RESPONSE: The text for the adjoining plat has been enlarged.

47. *Lot, Block, Tract, or Parcel #s or letters shall be shown.*

RESPONSE: Comment acknowledged.

48. *Space for Plat Book and Page shall be shown inside the border in the upper right hand corner on each page.*

RESPONSE: Comment acknowledged.

49. *Plat limits shall be labeled and shown with a heavy line.*

RESPONSE: the limits of plat are labeled along the perimeter of the plat.

50. *The Urban Planning Division file number 021-MP-24 shall be shown inside the border in the lower right hand corner on each page.*

RESPONSE: The Urban Planning Division file number is shown on both sheets.

51. *Show the correct symbol for Center of Section.*

RESPONSE: The symbol has been revised.

52. *Add line and label this line E 1/2 of NE 1/4 of the SE 1/4 of Sec.20-51-42.*

RESPONSE: Added to sheet 2.

53. *Add Less the West 150'*

RESPONSE: Added to sheet 2.

SIGNATURE BLOCKS:

54. *The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the*

Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.

- a. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity*

RESPONSE: Information added below surveyor's certification.

55. *The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177 Florida Statutes.*

RESPONSE: Space has been provided for the item above on sheet 1.

56. *Remove the signature block for the Broward County Finance and Administrative Services Department, County Records Division-Recording Section.*

RESPONSE: Space has been provided for the item above on sheet 1.

57. *The plat shall include space for signature by the Broward County Resilient Environment Department.*

RESPONSE: Space has been provided for the item above on sheet 1.

58. *The plat shall include space for signature by Records Division - Minutes Section (County Commission).*

RESPONSE: Space has been provided for the item above on sheet 1.

59. *The plat shall include space for signature by Planning Council Chair and Executive Director.*

RESPONSE: Space has been provided for the item above on sheet 1.

60. *If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:*

"concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"

RESPONSE: Shown on sheet 1.

61. *The plat shall include proper dates for signatures.*

RESPONSE: Plat includes proper dates for signatures.

62. *The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)*

RESPONSE: Comment acknowledged.

HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES:

63. *These items are required for plat recordation but are completed by County staff)*
- a. Planning Council Executive Director or Designee Signature*
 - b. Completion of all POSSE Inputs; Impact Fee and Security reports printed*
 - c. County Surveyor Signature*
 - d. PRM's Verified*
 - e. Development Order, Urban Planning Division Director Signature*
 - f. Highway Construction and Engineering Director Signature*
 - g. City/District scanned copy of mylar, as required.*

RESPONSE: Comment acknowledged.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. 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



Taylor Parker, P.E.
Principal

cc: File



Agenda Item Report

Subject:	File No: 24-PR-03 Applicant: MHP Broward I, LTD / Kimley-Horn and Associates, Inc Address: NE Corner of SW 56th Avenue & County Line Road Request: Parking Reduction Approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a new 10-story building consisting of 150 affordable senior residential units. RESOLUTION NO: 2025-006 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-03, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY PEMBROKE K2 LLC/ MHP BROWARD I, LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187, 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 PROVIDIDNG AN EFFECTIVE DATE.
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The applicant is requesting a parking reduction approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a 10-story building consisting of 150 affordable senior residential units. Based on the analysis prepared by the Town's traffic consultant, the consultant Town Planner recommends approval of the Parking Reduction with the following conditions: 1. This approval is granted contingent on approval of the Site Development Plan dated September 13, 2024, for an affordable senior housing development. 2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable

	to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land.
Staff Recommendations:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Proposed Resolution](#)

[24-PR-03 TC Staff Report Final](#)

[Ekos Parking Reduction Agenda Memo](#)

[00 Parking Reduction Application Executed](#)

[01 PARKING REDUCTION NARRATIVE](#)

[02 2024-12-09 Pembroke Park Parking S&S](#)

[03 2024-9-4 Ekos at Pembroke Park Traffic Impact Study](#)

[04 A0-2 - ZONING, SITE PLAN & LOCATION DIAGRAMS](#)

[05 General Vicinity Map](#)

[06 2024-12-10 Ekos Pembroke Park Parking Study Response](#)

RESOLUTION NO. 2025-006

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-03, ATTACHED HERETO AS EXHIBIT “A,” SUBMITTED BY PEMBROKE K2 LLC/ MHP BROWARD I, LTD, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187, 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, PEMBROKE K2 LLC/MHP BROWARD I LTD, a Florida limited company, (“Applicant”) has submitted Parking Reduction Application No. 24-PR-03 (the “Application”) for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301(a)(5), Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 305 parking spaces to 168 parking spaces for certain real property located in Pembroke Park, Florida as more fully described in Section 1 hereof (“Subject Property”); and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on January 16, 2025, and recommended approval of the reduction in the number of required parking spaces from 305 parking spaces to 168 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 January 16, 2025; and

WHEREAS, all interested parties were provided an opportunity by Pembroke Park Town Commission to comment on the proposed parking space reduction request at the December 11, 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 PEMBROKE K2 LLC/MHP BROWARD I, 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 305 parking spaces to 168 parking spaces for the real property legally described as follows:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187

be and the same is hereby approved.

Section 2: That the approval of the Parking Reduction for Pembroke K2 LLC/ MHP Broward I, 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 an affordable senior housing development and may not be assigned or transferred to another application without the prior written approval of the

Town Commission.

2. A recordable covenant reflecting the reduced parking approval, with 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)(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 ____ day of _____, 2025.

MAYOR ASHIRA MOHAMMED

ATTEST:

CYNTHIA GARCIA-LIMA

Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Mayor & Town Commissioners
Town of Pembroke Park

THRU: David Lynch, Town Manager

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

DATE: January 29, 2025

SUBJECT: 24-PR-03 / Parking Reduction for Ekos Pembroke Park
NE corner of SW 56th Avenue and County Line Rd.

APPLICANT: Pembroke KZ LLC/ MHP Broward I, LTD / Kimley-Horn and Associates, Inc

REQUEST:

The applicant is requesting a parking reduction approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a 10-story building consisting of 150 affordable senior residential units with a parking garage.

RECOMMENDED ACTION:

The Town's Traffic Consultant recommends approval of the proposed parking reduction.

SITE DATA:

ADDRESS:	NE corner of SW 56 th Ave & County Line Rd
FOLIO:	514230130010
PARCEL SIZE:	1.623 acres
EXISTING USE:	Vacant
ZONING:	Business (B-1)
FUTURE LAND USE:	Commercial (C)

ADJACENT PROPERTY DESCRIPTION:

NORTH: The Pembroke Church of Christ

SOUTH: Via Las Ramblas (Miami-Dade County)

EAST: 41st Apartments

WEST: Single-Family Homes (West Park)

PROJECT BACKGROUND

On November 11, 2024, Cherly Steigerwald with McDowell Housing Partners, the authorized agent for Ekos Pembroke Park project, submitted a parking reduction application (24-PR-03) located on NE corner of SW 56th Avenue and County Line Road. The site has the zoning of B-1 Business District

zoning district and the property is currently vacant.

The Town's Traffic Consultant reviewed the application and provided corresponding comments to the applicant. All comments have been addressed by the applicant.

PARKING CODE REQUIREMENT:

Based upon Section 28-301(a), the required number of parking spaces for residential multifamily development uses is two (2) parking spaces for each unit.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a) Minimum requirements	Two (2) parking spaces for each unit.	305 parking spaces	168 parking spaces	137 parking space

The Town's Planning and Zoning Board reviewed the request for a parking reduction at the January 16, 2025, meeting and recommended approval.

PROJECT ANALYSIS

In accordance with the Code of Ordinances Section 28-301.2, the applicant is requesting a parking reduction for the proposed affordable senior development located at the intersection of SW 56th Ave and County Line Road (Parcel ID: 514230130010). This 1.623-acre property is intended for an affordable senior housing development per Florida State Statute ("The Live Local Act").

Ekos Pembroke Park will consist of a 10-story building and parking garage. The applicant is requesting a reduction of 168 parking spaces from the 305-space requirement per the Town of Pembroke Park Code of Ordinances Section 28-301(a).1. The proposed development will include 163 residential parking spaces and 5 commercial parking spaces, totaling 168 spaces.

In accordance with Section 28-301.2(d) criteria, the applicant must demonstrate that the reduced parking demand is supported by the following:

- The use, site, and structure exhibit characteristics that suggest the required parking for this development is lower than what the Zoning Code typically mandates for similar uses.
- The enclosed Parking Study, conducted by Kimley-Horn, evaluates the anticipated parking demand for Ekos Pembroke Park. Based on a review of surrounding municipal codes for affordable senior housing and data from the Institute of Transportation Engineers (ITE), the peak anticipated parking demand is projected to be between 150 and 152 spaces. The proposed development will provide 168 parking spaces, exceeding the anticipated demand by 16 spaces approximately 10%.
- The proposed development is conveniently located less than half a mile from Miami-Dade County Bus Route 199 and Broward County Bus Route 15, providing tenants with easy access to transportation options across both counties.
- The applicant is also considering provide shuttle for medical and groceries

Based on the above analysis, the traffic study provided by the applicant, the building layout and the overall use of the site, the Town's traffic consultant recommended approval of the study and the development. See traffic study and Parking Reduction comment letter.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of the Parking Reduction to staff conditions on January 16, 2025. The Town's Traffic Consultant recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated September 13, 2024, for an affordable senior housing development.
2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. 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
Traffic Study
Site Plan
Site Map
Town Consultant Comment Letter



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

Agenda Request

Meeting Date:	January 29, 2025
Subject:	Parking Reduction 24-PR-03 Ekos Pemboke
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, Traffic Staff, 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 construct a 10-story building consisting of 150 affordable senior residential units on the property therefore the applicant is requesting a parking reduction.
Options:	Approved, denied or tabled.
Advantages:	The project provides affordable senior residential housing.
Disadvantages:	The site remains vacant.
Possible action:	Approved with conditions outlined in staff report
Advantages:	The project provides affordable housing.
Disadvantages:	The site remains vacant.
Staff Recommendations:	Approved with staff conditions
Additional Action Needed:	Planning and Zoning Board recommended approval

PR

APPLICATION FOR PARKING REDUCTION



Date: 9/9/24
Case No: _____

Filing Fees: Refer to Development Application Fee Schedule.

Amount Paid \$3,500 Date 9/5/24 ☐ Hearing Examiner ☐ Town Commission ☐ Other

Petitioner / Applicant: MHP Broward I, LTD

Address: 777 Brickell Ave, Suite 1300 City: Miami, FL 33130

Phone: 786-604-2846 Fax: _____ E-mail: sperez@mcdhousing.com

Petitioner's Relation to Subject Property: Purchaser

If Petitioner is not Owner, Name of Owner: Pembroke K2, LLC

Address of Owner: 2575 NE 182nd St City: North Miami Beach, FL

Signature of Petitioner: CSun

Address of Property Subject to the Requested Parking Reduction: NE corner of SW 56th Ave and County Line Rd, Pembroke Park, FL

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

Legal description see attached

Site Plan (Provide Plan): see attached site plan

Parking Reduction Request: 168 spaces (163 residential + 5 commercial)

Parking Study Completed By: Kimley-Horn and Associates, 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.

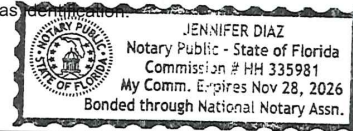
Signature of owner/agent: CSun Sworn to and subscribed before me this 9 day of September 2024, by _____.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Jennifer Diaz

Type or Print Name: Jennifer Diaz



FOR STAFF USE ONLY

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

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



PARKING REDUCTION NARRATIVE

In accordance with the Code of Ordinances Section 28-301.2, the applicant wishes to request an administrative parking reduction for the proposed senior multifamily development located at the intersection of SW 56th Ave and County Line Road (Parcel ID: 514230130010). This is a 1.623-acre property on which an affordable senior housing development is proposed per SB 102 ("The Live Local Act").

Ekos Pembroke Park shall consist of a single 10-story elevator serviced building with interior, conditioned corridors. Requested in this application is a reduction of 168 parking spaces from the 305-space requirement per the Town of Pembroke Park Code of Ordinances Section 28-301 (a).1. The applicant is proposing a total of 163 residential spaces plus 5 commercial spaces for a total of 168 spaces for the proposed development.

Per the Live Local Act at least 40% of the proposed units shall be affordable with density permitted below the highest allowed density on any unincorporated land in the county. The proposed 150-unit development would be at a density of 92.42 units per acre and will contain 100% affordable housing units with 127 units at 51-80% Average Median Income ("AMI") and 23 units at 30% or less AMI.

In accordance with Section 28-301.2 (d) Criteria, the applicant must demonstrate that the reduced parking demand is supported by the following:

- The use, site, and structure exhibit characteristics that suggest the required parking for this development is lower than what the Zoning Code typically mandates for similar uses.

The enclosed Parking Study, conducted by Kimley-Horn, evaluates the anticipated parking demand for Ekos Pembroke Park. Based on a review of surrounding municipal codes for affordable senior housing and data from the Institute of Transportation Engineers (ITE), the peak anticipated parking demand is projected to be between 150 and 152 spaces. The proposed development will provide 168 parking spaces going above this requirement. The proposed development is conveniently located less than half a mile from Miami-Dade County Bus Route 199 and Broward County Bus Route 15, providing tenants with easy access to transportation options across both counties.

Thank you for your consideration of this request. We look forward to your favorable response and are available to provide any additional information or clarification as needed.

A handwritten signature in blue ink, appearing to read "C. Shear".

Christopher Shear
McDowell Housing Partners
Chief Operating Officer

777 Brickell Avenue, Suite 1300, Miami, FL 33131
Tel. 786-584-2725
www.mcdhousing.com

September 4, 2024
Revised December 9, 2024

Ms. Cheryl Steigerwald
MHP Broward I, Ltd
c/o McDowell Housing Partners
777 Brickell Avenue, Suite 1300
Miami, FL 33134

RE: Ekos at Pembroke Park – Parking Analysis
Pembroke Park, Florida
KH# 143524001

Dear Ms. Steigerwald:

Kimley-Horn and Associates, Inc. has evaluated the anticipated parking supply needs for the proposed Ekos at Pembroke Park site. The project site is located at on the northeast corner of the intersection of NW 56th Avenue and County Line Road in the Town of Pembroke Park, Florida. Figure 1 illustrates the location of the site. The Broward County Folio Number for the project site is 5142-30-13-0010. The existing site is currently vacant and proposed to be redeveloped to include 150 affordable housing units for seniors. The proposed project is restricted to low-income seniors over the age of 62. The proposed dwelling units will range from 600 to 650 square feet per unit and be geared towards single occupants, not families. The anticipated supply of on-site parking for passenger vehicles is 168 spaces.

This analysis has been performed to evaluate the parking supply in comparison to anticipated parking demand for the proposed Ekos at Pembroke Park project.

Figure 1: Site Location

OFF-STREET PARKING DEMAND REQUIREMENTS

The generalized category of use for the site is residential use, but it is important to note that it is specifically designated for the affordable senior living market. Affordable housing land uses are designed with the primary intent of providing accessible and sustainable housing options for, in this case, individuals with moderate to lower incomes. These developments aim to counteract rising housing costs and urban gentrification by offering residences at below-market rates or with income-restricted guidelines with the goal of fostering inclusive communities that promote economic diversity and social cohesion. By strategically locating these developments near public transit and other essential services, affordable housing initiatives also aim to reduce transportation costs and improve overall quality of life for residents. Therefore, a review of the municipal code, including other surrounding communities, was undertaken to quantify the actual expected parking demand at this site.

TOWN OF PEMBROKE PARK CODE

A review of the Town's municipal code was conducted to determine the parking requirements for this site. The Town of Pembroke Park's Code of Ordinances, Section 28-301, states:

"Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwelling, two (2) parking spaces for each one-bedroom unit and two (2) parking spaces for each two-or more bedroom unit in a multiple-family dwelling."

There are no parking requirements specific to affordable housing or senior housing in the City's code. Based on the rate of two parking spaces per dwelling unit, summarized above for standard residential land uses in the Town of Pembroke Park, a typical standard residential development with this number of units would require 300 parking spaces.

OTHER MUNICIPAL CODES – NEARBY MUNICIPALITIES

City of Aventura

The City of Aventura is located approximately 5 miles east of the Town of Pembroke Park. A review of that City's municipal code was conducted to determine the supply of parking that would be required if a site of this nature were developed in that City. The City of Aventura's Code of Ordinances, Section 31.171(b)(4)(c), states:

"Housing for elderly requiring little or no special care, including retirement communities or adult retirement communities: One parking space for each dwelling unit plus one space for each employee on the day shift."

Utilizing the rate provided in the City of Aventura's municipal code, 152 parking spaces would be required assuming there are two day-shift employees, as summarized on the site plan.

City of Miramar

The City of Miramar is located approximately 8 miles west of the Town of Pembroke Park. A review of that City's municipal code conducted to determine the supply of parking that would be required if a site of this nature were developed in that City. The City of Miramar's Code of Ordinances, Section 808.3.1(e), states:

"Housing for elderly: One parking space for each unit."

Utilizing the rate provided in the City of Miramar's municipal code, 150 parking spaces would be required.

REVIEW OF ACTUAL PARKING SUPPLY FOR SIMILAR FACILITIES

Furthermore, a review was conducted of parking supply provided at existing affordable senior living communities. Information provided by www.HousingApartments.org was used to quantify the number of dwelling units at the nearby affordable senior living communities that were included in this review. These existing communities were also reviewed using aerial photography to determine the number of parking spaces supplied at each, to develop an effective parking rate for existing developments with similar characteristics.

Table 1: Broward County Existing Affordable Senior Housing Summary

Community Name	Unit Breakdown				Parking Provided	Effective Rate
	Studio	One Bed	Two Bed	Total DU		
St. Boniface Gardens	0	95	0	95	95	1.00
Federation Gardens	20	60	0	80	53	0.66
Griffin Gardens	0	90	10	100	94	0.94

As illustrated in the table above, the parking spaces supplied for existing developments in surrounding communities ranges from 0.66 spaces per unit to 1.00 spaces per unit. These rates also include parking for employees and visitors.

ITE PARKING REQUIREMENT DETERMINATION

A parking supply calculation has also been conducted based on data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition*. The site would be classified under the category defined as Land Use 223 "Affordable Housing - Senior". Rates and equations for this land use were used to calculate the peak weekday and weekend demands based on data provided by ITE. Based on the average rates provided by ITE for this land use, the site would generate a peak demand of 66 parking spaces on a weekday and a peak demand of 72 spaces on a weekend. The supporting calculations for this determination are included in the Appendix, for reference.

A time-of-day calculation was also conducted to illustrate how the parking demand for the site is expected to fluctuate throughout the day on an average weekday. Figure 2 illustrates the parking demand on an hour-by-hour basis, utilizing the rates provided by ITE.

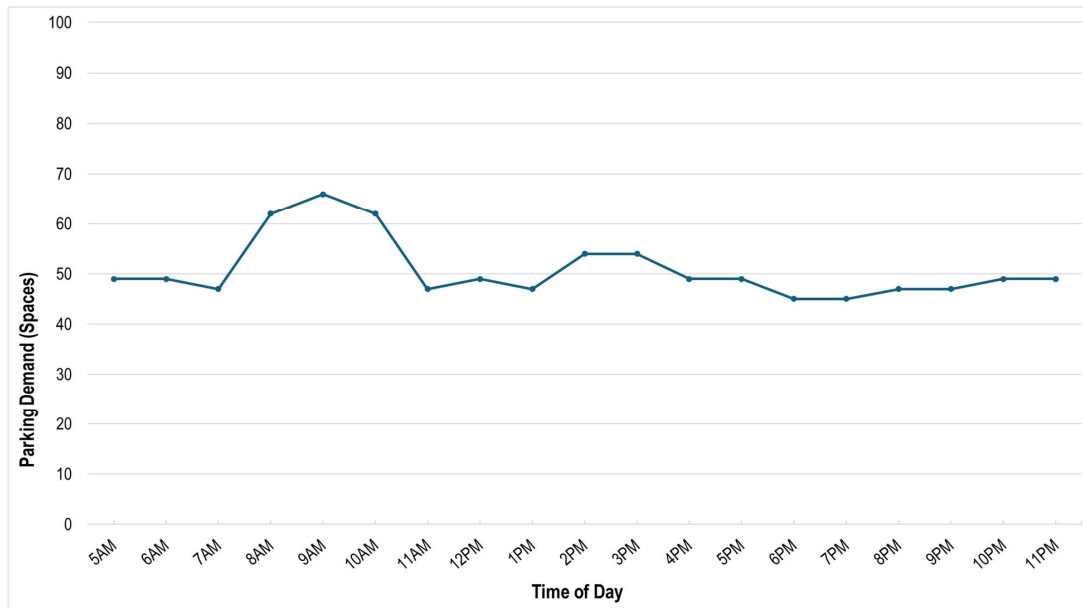


Figure 2: Average Weekday Parking Demand – Time of Day Variation

As seen in Figure 2, the peak demand during the weekday is 66 spaces which occurs at 9AM, with the overall demand ranging from 45 to 66 throughout the day. Best parking practices usually include applying a buffer to the calculated demand. A 10% buffer provides a buffer for parking turnover, allows for minor fluctuations in demand/occupancy, and helps ensure that there will be some parking spaces available in at least a few different areas within the overall parking field to provide for efficient site operations. Applying a 10% buffer to the calculated parking demand equates to a peak demand of 73 spaces on weekdays and 80 spaces on weekends.

CONCLUSION

An analysis has been performed to calculate the anticipated parking supply needs for the Ekos at Pembroke Park site. A review of surrounding municipal codes that contain specific parking rates for Senior Housing was conducted, and parking generation data provided by ITE for "Affordable Housing – Senior" (Land Use 223) was also utilized in determining the actual parking demand generated by this site. Based upon the evaluation undertaken using ITE data, the peak supply requirement for this site is anticipated to be 80 parking spaces. Additionally, the codes for nearby municipalities that include a separate ratio for senior housing show a parking requirement of 150 – 152 parking spaces for a development of the size proposed on this site. The proposed parking supply to be provided on site is 168 parking spaces. Therefore, this evaluation demonstrates that the parking supply provided is expected to exceed the anticipated parking needs for the site.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding the information provided.

Sincerely,

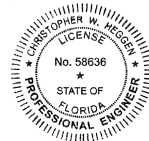
KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

Attachments



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed
by Christopher W
Heggen
Date: 2024.12.09
16:38:19 -05'00'

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APPENDIX

PROJECT NAME	EKOS PEMBROKE PARK
CRIC #	APPLICATION No. 24-SP-04
PROPERTY ADDRESS	5W 56TH AVE PEMBROKE PARK FL 33023
PARCEL ID	514230130010
LEGAL DESCRIPTION	HOLLYWOOD ROUGE FARMS 2.16 MISC LOT L, LESS PT THEREOF AS DESC IN INSTR #18460282 & LESS PLOT PER OR 30615/1187
TOTAL LOT AREA	76,633 SQ. FT. (1/4 - 1.62 ACRES)
DEAR BUILD:	X
CLASSIFICATION OF WORK:	NEW CONSTRUCTION TYPE 1-B
SCOPE OF WORK:	CONSTRUCTION OF A NEW SPRINKLERED 10-STORY MULTIFAMILY SENIOR LIVING MIXED-USE BUILDING INCLUDING 150 UNITS, AMENITIES, 8,800 SF OF COMMERCIAL CONSTRUCTION OF AN UNSPRINKLERED 2.5-STORY OPEN PARKING GARAGE AND ON-GARDE PARKING WITH 188 PARKING SPACES.
NOTES:	TWO WAY RADIO COMMUNICATIONS ENHANCEMENT SYSTEM. RADIO SYSTEM IS TO BE PROVIDED TO BUILDING (THE SYSTEM SHALL COMPLY THE REQUIREMENTS IN ACCORDANCE WITH NFPA 101 (2020) EDITION, SECTION 11.8.4, NFPA 72 (2019) EDITION, AND NFPA 318 (2019) EDITION.

FLOOD ZONE:	X
LOT SIZE:	253' x 281'
LOT AREA:	GROSS = 70,633 SQ.FT. (+/- 1.62 ACRES)

SUBJECT LOCATION
COUNTY LINE ROAD & NW 56TH AV

SUBJECT LOCATION
COUNTY LINE ROAD & NW 56TH AVE

SW 45TH AVE
COLLECTOR ROAD

SW 40TH CT

POWER POLE

10-STOREY SPRINKLERED MULTIFAMILY BUILDING
100 UNITS
+10'-0" NAVD F.F.E.

2.5-LEVEL UNSPRINKLERED OPEN PARKING GARAGE
100 SPACES

8 ON-GRADE PARKING SPACES

LANDSCAPING

PRIORITY LINE

SW 41ST ST

NP 21ST4 CT
ARTERIAL ROAD

RM-16A ZONING

A0-2

Land Use	Rate (ITE)	Intensity	Peak Demand (9AM)	Weekday																			
				12AM - 4AM	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	11PM
Affordable Senior Housing	0.44	150 DU	66	-	74%	74%	70%	93%	100%	93%	70%	74%	70%	81%	81%	74%	74%	67%	67%	70%	70%	74%	74%
				-	49	49	47	62	66	62	47	49	47	54	54	49	49	45	45	47	47	49	49

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.

Land Use Subcategory

Data are separated into three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, recovering addicts, and others living in a group setting (denoted as special needs in the data plots).

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for the three land use subcategories: income limits (two study sites), senior (one study site), and special needs (two study sites).

Hour Beginning	Percent of Weekday Peak Parking Demand		
	Income Limits	Senior	Special Needs
12:00–4:00 a.m.	—	—	—
5:00 a.m.	100	74	86
6:00 a.m.	94	74	86
7:00 a.m.	85	70	93
8:00 a.m.	77	93	100
9:00 a.m.	73	100	93
10:00 a.m.	71	93	93
11:00 a.m.	—	70	100
12:00 p.m.	—	74	100
1:00 p.m.	—	70	93
2:00 p.m.	—	81	79
3:00 p.m.	—	81	93
4:00 p.m.	—	74	64
5:00 p.m.	—	74	86
6:00 p.m.	79	67	79
7:00 p.m.	83	67	71
8:00 p.m.	90	70	71
9:00 p.m.	93	70	79
10:00 p.m.	97	74	93
11:00 p.m.	—	74	93

Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Land Use Subcategory	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Center City Core	Income Limits	0.32 (6 sites)	67%
	Senior	0.11 (1 site)	100%
Dense Multi-Use Urban	Income Limits	0.74 (24 sites)	75%
	Senior	0.69 (4 sites)	67%
General Urban/ Suburban	Income Limits	1.4 (26 sites)	75%
	Senior	0.43 (3 sites)	90%
	Special Needs	0.57 (2 sites)	68%

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

Source Numbers

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586, 603, 611, 622

Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

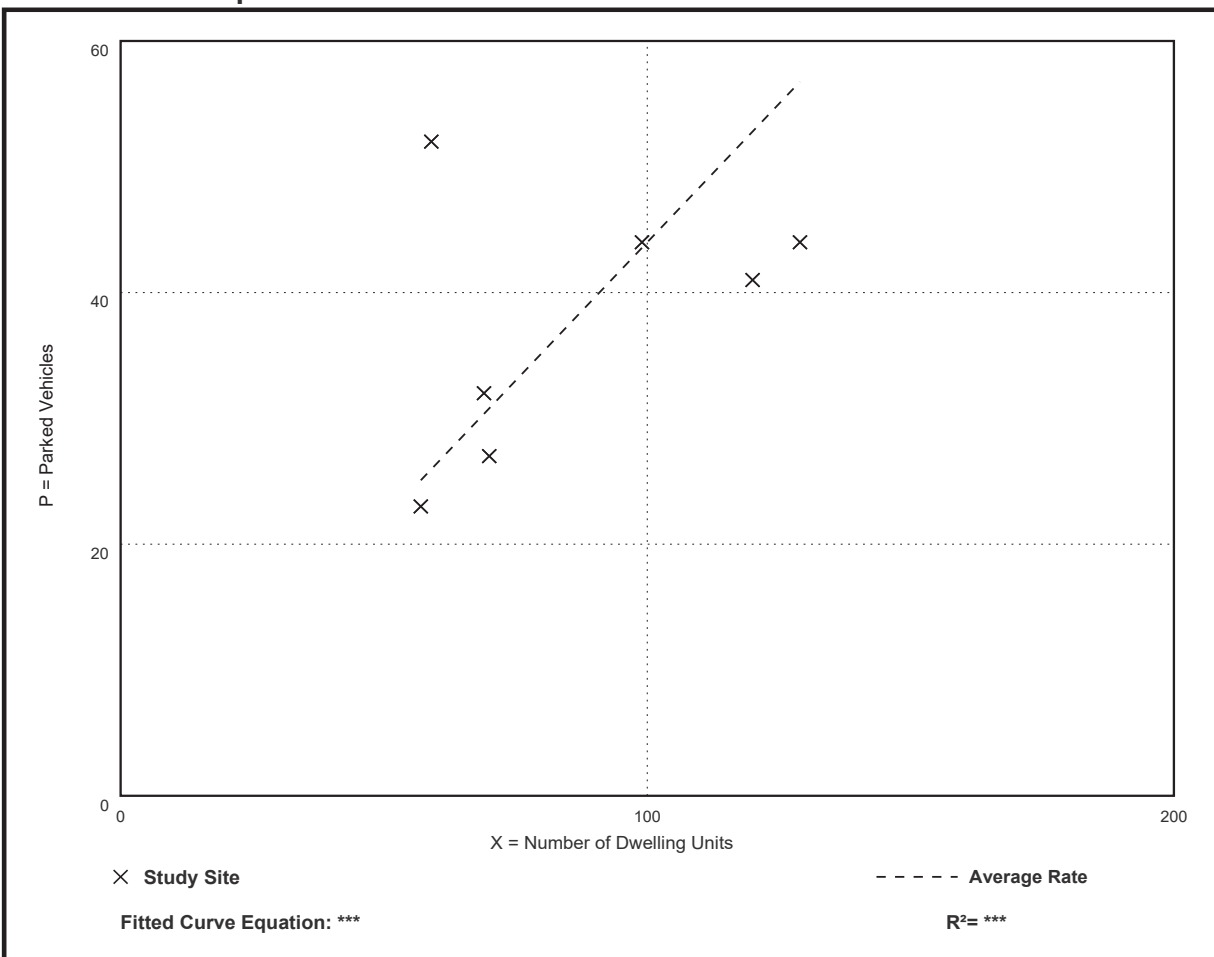
Number of Studies: 7

Avg. Num. of Dwelling Units: 86

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.44	0.34 - 0.88	0.37 / 0.80	***	0.17 (39%)

Data Plot and Equation



Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban

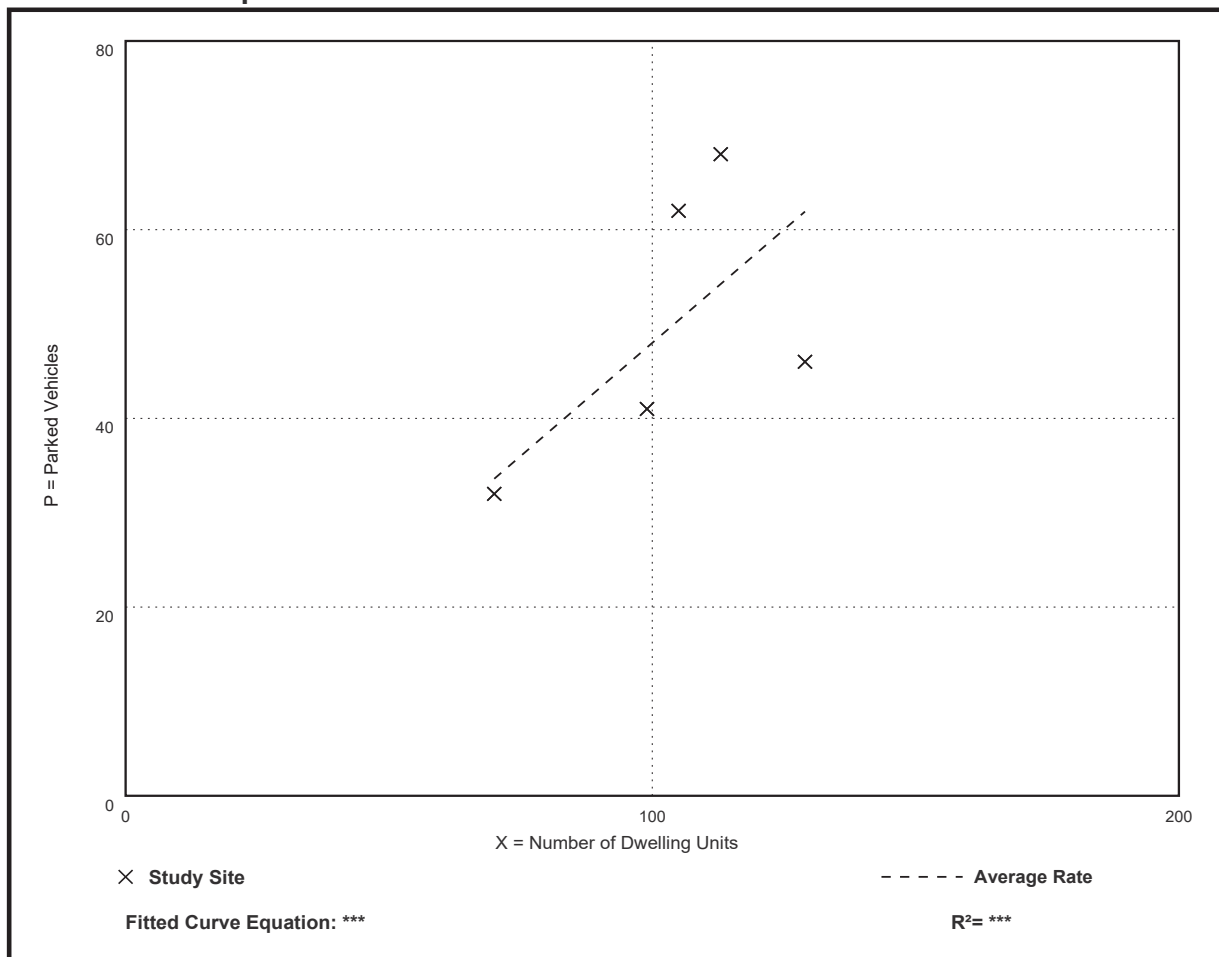
Number of Studies: 5

Avg. Num. of Dwelling Units: 103

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.48	0.36 - 0.60	0.41 / 0.60	***	0.11 (23%)

Data Plot and Equation



Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 2

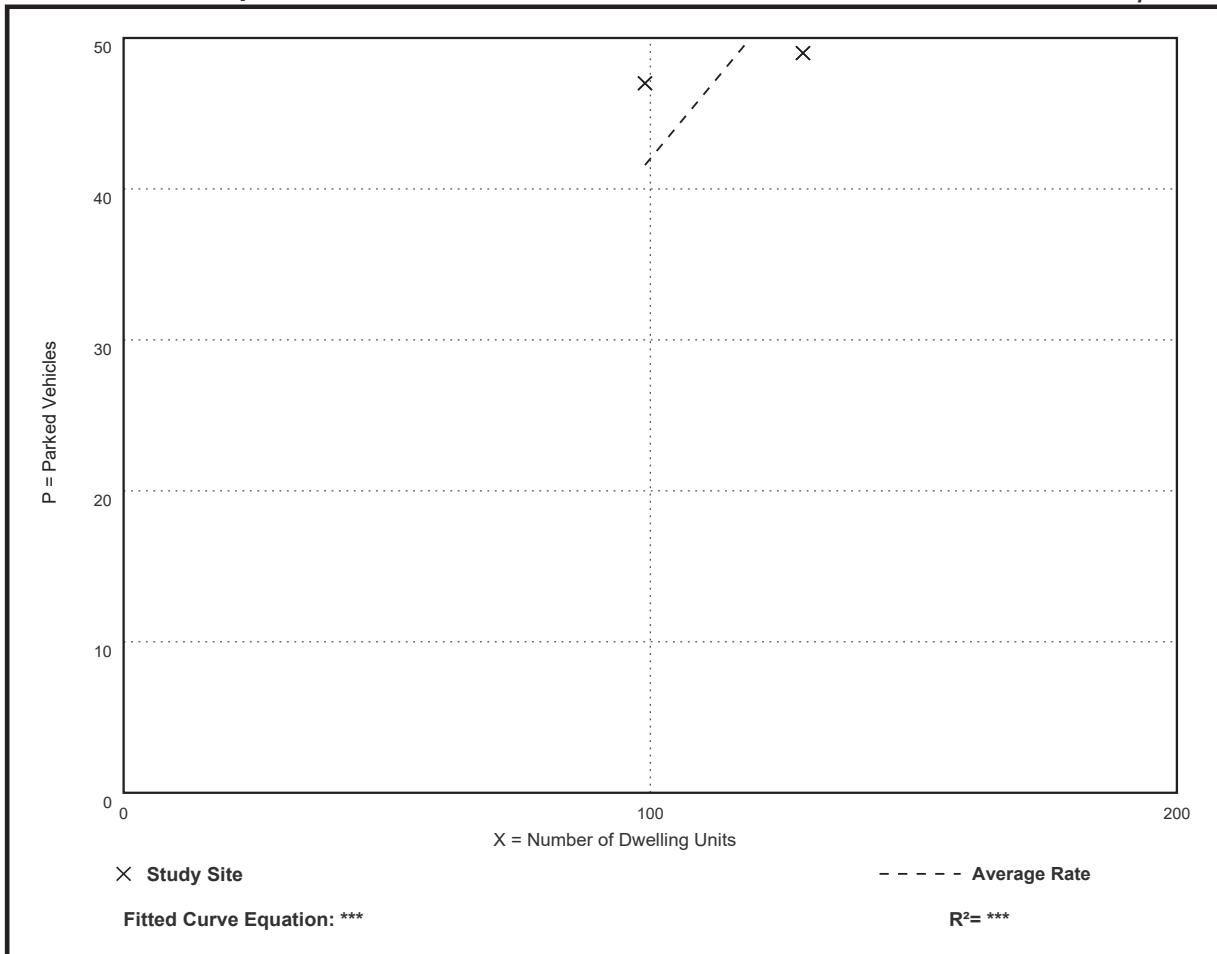
Avg. Num. of Dwelling Units: 114

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.42	0.38 - 0.47	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size





September 4, 2024

Ms. Cheryl Steigerwald
MHP Broward I, Ltd
c/o McDowell Housing Partners
777 Brickell Avenue, Suite 1300
Miami, FL 33134

RE: *Pembroke Ekos - Traffic Impact Analysis*
Pembroke Park, Florida
Kimley-Horn #143524001

Dear Ms. Steigerwald:

Kimley-Horn and Associates, Inc. has prepared the following traffic evaluation for the above-referenced project. The site is located at the intersection of SW 56th Avenue and County Line Road in Pembroke Park, Florida (shown in Figure 1). The parcel ID for the site is as follows:

- 514230130010

The parcel is currently vacant. The proposed plan of development includes the construction of 150 dwelling units and structured parking. Access to the site is proposed via two full-access driveways on SW 56th Avenue. Parcel ID information and a site plan is included in the Appendix for reference. This report summarizes the impacts of the proposed development plan on the surrounding transportation network.

TRIP GENERATION

The trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition* for Affordable Senior Housing (Land Use: 223) were used to calculate the trip generation potential of the proposed elements of site development. Table 1 summarizes the trip generation potential of the site.

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Affordable Housing	150 DU	361	27	16	11	14	9	5
	Subtotal	361	27	16	11	14	9	5
Driveway Volumes		361	27	16	11	14	9	5
Net New External Trips		361	27	16	11	14	9	5
Proposed Net External Trips-Existing Net New External Trips		361	27	16	11	14	9	5
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Pass By</u>
Affordable Housing	2.405 trips/DU*	0.18 trips/DU (58% in, 42% out)			0.09 trips/DU (61% in, 39% out)			0.0%

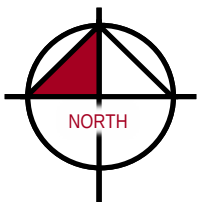
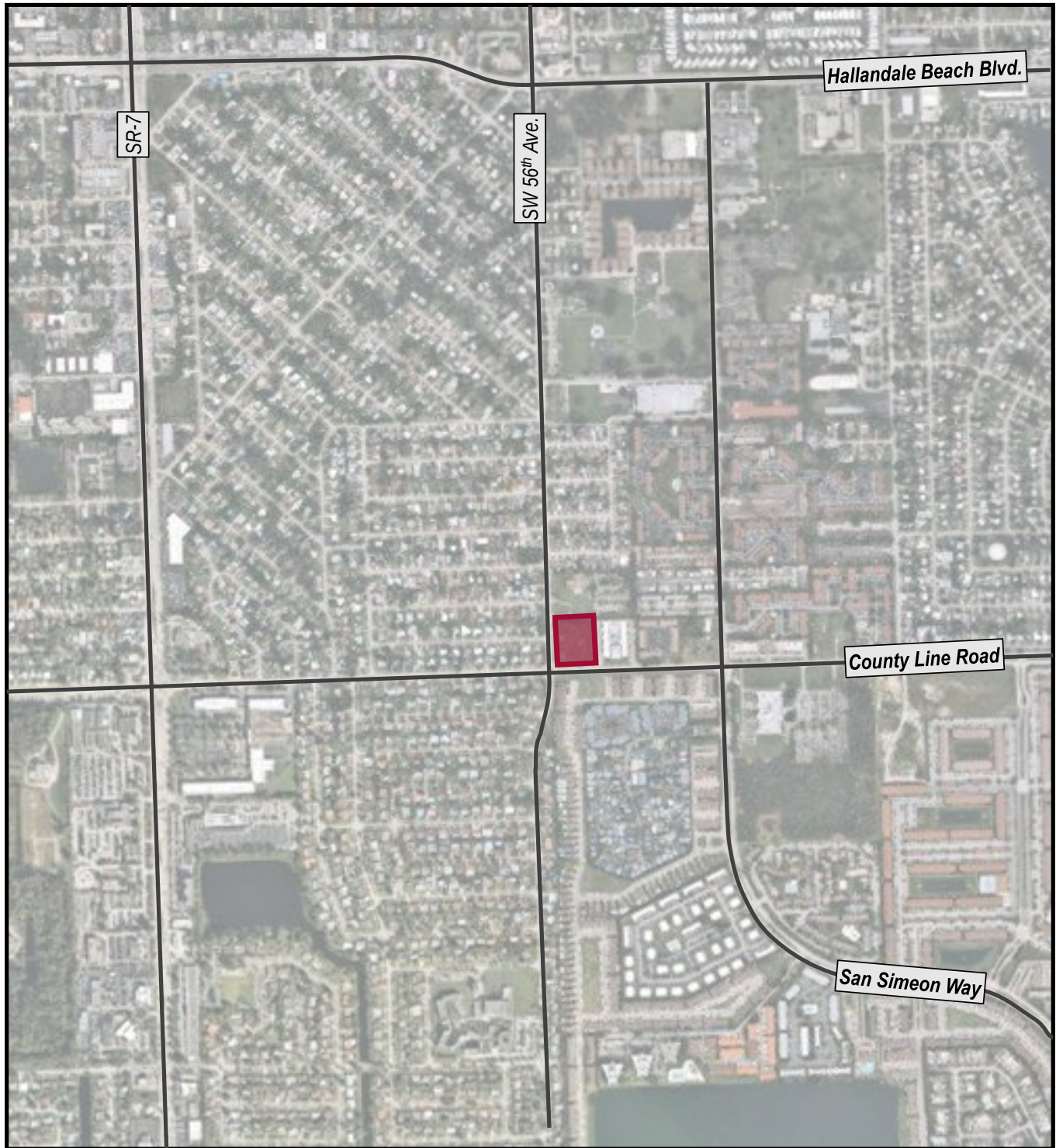
*ITE does not provide daily rate for Affordable Housing - Senior. Ratio between daily and PM rates for Affordable Housing - Senior and Affordable Housing - Income Limits was used.

As noted in Table 1, the proposed site is anticipated to generate 361 net new external daily trips, 27 net new AM peak hour trips (+16 in, +11 out), and 14 net new PM peak hour trips (+9 in, +5 out) to the existing site.

kimley-horn.com

477 S Rosemary Avenue, Suite 215, West Palm Beach, FL 33401

561 840 0848



LEGEND



Site Location

FIGURE 1

Ekos Pembroke Park

Site Location

KH #143524001

Kimley»Horn

TRAFFIC ASSIGNMENT

Based on the relatively low number of peak hour trips generated by the proposed development, the roadway links directly adjacent to the project site were analyzed to determine if any significant impacts are expected. The site traffic was assigned to the surrounding roadway network based upon a review of travel patterns for this area and proximity to complementary land uses.

Figure 2 illustrates the project traffic assignment to nearby roadway links and intersections in the vicinity of the site. The AM and PM peak hour trips for the project were then assigned to the surrounding transportation system based on these percentages.

ROADWAY LINK ANALYSIS

The amount of project traffic expected to be added on each roadway link was compared to the two-way peak hour LOS D service volumes for each of the roadway links. Data provided by the Broward MPO was used to determine the respective LOS D service volumes for the roadway links. For this analysis, a link is considered significantly impacted if the percent project traffic exceeds 1% of the peak hour LOS D volume. Table 2 and Table 3 summarize the AM and PM peak hour significance analyses, respectively.

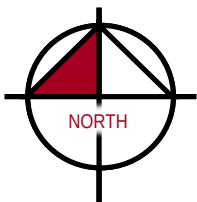
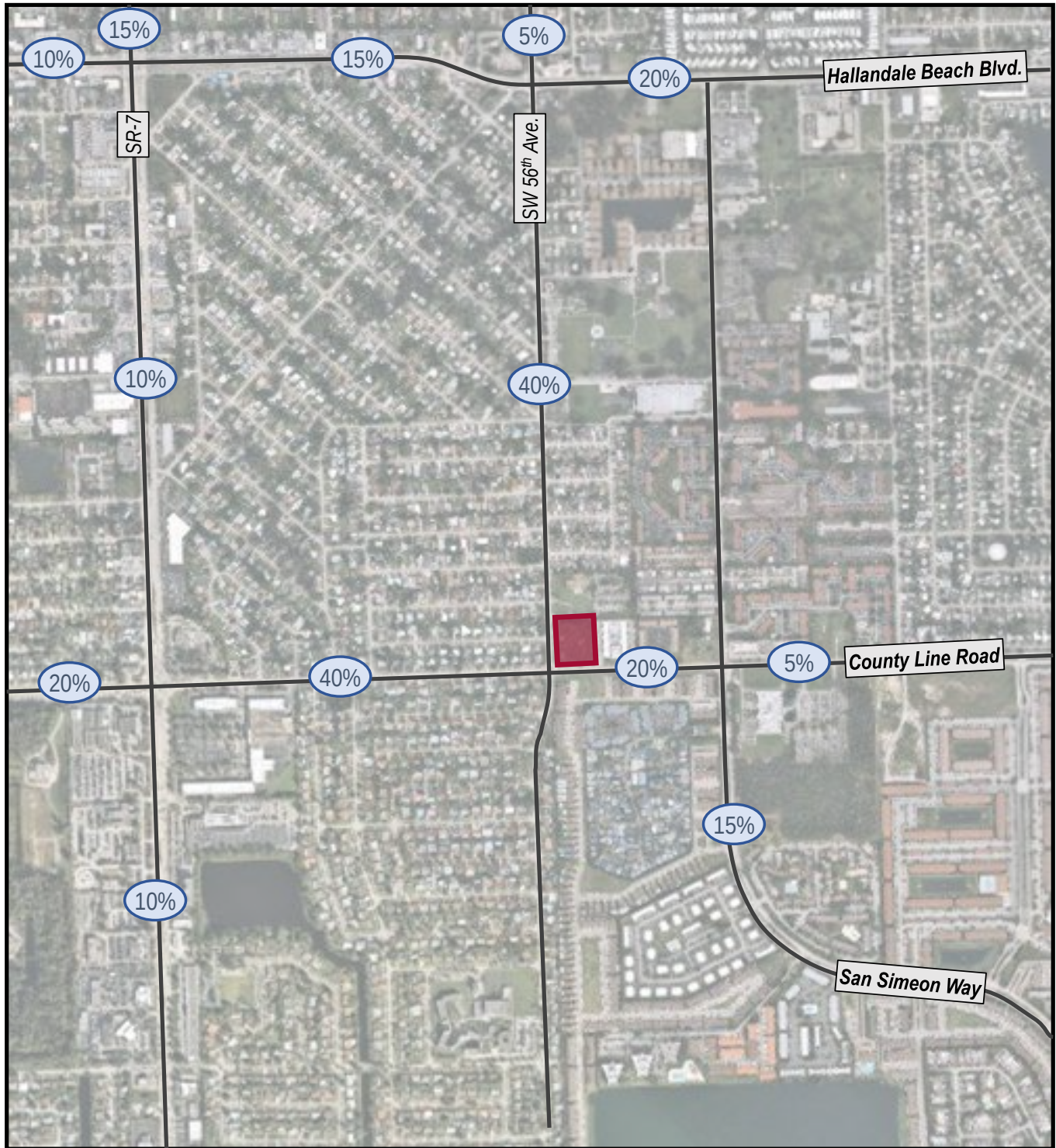
As indicated in the tables below, none of the surrounding roadway links are significantly impacted by project traffic during the PM peak hour.

Table 2: AM Significance and Capacity Analysis

Roadway	From	To	Existing Number of Lanes	Peak Hour Capacity (LOS D)	Project % Assignment	Project Trips		
						AM Peak Hour		
						Trips	% Impact	Sig?
County Line Road	Florida's Turnpike	SR-7	4LD	3,401	20%	5	0.16%	No
County Line Road	SR-7	SW 56th Ave	2LD	1,197	40%	11	0.90%	No
County Line Road	SW 56th Ave	SW 48th Ave	2LD	1,197	20%	5	0.45%	No
County Line Road	SW 48th Ave	SW 40th Ave	4LD	2,628	5%	1	0.05%	No
SW 56th Ave	Hallandale Beach Blvd	Miami-Dade County Road	2LD	1,197	40%	11	0.90%	No
NE 2nd Ave	Miami-Dade County Road	NE 199th St	2LD	1,197	0%	0	0.00%	No

Table 3: PM Significance and Capacity Analysis

Roadway	From	To	Existing Number of Lanes	Peak Hour Capacity (LOS D)	Project % Assignment	Project Trips		
						PM Peak Hour		
						Trips	% Impact	Sig?
County Line Road	Florida's Turnpike	SR-7	4LD	3,401	20%	3	0.08%	No
County Line Road	SR-7	SW 56th Ave	2LD	1,197	40%	6	0.47%	No
County Line Road	SW 56th Ave	SW 48th Ave	2LD	1,197	20%	3	0.23%	No
County Line Road	SW 48th Ave	SW 40th Ave	4LD	2,628	5%	1	0.03%	No
SW 56th Ave	Hallandale Beach Blvd	County Line Road	2LD	1,197	40%	6	0.47%	No
NE 2nd Ave	County Line Road	NE 199th St	2LD	1,197	0%	0	0.00%	No



LEGEND



Site Location



Project Distribution

FIGURE 2

Ekos Pembroke Park
Project Distribution
KH #143524001

Kimley»Horn

DRIVEWAY ACCESS

Access to the site is proposed via two full access driveway connections on SW 56th Avenue. Future total driveway volumes were determined by applying the distribution referenced in Figure 2 to the proposed future trip generation potential of the site. The resulting driveway volumes are illustrated in Figure 3.

Based on the projected driveway volumes expected by the proposed development and the light to moderate daily traffic on SW 56th Avenue, no exclusive turn lanes are recommended at the project driveways.

CONCLUSION

This study evaluates overall traffic impacts resulting from the proposed Ekos at Pembroke Park affordable senior housing project located at the intersection of SW 56th Avenue and County Line Road in Pembroke Park, Florida. The proposed development includes the construction of 150 affordable housing units for seniors.

The foregoing analysis quantifies the traffic generated by the proposed development. The project traffic has been distributed on the adjacent roadway links and it was determined that the proposed project is not expected to significantly impact the surrounding road network and exclusive turn lanes are not recommended at the project driveways.

Should you have any questions regarding this analysis please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

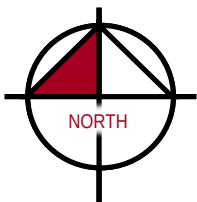
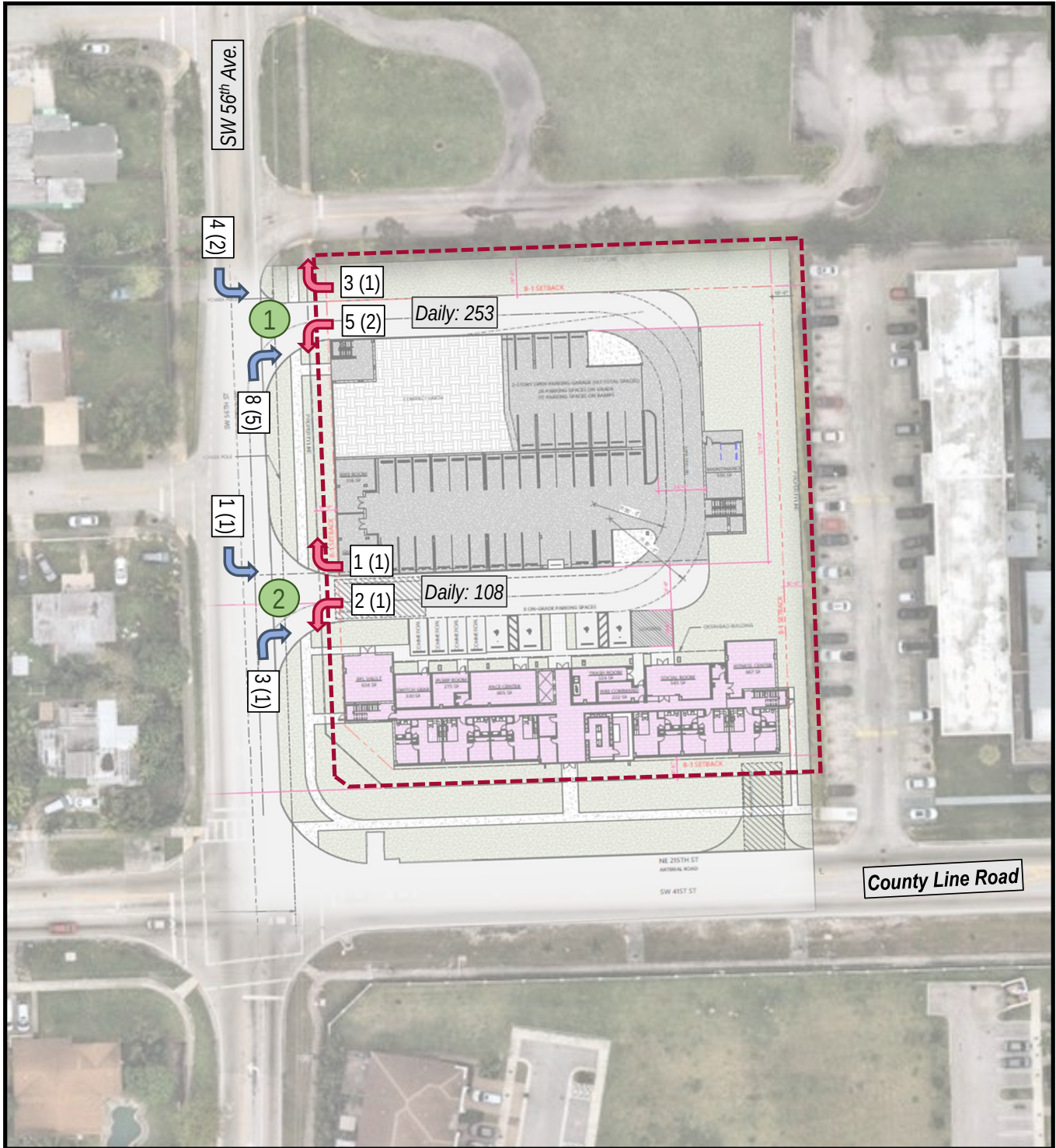
Attachments

k:\wpd_tptol143524001 - pembroke ekos\traffic study\2024-9-4 pembroke park tia.docx



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed
by Christopher W
Heggen
Date: 2024.09.04
15:53:55 -04'00'



LEGEND

- Site Location
- XX (XX) AM (PM) Peak Hour Volumes

FIGURE 3

Ekos Pembroke Park
Driveway Volumes
KH #143524001

Kimley»Horn

APPENDIX



MEP:

CIVIL ENGINEER:
HSQ GROUP, LLC
1001 YAMATO RD, SUITE 105
BOCA RATON | FL | 33431
t | 561 392-0221

KEY PLAN:

PERMIT APPLICATION DATE: 06-25-24
SHEET ISSUE DATE: 06-24-24
PROJECT NO.: 2406

DRAWN BY: GM APPROVED BY: TM

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

SIGNATURE:
T. TODD MARTIN RA,
LIC# AD0047000

SHEET TITLE:
SITE PLAN

SCALE:
1" = 20'-0"

SHEET NO:

A-2



Site Address	SW 56 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0010
Property Owner	PEMBROKE K2 LLC	Millage	0613
Mailing Address	12555 ORANGE DR STE 5000 DAVIE FL 33330	Use	00-01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$568,660		\$568,660	\$568,660	
2023	\$568,660		\$568,660	\$189,210	\$6,594.81
2022	\$647,190		\$647,190	\$195,770	\$6,905.70

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$568,660	\$568,660	\$568,660	\$568,660
Portability	0	0	0	0
Assessed/SOH	\$568,660	\$568,660	\$568,660	\$568,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$568,660	\$568,660	\$568,660	\$568,660

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/8/2023	DRR-T		119221250	\$8.00	71,082	SF
7/20/2023	WD-D	\$2,400,000	119022758			
4/1/1974	WD	\$200,000	5718 / 398			
				Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), and multifamily housing (high-rise) (Land Use 222) are related land uses.

Land Use Subcategory

Data are presented for three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, single mothers, recovering addicts and others living in a group setting.

Additional Data

For most study sites contained in this land use, all dwelling units in the development are classified as affordable units. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use database.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s and 2010s in California, Ontario (CAN), and New Jersey.

Source Numbers

237, 918, 1003, 1004, 1046, 1057

Affordable Housing - Income Limits (223)

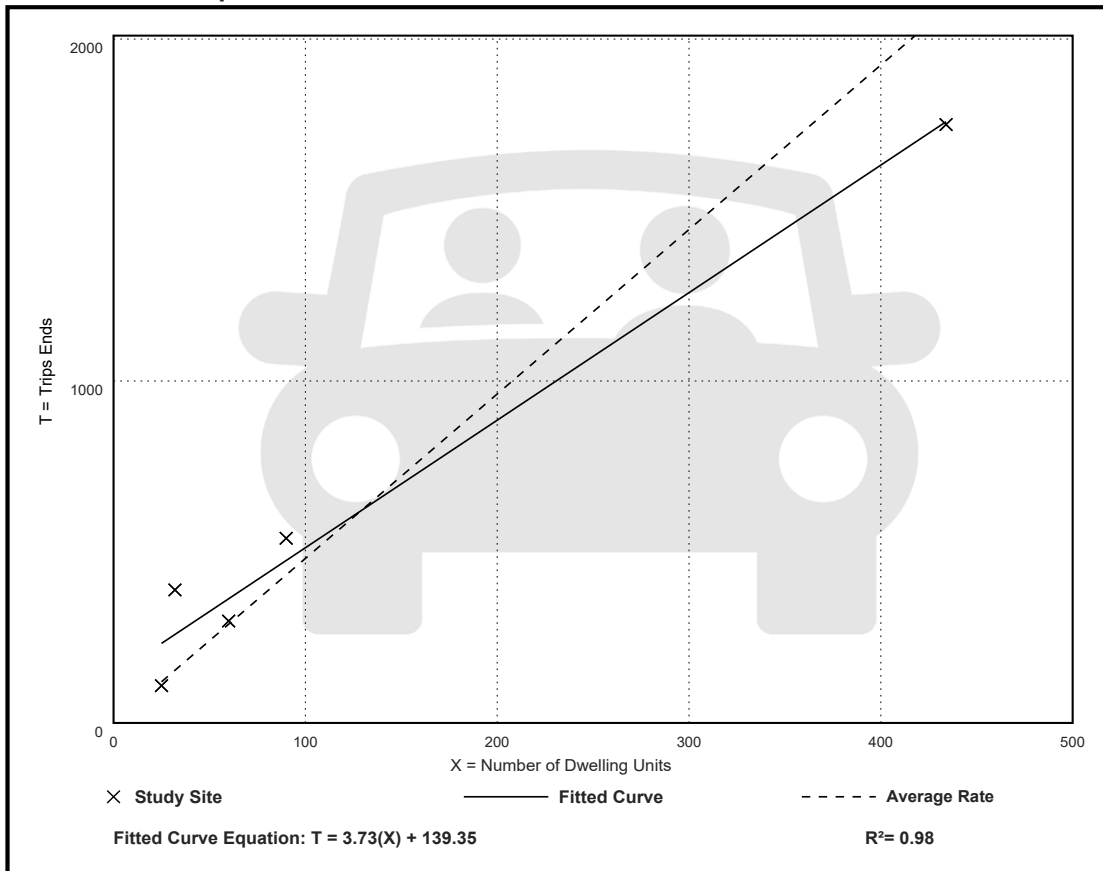
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Dwelling Units: 128
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.81	4.03 - 12.16	2.03

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

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: 6

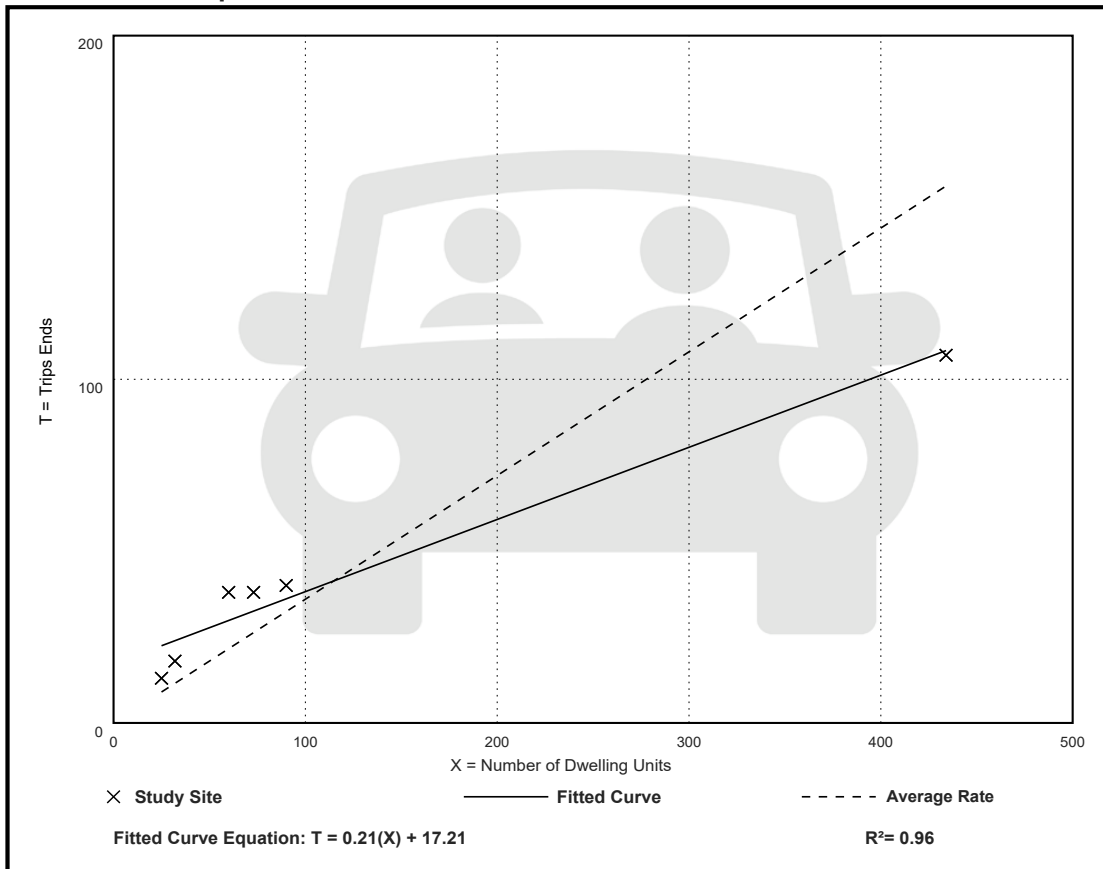
Avg. Num. of Dwelling Units: 119

Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.25 - 0.63	0.16

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

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: 8

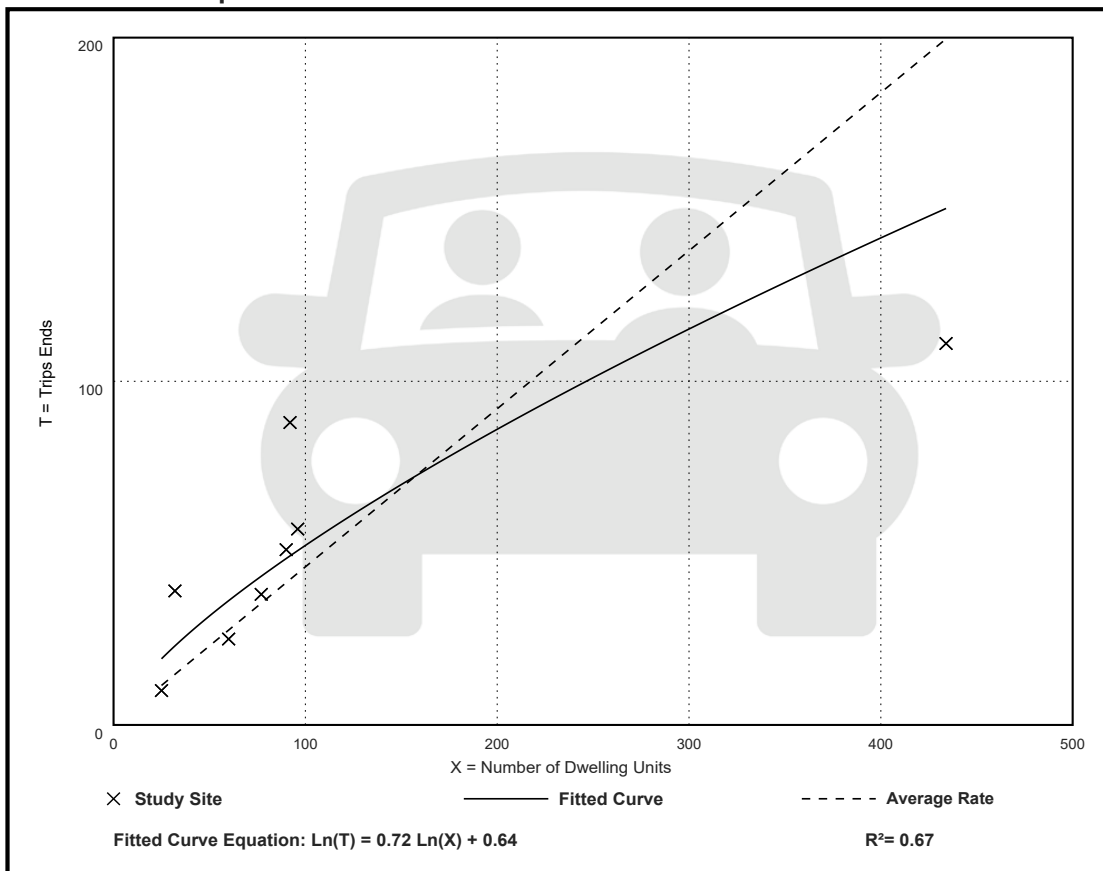
Avg. Num. of Dwelling Units: 113

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.26 - 1.22	0.28

Data Plot and Equation



Affordable Housing - Senior (223)

Vehicle Trip Ends vs: Dwelling Units

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: 3

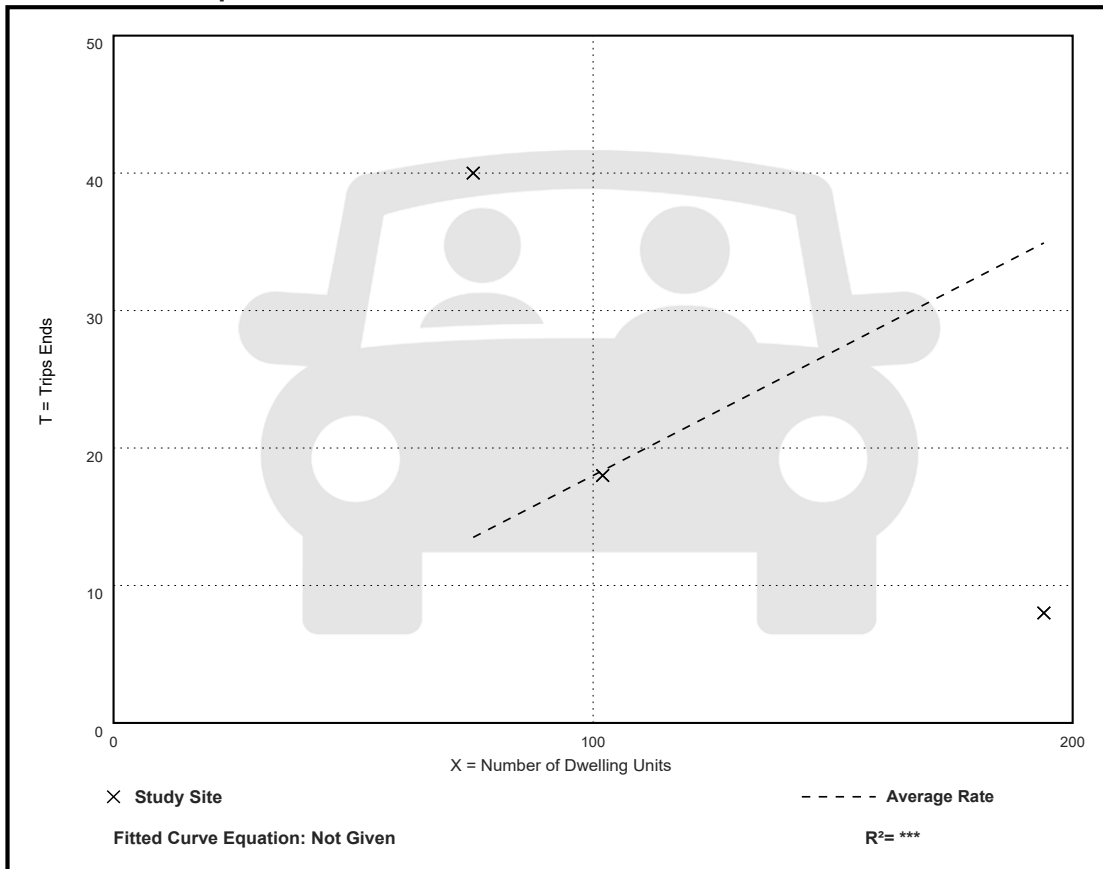
Avg. Num. of Dwelling Units: 124

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.04 - 0.53	0.23

Data Plot and Equation



Affordable Housing - Senior (223)

Vehicle Trip Ends vs: Dwelling Units

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: 2

Avg. Num. of Dwelling Units: 148

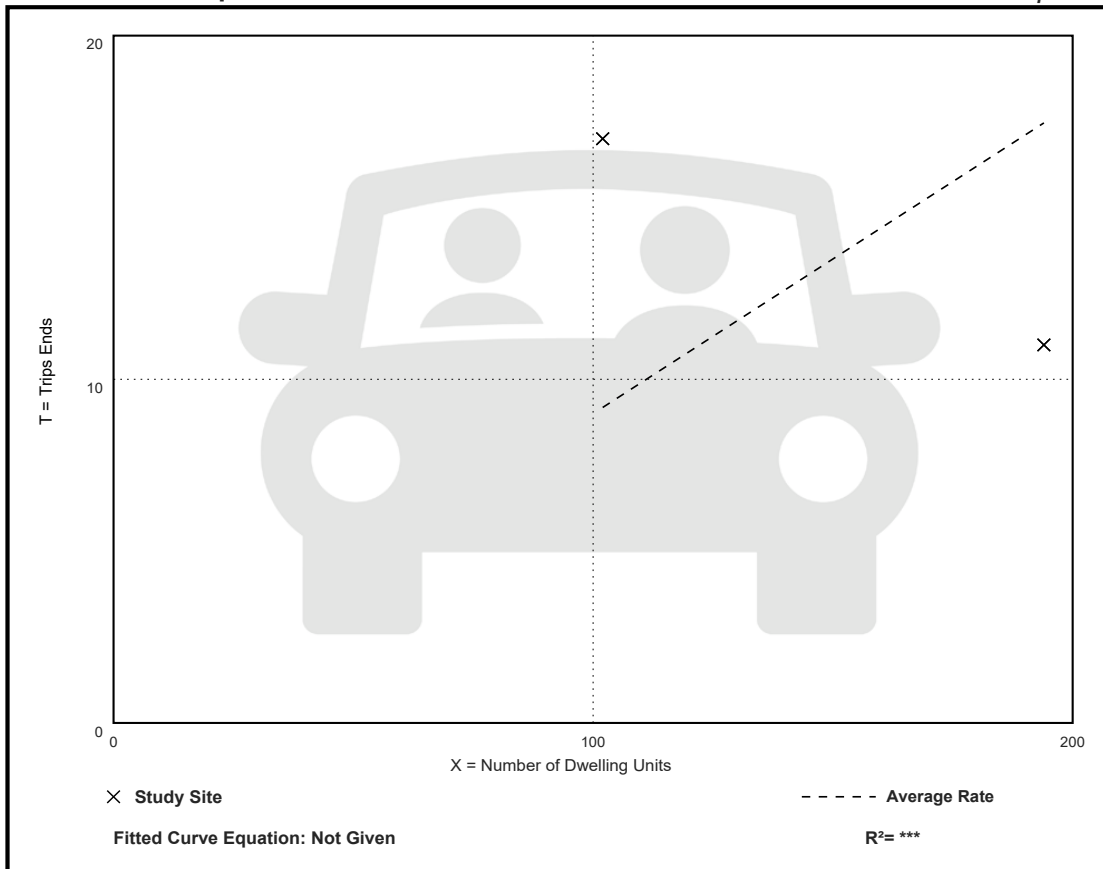
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.09	0.06 - 0.17	***

Data Plot and Equation

Caution – Small Sample Size



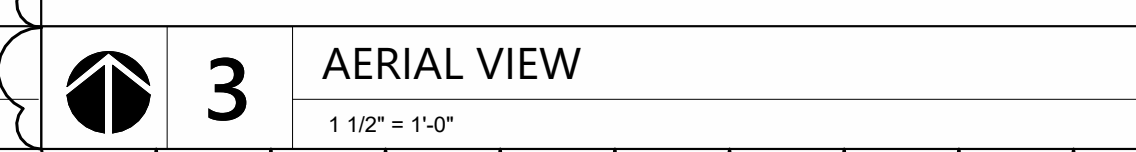
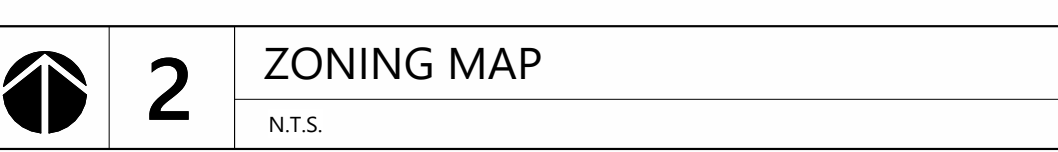
PROJECT NAME	EKOS PEMBROKE PARK
DRC #	APPLICATION No. 24-SP-04
PROPERTY ADDRESS	SW 56TH AVE PEMBROKE PARK FL 33023
PARCEL ID	514230130010
LEGAL DESCRIPTION	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187

CLASSIFICATION OF WORK:	NEW CONSTRUCTION TYPE 1-B
SCOPE OF WORK	CONSTRUCTION OF A NEW SPRINKLERED 10 STORY MULTIFAMILY SENIOR LIVING MIXED-USE BUILDING HOUSING 150 UNITS, AMENITIES & 757 SF OF COMMERCIAL CONSTRUCTION OF AN UNSPRINKLERED 2.5-STORY OPEN PARKING GARAGE AND ON GRADE PARKING WITH 168 PARKING SPACES. TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM- BDA RADIO SYSTEM TO BE PROVIDED TO BUILDING (THE SYSTEM SHALL COMPLY THE REQUIREMENTS IN ACCORDANCE WITH NFPA 101 (2021 ED.); SECTION 11.8.4, NFPA 72 (2019 ED.), AND NFPA 1221 (2019 ED.)

PROPERTY INFO	B-1 BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
---------------	-----------------------	------------------	----------

SETBACKS	
FRONT & STREET SIDE STREET	MINIMUM (10) FEET FROM PL [SEC. 28-330] 10' FROM COUNTY LINE 10' FROM SW 56TH
SIDE	MINIMUM (10) FEET [SEC. 28-327.A] 10'
REAR	MINIMUM (20) FEET [SEC 28-327.B] 40'

PARKING SPACE SIZE	(9) FEET IN WIDTH BY (18) FEET [ORDINANCE 2022-015 DIV 2 SEC 28-301]	(9') X (18')
--------------------	--	--------------



STRUCTURAL ENGINEER:
MCNAMARA SALVIA
240 S. QUADRILLE BOULEVARD
WEST PALM BEACH | FLORIDA | 33401
t|561 253 7884

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

[illegible]

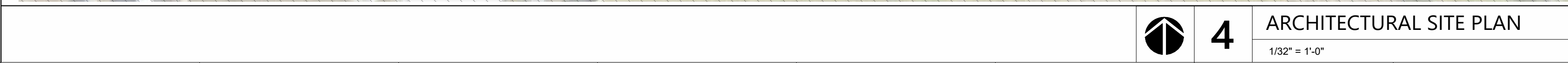
PERMIT APPLICATION DATE: 01-16-2016
SHEET ISSUE DATE: 01-07-2016
PROJECT NO.: 2406

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

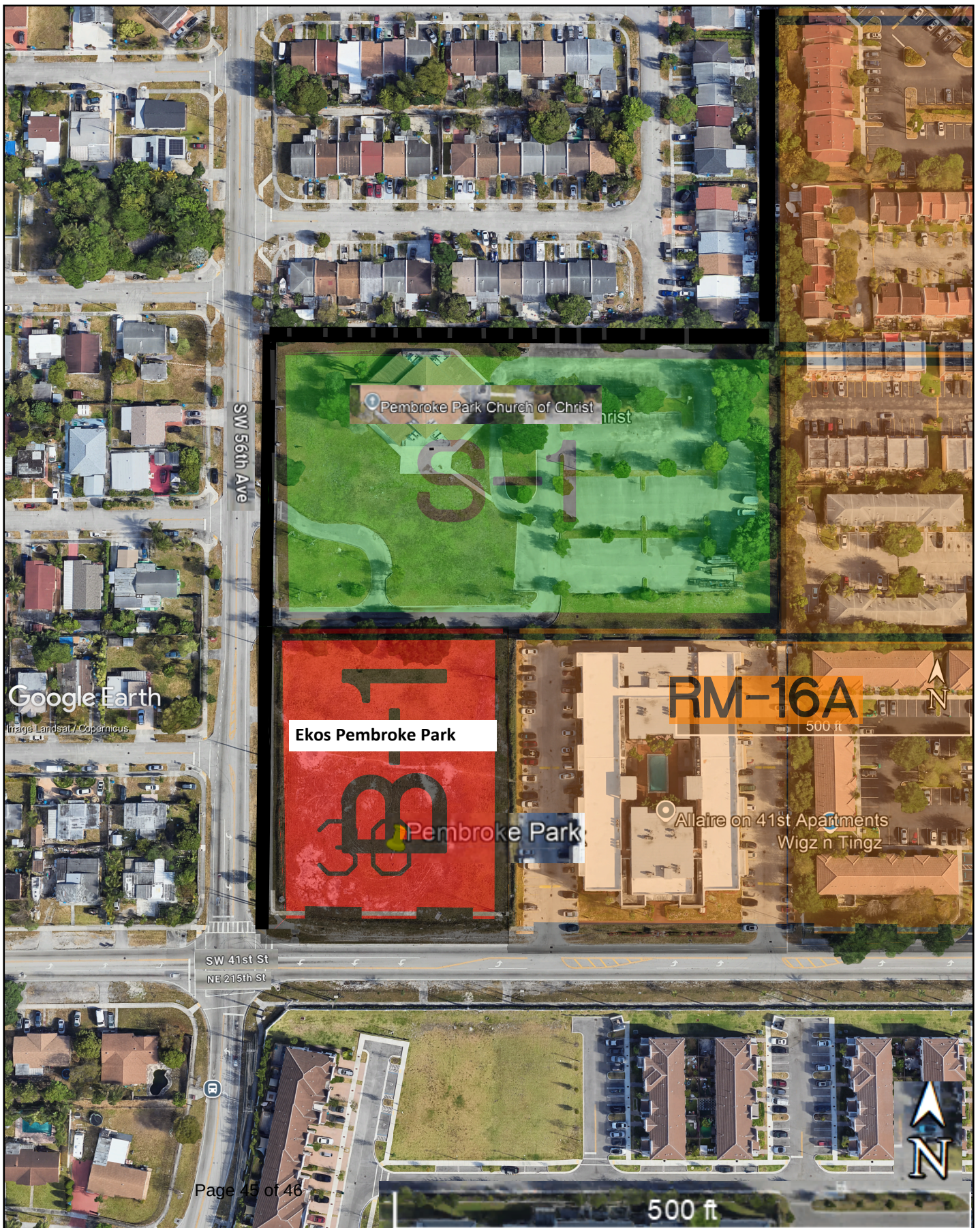
SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

J SCALE:
As indicated
SHEET NO:

A0-2



	2	1
--	---	---



Cheryl Steigerwald

From: Brooks, Nick <Nick.Brooks@kimley-horn.com>
Sent: Monday, December 9, 2024 4:47 PM
To: Cheryl Steigerwald
Cc: Scarlett Perez
Subject: RE: Parking - Pembroke
Attachments: 2024-12-09 Pembroke Park Parking S&S.pdf

Good afternoon Cheryl,

Attached is the updated parking study. Also for the resubmittal I've compiled response to comments below:

- Please collect data for developments of similar characteristic and intensity in Broward County (if possible), clearly document the total parking spaces provided, parking utilization, and number of dwelling units/bedrooms.

[Response: A review of similar developments has been included in the updated report. Effective parking rates for other developments in operation were quantified using data provided online for the number of dwelling units and aerial photography to determine the number of parking spaces provided.](#)

- It is unclear if all of the units within the development are reserved for low-income senior residents. Please provide a detailed description of the project. Include specific information such as the minimum age residents and maximum allowed occupancy per unit.

[Response: All of the units for the proposed project are reserved for low-income senior residents. The minimum age to qualify for a unit at this development is 62 years old.](#)

- The parking study notes that 151 parking spaces are provided; however, the site plan shows a total of 168 parking spaces (163 residential + 5 commercial). Please clarify or revise.

[Response: The number of parking spaces provided has been updated to match the latest site plan.](#)

Please let me know if you have any follow up questions or comments.

Thank you,

Nick Brooks

Kimley-Horn | 477 S Rosemary Avenue, Suite 215, West Palm Beach, Florida 33401

Direct: 561 840 0272 | Main: 561 845 0665

From: Cheryl Steigerwald <csteigerwald@mcdhousing.com>
Sent: Monday, December 9, 2024 1:04 PM
To: Brooks, Nick <Nick.Brooks@kimley-horn.com>
Cc: Scarlett Perez <sperez@mcdhousing.com>; Cheryl Steigerwald <csteigerwald@mcdhousing.com>
Subject: Re: Parking - Pembroke

So do you anticipate an approval then? When will you be done with revisions in order to resubmit?
Sent from my iPhone

On Dec 9, 2024, at 8:31 AM, Brooks, Nick <Nick.Brooks@kimley-horn.com> wrote:



Agenda Item Report

Subject:	Ordinance Amending Section 2-125 - Town Attorney Horowitz ORDINANCE 2025-001 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2, ARTICLE V OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "PROCUREMENT;" BY SPECIFICALLY AMENDING SECTION 2-125 OF THE TOWN CODE, ENTITLED "APPLICATION AND EXCLUSIONS;" PROVIDING FOR AN AMENDED PROCESS TO WAIVE CERTAIN COMPETITIVE BIDDING REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Jacobs Horowitz, Town Attorney
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	As directed by the commission, this item amends the process to waive competitive bidding requirements and provides for a waiver by motion rather than by resolution.
Staff Recommendations:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[2025-001](#)

ORDINANCE NO. 2025-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2, ARTICLE V OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "PROCUREMENT;" BY SPECIFICALLY AMENDING SECTION 2-125 OF THE TOWN CODE, ENTITLED "APPLICATION AND EXCLUSIONS;" PROVIDING FOR AN AMENDED PROCESS TO WAIVE CERTAIN COMPETITIVE BIDDING REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park ("Town") wishes to provide for a practical and efficient procurement system; and

WHEREAS, the Town Commission of the Town of Pembroke Park ("Town Commission") desires to amend exclusions to its procurement code under Section 2-125(d)(17) of the Town's Code of Ordinances, related to the waiver of procurement procedures; and

WHEREAS, the Town Commission has determined that amending Section 2-125(d)(17) of the Town's Code of Ordinances is in the best interest of the Town and its residents.

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

Section 1. Adoption of Representations. The foregoing "whereas" clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Intent and Purpose. The purpose of this Ordinance is to address the need for practical and efficient exclusions to the Town's Procurement Code set forth in Article V of the Town's Code. The Town Commission has determined that such regulations can help ensure the health, safety, and welfare of the Town's residents.

Section 3. Section 2-125(d)(17) of the Town's Code of Ordinances is amended as follows:

Section 2-125. Application and exclusions.

(d) Exclusions. The mandatory commission approval amount and the competitive solicitation and selection processes set forth in this article shall not apply to the following:

(17) Purchases of goods or services for which the provisions of this article are waived by the Town Commission by ~~resolution~~ motion, upon a public finding by City Commission that such a waiver is in the best interests of the Town.

Section 4. Conflicts. All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Inclusion in Code. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the Town of Pembroke Park and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

Section 7. Effective Date. This Ordinance shall become effective upon passage and adoption.

**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS 15th DAY OF
JANUARY, 2025.**

**PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE
PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF
_____, 2025.**

MAYOR ASHIRA MOHAMMED

ATTEST:

Cynthia Garcia-Lima
Town Clerk

Approved as to form and legal sufficiency:

Jacob G. Horowitz
Town Attorney

VOTE

ASHIRA MOHAMMED	_____
GEOFFREY JACOBS	_____
MUSFIKA KASHEM	_____
WILLIAM R. HODGKINS	_____
ERIK MORRISSETTE	_____



Agenda Item Report

Subject:	Audio-Visual System Upgrade and Production Integration – IT Director Pakula
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	IT Department
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	IT
Recommendation for Counsel to consider:	Approve Item
Background Information:	This update will include the integration of production capabilities for all workshop and Commission meetings. These improvements will streamline our processes and enhance overall efficiency.
Staff Recommendations:	
Financial Implications:	Hardware and installation cost \$17,531.50. Production for each meeting is \$1,549.00. Per meeting based on two meetings per month, it is \$37,176.00 a year. I would ask the commission not to add or exceed \$18,588.00 for additional meetings, such as specials. Or whatever the Commission deems necessary.
Alternatives:	

ATTACHMENTS:

[Estimate 1344](#)
[Estimate 1345](#)
[Estimate 1346 revision](#)
[PrimeStar - Approved Agenda Item](#)

Finance Director, Finance & Budget Director	Status: Pending
Jacobs Horowitz, Town Attorney	None
Chandler Williamson, Town Manager	None

David Lynch, Town Manager	None
Cynthia Garcia-Lima, Town Clerk	None

ESTIMATE

PrimeStar Digital Network
4396 Hammock Grove Dr
Lake Worth, FL 33467-8606

contact@primestardigitalnetwork.com
+1 (561) 502-4408
www.primestardigitalnetwork.com



Bill to

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

Ship to

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

Estimate details

Estimate no.: 1344
Estimate date: 01/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/31/2025	Sales item	Red Atom 18 Space Audio/Video rack enclosure with fans, locking doors, tinted glass front door	1	\$699.00	\$699.00
2.	01/31/2025	Sales item	Axis 30x PTZ Camera	1	\$2,149.00	\$2,149.00
3.	01/31/2025	Sales item	Shure ULXD8 wireless Conference microphone / receiver with 15" gooseneck adapter	3	\$1,440.00	\$4,320.00
4.	01/31/2025	Sales item	Blackmagic Designs Web Presenter	1	\$515.00	\$515.00
5.	01/31/2025	Sales item	Soundcraft UI24r	1	\$1,329.00	\$1,329.00
6.	01/31/2025	Sales item	Lumantek SDI Distribution	1	\$259.00	\$259.00
7.	01/31/2025	HD-SDI / CAT6 -75ft	75ft- Blue High Definition 3G SDI cable with paired Category 6 cable (plenum) UL rated	2	\$56.25	\$112.50
8.	01/31/2025	Sales item	Lumantek HDMI-HD-SDI Up Down Converter	1	\$199.00	\$199.00
9.	01/31/2025	Sales item	Audio Video Control Tablet	1	\$349.00	\$349.00
Total						\$9,931.50

Accepted date

Accepted by

ESTIMATE

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3150 SW 52nd Ave
Pembroke Park, FL 33023

Estimate details

Estimate no.: 1345
Estimate date: 01/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/31/2025	Labor	Installation of all components described in Sales order 1344. Replace existing brown A/V rack with new and modern A/V rack, attempt to clean all interior components of the dust and ash contained within. Relocate the forward facing camera to the rear of the Chambers and add a second camera parallel to it. Install 3 Shure wireless microphones to reside in the following area: One at the podium, and two at the side table. System will be "rung out" to ensure maximum room volume, tone and clarity and this would require original contracted vendor to be available to allow us access to the audio parameters within the current audio system profile. Additionally, we will provide cable management to the underside of the Dais to improve the appearance and connectivity of installed components. This labor rate will include a new network switch (if necessary) Remote connectivity hardware/ software to connect back to our studio	1	\$7,600.00	\$7,600.00
Total						\$7,600.00

Accepted date

Page 5 of 30

Accepted by

ESTIMATE

PrimeStar Digital Network
4396 Hammock Grove Dr
Lake Worth, FL 33467-8606

contact@primestardigitalnetwork.com
+1 (561) 502-4408
www.primestardigitalnetwork.com



Bill to

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

Ship to

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

Estimate details

Estimate no.: 1346
Estimate date: 01/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/31/2025	Production Services	Core services are a Piggy back from City of Belle Glade, FL contract: Overview: (Per Meeting/ Per Day) Vendor will produce City Commission meetings. Meetings will generally be held in the City Commission Chambers located at City Hall; however, meeting location may be subject to change with advanced notification by the city and will require equipment and labor to be quoted and approved before execution. When the meetings occur in City Hall, Vendor will remotely use the videography equipment installed in City Hall. • Manage Entire Audio workflow, this would include In Chambers audio levels • Hybrid/ Remote Contributors incoming and outgoing audio. • Ensuring that Live-stream audio levels meet U.S. Standard television leveling standards. • Perform Camera Shading on all cameras within the production to ensure the Highest imaging quality. Ensure that encoder settings for all 3rd Party Livestreaming platforms that are utilized are configured to maximum quality and integrity. • Troubleshoot any technical issues and provide immediate and	1	\$1,549.00	\$1,549.00

expeditious resolve. If such resolve requires no additional equipment or capital expenditure, the Vendor will repair or resolve the issue at no additional cost.

- Livestream to YouTube, City website with AI Closed Captioning in 1080HD
- Generate onsite local 1080HD backup recording
- Generate cloud based 1080HD recording

Meetings that carry on into the next business day (meetings going beyond 11:59:59pm) or special all day workshops, goal settings, etc. will be billed as an additional meeting at a rate of one and a half \$(2,323,50).

Total	\$1,549.00
--------------	-------------------

Accepted date

Accepted by

SUBMITTING DEPARTMENT: FINANCE

COMMISSION MEETING DATE: August 19, 2024

DOCUMENT PREPARED BY: Diana Hughes

DEPARTMENT DIRECTOR'S APPROVAL: *Asst* [Signature]

EXECUTIVE ADMINISTRATOR APPROVAL: [Signature]

CITY MANAGER'S APPROVAL: _____

AGENDA ITEM TYPE: ☐ ORDINANCE ☒ RESOLUTION ☐ OTHER:

SUBJECT: Primestar Digital Services, Inc. for Videography and Live-Stream Broadcasting

DOES THIS ITEM REQUIRE A PUBLIC HEARING? ☐ YES ☒ NO

DOES THIS ITEM HAVE SPECIAL ADVERTISING REQUIREMENTS? ☐ YES ☒ NO

If yes, advertise ☐ Title Only ☐ See attached Document with instructions **Advertise Date:** _____

DOES THIS ITEM REQUIRE FUNDING? ☒ YES ☐ NO

If yes: 1) Has the item been budgeted? ☒ YES ☐ NO If no, a Budget Amendment/Transfer will be required (see Finance Director).

2) Is the funding grant related? ☐ YES ☒ NO If yes, define Granting Agency and Project Name: _____

A) Grants & Special Projects Manager's Approval _____ B) Grant Oversight Approval _____

C) Finance Director's Approval _____ Date: _____

DISPOSITION OF ORIGINAL ATTACHMENTS (if other than included in ordinance/resolution)

To be Recorded: _____ Record Declaration of Restrictions: ☐ Other: _____

AFTER APPROVAL, ONE COPY SHOULD BE DISTRIBUTED TO THE FOLLOWING: (indicate with a checkbox)

Human Resources ☐	Finance ☒	City Engineer ☐
Parks & Recreation ☐	Grants/Special Projects Manager ☐	Others: ☐
Planning & Zoning ☐	Purchasing Manager ☒	☐
Building & Permitting ☐	Chief Accountant ☐	☐
Public Works ☐	Sanitation ☐	

COMMENTS & ROUTING INSTRUCTIONS:

Finance requires original Budget Transfers to be returned to the Finance Department, after approved, to be processed.

CITY CLERK OFFICE USE ONLY

RESOLUTION # 2024-3921
COMMISSION MEETING 8/19/24

ORDINANCE # _____
FIRST READING _____
SECOND READING _____

Q:\DOCS\Agenda Reports\Routing Sheet Rev 01.23.2018.docx



CITY COMMISSION AGENDA REPORT

CITY OF BELLE GLADE

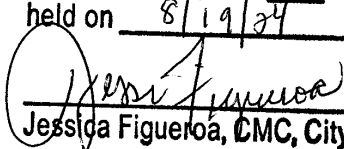
TO: Honorable Mayor and City Commission

FROM: Lomax Harrelle, Interim City Manager

PREPARED BY: Diana L. Hughes, Director of Finance

COMMISSION MEETING DATE: August 19, 2024

SUBJECT: Contract With PrimeStar Digital Network, Inc for Videography, Live-Stream Broadcasting Services and Other Services

COMMISSION APPROVED
Regular ☒ Special ☐ Session
held on 8/19/24

Jessica Figueroa, CMC, City Clerk

TITLE OF AGENDA ITEM: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, APPROVING THE TERMINATION OF THE GRANICUS, LLC CONTRACT; WAIVING PURCHASING PROCEDURES FOR PURCHASE OF THE CITY'S VIDEOGRAPHY AND LIVE-STREAM BROADCASTING AND OTHER SERVICES; APPROVING THE PRIMESTAR DIGITAL NETWORK INC. CONTRACT FOR THE CITY'S VIDEOGRAPHY AND LIVE-STREAM BROADCASTING AND OTHER SERVICES; GRANTING AUTHORITY FOR THE MAYOR TO EXECUTE PRIMESTAR DIGITAL NETWORK CONTRACT AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

REPORT IN BRIEF: In February 2007, Granicus, LLC began providing the City with streaming media solution software which provided the public's ability to view the City Commission meetings via the internet. In May 2009, the City purchased MediaManager software from Granicus that included live streaming, and automatically recorded and archived meetings which were made available to the public. The Granicus License and Service Agreement has been amended four (4) times to include additional services.

However, the City is experiencing difficulties with its current video streaming and recording of meetings, and although Granicus has proposed a solution to the City's issues, the fix is expensive. (Attachment 2)

PrimeStar Digital Network Inc. ("PrimeStar") has offered to provide the City with labor, equipment, and management services related to the videography and live-stream broadcasting of City Commission meetings, other meetings, and special events, and other needed services for a fair and reasonable price.

The Purchasing Code provides that the City Commission may authorize the waiver of the competitive selection procedures when it is not practicable or advantageous for the City to do so because the goods and/or services cannot reasonably be acquired through the normal competitive selection process due to insufficient time, the nature of the goods and services, or other factors, and the City Commission finds that the purchase of the Streaming Services from PrimeStar qualifies for such waiver.

PrimeStar will produce (audio/visual) for 16+ City Commission meetings for \$1,549.00, per meeting day. Meetings that carryover to the next day will be billed as an additional meeting at a rate of one and a half (\$2,323.50). Other special events and programs will be billed as agreed with a 90 day notice. The initial

Agreement is for two (2) years, commencing November 1, 2024 and ending October 31, 2026 with three (3) additional one-year renewal terms at a mutually agreed upon rate.

STAFF COMMENTS: Staff is seeking Commission approval to (1) terminate the Granicus Contract with the required sixty (60) days' prior notice to Granicus; and (2) enter into the Agreement between the City of Belle Glade and PrimeStar for the Streaming Services per the proposal (Attachment 4) and the purchase of the estimated equipment. (Attachment 5)

PREVIOUS ACTIONS: In February 2007, the City entered into a contract with Granicus, LLC to provide the City with streaming media solution software. In May 2009, the City purchased MediaManager software from Granicus that included live streaming, and automatically recording and archiving of meetings. The contract with Granicus has been amended four (4) times.

LEGAL REVIEW AND SUFFICIENCY: ☒ YES ☐ NO

FISCAL IMPACT: Has request been budgeted (check one)? ☒ YES ☐ NO

If yes, expected cost: \$ 9,936.36

Account Number and Name: 01-4146-513-6481 (\$5,499.00) - Computer Equipment
>\$5,000 and 01-4146-513-5281 (\$4,437.36)

If no, amount needed: \$

Account Number and Name funds will be appropriated from:

Additional Comments: Monthly cost of the Agreement with PrimeStar will begin November 1, 2024 in the amount of \$1,549.00 per meeting day.

RECOMMENDATION(S): Motion to Approve Resolution

Attachments: Resolution

Exhibit "A" Granicus Proposal

Exhibit "B" Agreement between City of Belle Glade and PrimeStar Digital Network, Inc.

Exhibit "A" PrimeStar Proposal

Exhibit "B" PrimeStar Estimated Equipment Cost

RESOLUTION NO. 2024-3921

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, APPROVING THE TERMINATION OF THE GRANICUS, LLC CONTRACT; WAIVING PURCHASING PROCEDURES FOR PURCHASE OF THE CITY'S VIDEOGRAPHY AND LIVE-STREAM BROADCASTING AND OTHER SERVICES; APPROVING THE PRIMESTAR DIGITAL NETWORK INC. CONTRACT FOR THE CITY'S VIDEOGRAPHY AND LIVE-STREAM BROADCASTING AND OTHER SERVICES; GRANTING AUTHORITY FOR THE MAYOR TO EXECUTE PRIMESTAR DIGITAL NETWORK CONTRACT AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Belle Glade, Florida, (the "City") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, beginning in February 2007, Granicus, LLC (formerly Granicus, Inc.) ("Granicus") began providing the City with streaming media solution software which provided the public's ability to view the City Commission meetings via the internet and in May 2009, the City purchased MediaManager software from Granicus that included live streaming and automatically recorded and archived meetings which were made available to the public; and

WHEREAS, since then, the City entered into the Granicus, Inc. License and Service Agreement which has been amended four (4) times to include additional services (collectively, "Granicus Contract"); and

WHEREAS, the City has continued to experience difficulties with its current video streaming and recording of meetings with Granicus, and although Granicus has proposed a solution to the City's issues, the fix is expensive (see **Exhibit A** attached hereto and incorporated herein); and

WHEREAS, PrimeStar Digital Network Inc. ("PrimeStar") has offered to provide the City with labor, equipment, and management services related to the videography and live-stream broadcasting of City Commission meetings, other meetings, and special events, and other needed services (collectively, "Streaming Services") to the City for a fair and reasonable price; and

WHEREAS, the Purchasing Code provides that the City Commission may authorize the waiver of the competitive selection procedures when it is not practicable or advantageous for the City to do so because the goods and/or services cannot reasonably be acquired through the normal competitive selection process due to insufficient time, the nature of the goods and services, or other factors, and the City Commission finds that the purchase of the Streaming Services from PrimeStar qualifies for such waiver; and

WHEREAS, the City wishes to (1) terminate the Granicus Contract with the required sixty (60) days' prior notice to Granicus; and (2) enter into the Agreement between the City of Belle Glade and PrimeStar for the Streaming Services in a form substantially similar to the form attached hereto as **Exhibit B** and incorporated herein ("PrimeStar Contract"); and

WHEREAS, the City Commission finds that terminating the Granicus Contract and entering into the PrimeStar Contract are in accordance with the City's Purchasing Code, serve a public purpose, and are in the best interests of the City of Belle Glade.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Belle Glade, Florida, that:

Section 1. The recitals above are hereby incorporated herein by reference as if set forth in full.

Section 2. The City Commission of the City of Belle Glade, Florida, hereby approves the termination of the Granicus Contract with sixty (60) days' prior written notice to Granicus, and authorizes the City Manager or designee to sign the required noticed of termination. The City Commission hereby approves the PrimeStar Contract in a form substantially similar to the form attached hereto as **Exhibit B** and finds that the waiver of the competitive purchasing procedures for such Streaming Services is in accordance with Section 2-431(d)(5)(J) of the Purchasing Code.

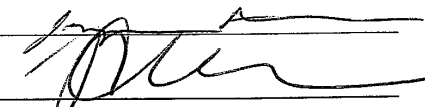
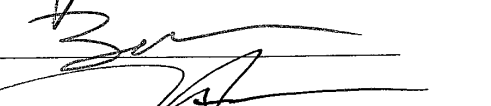
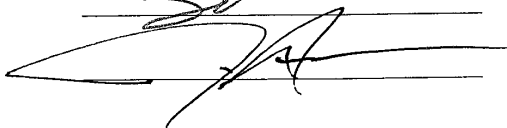
Section 3. Authorization is hereby granted to the Mayor to execute, on behalf of the City Commission, the PrimeStar Contract. The City Manager is hereby authorized to execute any ancillary documents required under the PrimeStar Contract or necessary to accomplish the purposes of the contract, including any term extensions as provided in the contract, provided such documents do not modify the financial terms or other material terms.

Section 4. That all resolutions or parts of resolution in conflict herewith, are repealed to the extent of such conflict.

Section 5. Should any section or provision of this Resolution or portion hereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Resolution.

Section 6. This Resolution shall become effective upon passage.

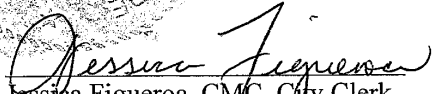
DONE AND RESOLVED at Regular session of the City Commission of the City of Belle Glade, Florida, held on the 19th day of August, 2024.

	AYE	NAY	
Mayor Wilson	☒	☐	
Vice Mayor Almazan	☒	☐	
Commissioner Collins	☒	☐	
Commissioner Marin	☒	☐	
Commissioner Rease	☒	☐	

Resolution No. 2024-3901 Continued

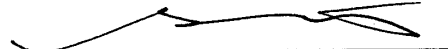
(MUNICIPAL SEAL)

Attest:


Jessica Figueroa, CMC, City Clerk

Re: Primestar

Approved as to Form and
Legal Sufficiency:


Glen J. Torcivia, City Attorney



AGREEMENT BETWEEN THE CITY OF BELLE GLADE, FL AND PRIMESTAR DIGITAL NETWORK INC.

This Agreement is made as of this 19th day of August, 2024, by and between PRIMESTAR DIGITAL NETWORK, INC, with a principal address of 4396 Hammock Grove Dr., Lake Worth, FL 33467, hereinafter referred to as "Vendor," and the CITY OF BELLE GLADE, FL, a municipal corporation organized and existing under the laws of Florida, with a business address of 110 Dr. Martin Luther King, Jr. Blvd. W., Belle Glade, Florida 33430, hereinafter referred to as "City." In consideration of the mutual benefits, terms, and conditions hereinafter specified the Parties agree as set forth below.

1. **SCOPE OF SERVICES:** Vendor agrees to provide all labor, equipment and management services to perform the videography and live-stream broadcasting services required for meetings held in the City Commission Chambers, and City-wide events, as specified in Exhibit A ("Vendor's Proposal") and Exhibit B ("Vendor's Estimate") (collectively, the "Scope of Services" or "services"). Both exhibits are attached hereto and incorporated herein by this reference. The Scope of Services is a description of Vendor's obligations and responsibilities and is deemed to include preliminary considerations and prerequisites, and all labor, materials, equipment, and tasks that are such an inseparable part of the work described that exclusion would render performance by Vendor impractical, illogical, or unconscionable.
2. **TIME FOR PERFORMANCE:** Work under the Agreement shall commence upon the giving of written notice by the City to the Vendor to proceed. Vendor shall perform all services and provide all work products required pursuant to this Agreement. Time is of the essence for Vendor's performance of the duties, obligations, and responsibilities required by this Agreement. If the City, for any reason, wishes to cancel the Vendor's scheduled services, it may do so without penalty with forty-eight (48) hours' prior notice to the Vendor. In this case, the City and the Vendor will work together to agree on dates of availability for any such rescheduled meeting or special event. Vendor understands and agrees that the City does not guarantee any minimum amount of services under this Agreement.
3. **TERM:** This Agreement shall be for an initial term of two (2) years, commencing on _____, 2024, and shall remain in effect through _____, 2026 ("Initial Term"), unless otherwise terminated or extended as provided in this Agreement. The City reserves the right to renew the Agreement for three (3) additional one-year renewal terms (each an "Extension Term") at mutually agreed upon rates, and on the same terms, and conditions stated in this Agreement, subject to Vendor's satisfactory performance as determined by the City and determination by the City that renewal will be

Agreement -- Primestar Digital Network, Inc.

1

in the best interest of the City. If Vendor requests a change in rates at the time of renewal, such rate change shall not become effective until a written amendment is duly executed by the Parties. Renewal shall be effectuated by City sending notice to Vendor at least sixty (60) days prior to the expiration of the then-current term. The City Manager is authorized to exercise any Extension Term(s).

4. **NOTICES:** All Notices to the City shall be in writing by certified mail return receipt requested, or customarily used overnight transmission with proof of delivery, sent to:

City: Lomax Harrelle, City Manager
City of Belle Glade
110 Dr. Martin Luther King, Jr. Blvd. W.
Belle Glade, Florida 33430
Telephone: (561) 996-0100 / Facsimile: (561) 692-9730

Copy: Jessica Figueroa, City Clerk
City of Belle Glade
110 Dr. Martin Luther King, Jr. Blvd. W.
Belle Glade, Florida 33430
Telephone: (561) 996-0100 / Facsimile: (561) 692-9730

Vendor: Darrian Dority
Primestar Digital Network, Inc.
6733 Broadwater Lane
Lake Worth, FL 33467
Telephone: (561) 502-4408

5. **INVOICES AND PAYMENT:** Invoices must identify the PO number, if applicable, and should be emailed to:

City of Belle Glade, FL
Attn: Accounts Payable
110 Dr. Martin Luther King, Jr. Blvd. W.
Belle Glade, FL 33430.

Invoices shall show the nature of the service and dates(s) of service. Invoices based on hourly rates shall show the actual hours worked, person performing services, nature of the service, hourly rate, and dates(s) of service. Invoices may be submitted after such services are performed, with the exception of necessary mobilization fees. However, all services rendered prior to September 30th of any given year are required to be invoiced by September 30th of that year. Vendor shall provide W-9 with first invoice.

Payment shall be made only for services actually performed and completed pursuant to this Agreement as set forth in more detail in **Exhibit A** and **Exhibit B**. The fee shall be paid



based on receipt of a proper invoice in accordance with the invoice schedule indicated above. Payment will be made within 45 days of receipt of a proper invoice in accordance with the Local Government Prompt Payment Act, Section 218.70, et al., Florida Statutes. No payment made under this Agreement shall be conclusive evidence of the performance of this Agreement by Vendor, either wholly or in part, and no payment shall be construed to be an acceptance of or to relieve Vendor of liability for the defective, faulty or incomplete rendition of the Services.

6. **TAX EXEMPT:** Prices applicable to City do not include applicable state and local sales, use, and related taxes. The City is exempt from state and local sales and use taxes and shall not be invoiced for the same. Upon request, City will provide Vendor with proof of tax-exempt status.
7. **SOVEREIGN IMMUNITY:** Nothing contained in this Agreement (including all exhibits and incorporated documents) shall be considered nor construed to waive City's rights and immunities under the common law or section 768.28, Florida Statutes, as may be amended. The provisions and limitations of section 768.28, Florida Statutes, are deemed to apply to this Agreement to claims or actions arising in tort and to claims or actions arising in contract.
8. **ATTORNEY'S FEES:** Other than the Vendor's obligation to indemnify, defend, and hold the City harmless, in the event that either Party brings suit for enforcement of the Agreement, each Party shall bear its own attorney's fees and court costs.
9. **PUBLIC RECORDS:** The City is a public agency subject to Chapter 119, Florida Statutes. The Vendor shall comply with Florida's Public Records Law. Specifically, the Vendor shall:
 - A. Keep and maintain public records required by the City to perform the service when utilizing non-City-owned equipment;
 - B. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Fla. Stat. or as otherwise provided by law;
 - C. Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and, following completion of the contract, Vendor shall destroy all copies of such confidential and exempt records remaining in its possession once the Vendor transfers the records in its possession to the City; and
 - D. Upon completion of the contract, Vendor shall transfer to the City, at no cost to the City, all public records in Vendor's possession. All records stored electronically by Vendor must be provided to the City, upon request from the City's custodian of public



records, in a format that is compatible with the information technology systems of the City.

E. IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS:

**CITY CLERK OFFICE
110 DR. MARTIN LUTHER KING, JR.
BLVD. W.
BELLE GLADE, FLORIDA, 33430
561-996-0100
JFIGUEROA@BELLEGLADE-FL.COM**

- 10. SCRUTINIZED COMPANIES - 287.135 AND 215.473:** By execution of this Agreement, Vendor certifies that Vendor is not engaged in a boycott of Israel. The Vendor further certifies that Vendor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has Vendor been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in state law, the City will not contract for the provision of goods or services with any scrutinized company referred to above. Submitting a false certification shall be deemed a material breach of contract, and the City shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.
- 11. E-VERIFY:** Pursuant to Section 448.095, Fla. Stat., "Employment Eligibility," the Vendor shall register with and use the E-Verify system to verify the work authorization status of all new employees and require all subcontractors (providing services under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' new employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Agreement. If this Agreement is terminated for a violation of the statute by Vendor, Vendor may not be awarded a public contract for a period of one (1) year after the date of termination.
- 12. LAW, VENUE, REMEDIES; WAIVER OF JURY TRIAL:** This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof. TO ENCOURAGE PROMPT AND EQUITABLE



Agreement – Primestar Digital Network, Inc.

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RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THE AGREEMENT.

13. TERMINATION FOR CONVENIENCE: This Agreement may be terminated by either party for convenience upon ninety (90) calendar days of written notice, in which event the Vendor shall be compensated for services performed through the termination date.

14. TERMINATION FOR CAUSE: In addition to all other remedies available to the aggrieved Party, this Agreement shall be subject to cancellation by either Party for cause, should the other Party neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) calendar days' after receipt by the defaulting Party of written notice of such neglect or failure.

15. INDEMNIFICATION: Vendor shall indemnify, defend, and hold harmless the City, and their elected and appointed officers, agents, assigns and employees, consultants, separate Vendors, any of their subcontractors, or sub-subcontractors (collectively, "Indemnified Party"), from and against claims, demands, or causes of action whatsoever, and the resulting losses, damages, costs, and expenses, including but not limited to attorneys' fees, including paralegal expenses, liabilities, damages, orders, judgments, or decrees (at all levels of trial and appeal), sustained by the Indemnified Party arising out of or resulting from (A) Vendor's performance or breach of Agreement, (B) acts or omissions, negligence, recklessness, or intentional wrongful conduct by Vendor's, its agents, employees, subcontractors, participants, and volunteers, and (C) Vendor's failure to take out and maintain insurance as required under this Agreement. Vendor's shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature against an Indemnified Party, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon. The obligations of this section shall survive indefinitely regardless of termination of the Agreement. If considered necessary by the City and the City Attorney, any sums due Vendor under this Agreement may be retained by City until all claims subject to this indemnification obligation have been settled or otherwise resolved. Any amount withheld shall not be subject to payment of interest by City.

16. INSURANCE: At the time of execution of this Agreement, Vendor shall provide the City with a copy of its Certificate of Insurance reflecting the following insurance coverage:

i. Workers' Compensation Insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employer's Liability with limits of One Million Dollars (\$1,000,000.00) each accident, One Million Dollars (\$1,000,000.00) each condition, and One Million Dollars (\$1,000,000.00) aggregate by condition.

ii. Comprehensive General Liability with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence combined single limit for Bodily Injury Liability and



Property Damage Liability shall include:

1. Premises and/or Operations on an occurrence basis.
2. Completed Operations Liability on an occurrence basis.
3. Broad Form Property Damage.
4. Broad Form Contractual Coverage applicable to this specific Agreement, including any hold harmless and/or indemnification agreement.

The Certificates of Insurance shall name the City of Belle Glade, Belle Glade CRA, and their officers, employees and agents as an additional insured. The Vendor shall procure and maintain insurance in accordance with this Agreement throughout the term of this Agreement, with insurers licensed in the State of Florida. The Vendor shall provide the City with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance. The insurance provided by the Vendor shall apply on a primary basis. Any insurance, or self-insurance, maintained by the City shall be excess of, and shall not contribute with, the insurance provided by the Vendor. Compliance with these insurance requirements shall not limit the liability of the Vendor. Any remedy provided to the City by the insurance provided by the City shall be in addition to and not in lieu of any other remedy (including but not limited to as an indemnitee of the Vendor) available to the City under the Agreement or otherwise. The Vendor's failure to obtain, pay for, or maintain any required insurance shall constitute a material breach upon which the City may immediately terminate or suspend the Agreement and/or may use the services of another Vendor without incurring any liability to the Vendor.

17. LIMITATION OF LIABILITY: Notwithstanding any provision of the Agreement to which it is applicable, City shall not be liable or responsible to Vendor beyond the amount remaining due to Vendor under the Agreement, regardless of whether said liability be based in tort, contract, indemnity or otherwise; and in no event shall City be liable to Vendor for punitive or exemplary damages or for lost profits or consequential damages.

18. INDEPENDENT CONTRACTOR: The Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Vendor is an independent contractor pursuant to the Agreement and shall not be considered the City's employee for any purpose. Vendor shall not have the right to bind City to any obligation not expressly undertaken by City under this Agreement

19. COMPLIANCE WITH LAWS: Vendor hereby warrants and agrees that at all times material to the Agreement, Vendor shall perform its obligations in compliance with all applicable federal, state, and local laws, rules, and regulations, including section 501.171, Florida Statutes. Non-compliance may constitute a material breach of the Agreement.

20. ASSIGNMENT; SUCCESSORS: In the event this Agreement and any interests granted herein shall be assigned, transferred, or otherwise encumbered, under any circumstances by Vendor, Vendor must gain prior written consent from City thirty (30) business days before such transfer. For purposes of this Agreement, any change of ownership of Company shall constitute an assignment that requires City's approval. Notwithstanding the

foregoing, Vendor may, without City's consent, assign this Agreement in whole or in part as part of a corporate reorganization, consolidation, merger, or sale of substantially all of its assets related to this Agreement. Vendor shall provide City written notice of any such corporate reorganization, consolidation, merger, or sale of substantially all of its assets related to this Agreement within thirty (30) calendar days of such event. The City and the Vendor each binds itself and its partners, successors, executors, administrators, and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement.

- 21. AGREEMENT SUBJECT TO FUNDING:** The Agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the City Commission of the City of Belle Glade in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding. Early termination by City due to loss of funding shall not obligate Vendor to refund any prepaid fees.
- 22. NON-EXCLUSIVE:** This Agreement is non-exclusive. City may retain additional entities to perform the same or similar work.
- 23. REPRESENTATION OF AUTHORITY:** Vendor represents and warrants that this Agreement constitutes the legal, valid, binding, and enforceable obligation of Vendor, and that neither the execution nor performance of this Agreement constitutes a breach of any agreement that Vendor has with any third party or violates applicable law. Vendor further represents and warrants that execution of this Agreement is within Vendor's legal powers, and each individual executing this Agreement on behalf of Vendor is duly authorized by all necessary and appropriate action to do so on behalf of Vendor and does so with full legal authority.
- 24. RIGHTS IN DOCUMENTS AND WORK:** Any and all videos, photographs, documents, materials, data, or other work created by Vendor in connection with performing services, whether finished or unfinished ("Documents and Work"), shall be owned by City, and Vendor hereby transfers to City all right, title, and interest, including any copyright or other intellectual property rights, in or to the Documents and Work. Upon expiration or termination of this Agreement, the Documents and Work shall remain the property of City and shall be delivered by Vendor to City within seven (7) days after expiration or termination. Any compensation due to Vendor may be withheld until all Documents and Work are received as provided in this Agreement. Vendor shall ensure that the requirements of this section are included in all agreements with all subcontractor(s).
- 25. THIRD-PARTY BENEFICIARIES:** The CRA is expressly made a third-party beneficiary of this Agreement with full power and authority to enforce this Agreement to the same effect as if it had been made an express party hereto. Other than CRA, which is an express third-party beneficiary of this Agreement, neither Vendor nor City intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that, other than the CRA, there are no third-party beneficiaries to this

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Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

26. MATERIALITY AND WAIVER OF BREACH: Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. City's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

27. COUNTERPARTS AND MULTIPLE ORIGINALS: This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

28. NON-DISCRIMINATION: Contractor and any subcontractors shall not discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

29. ENTIRE AGREEMENT. The Agreement between the City and the Vendor with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the parties. This Agreement may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties. To the extent there exists a conflict between this Agreement and one of its exhibits or incorporated documents, the terms, conditions, covenants, and provisions of this Agreement shall prevail.

30. SEVERABILITY; SURVIVAL. If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law. Any provision of this Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of this Agreement (whether expressly stated or not) shall survive its expiration or earlier termination.

31. PALM BEACH COUNTY IG; PUBLIC ENTITY CRIMES. In accordance with Palm Beach County ordinance number 2011-009, this Agreement may be subject to investigation and/or audit by the Palm Beach County Inspector General. Vendor should review Palm Beach County ordinance number 2011-009 in order to be aware of its rights and/or obligations under such ordinance and as applicable. As provided in Sections 287.132-133, Florida Statutes, as amended from time to time, by entering into the Agreement, Vendor



certifies that it and its affiliates who will perform hereunder have not been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof.

32. COERCION FOR LABOR AND SERVICES. The Vendor, by signing this Agreement as set forth below, attests that the Vendor does not use coercion for labor or services as defined in section 787.06, Florida Statutes, as amended from time to time.

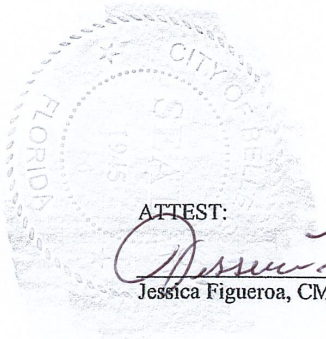
33. CONFIDENTIAL AND PROPRIETARY INFORMATION. Each party ("Receiving Party") will keep confidential and not disclose to any other person or entity or use (except as expressly and unambiguously authorized by this Agreement) information, technology, or software ("Confidential Information") obtained from the other party ("Disclosing Party"); provided, however, that the Receiving Party will not be prohibited from disclosing or using information (that at the time of disclosure is publicly available or becomes publicly available through no act or omission of the Receiving Party, (ii) that is or has been disclosed to the Receiving Party by a third party who is not under, and to whom the Receiving Party does not owe, an obligation of confidentiality with respect thereto, (iii) that is or has been independently acquired or developed by the Receiving Party without access to the Disclosing Party's Confidential Information, (iv) that is already in the Receiving Party's possession at the time of disclosure, or (v) that is required to be released by law.

34. EXPORT ADMINISTRATION. Each party agrees to comply with all export laws and regulations of the United States ("Export Laws") to assure that no software deliverable, item, service, technical data, or any direct product thereof arising out of or related to this Agreement is exported directly or indirectly (as a physical export or a deemed export) in violation of Export Laws.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS.]**

D/D

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.



CITY OF BELLE GLADE

By: Steve B. Wilson
Steve B. Wilson, Mayor

ATTEST:
Jessica Figueroa
Jessica Figueroa, CMC, City Clerk

Approved as to form and legal sufficiency:
Glen J. Torcivia
Glen J. Torcivia, City Attorney

VENDOR: PRIMESTAR DIGITAL NETWORK INC.

[Corporate Seal, if required]

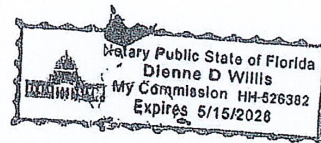
By: Darrian Dora
Print Name: DARRIAN DORA

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this 12th day of August, 2024, by Darrian Dora as the COO of PrimeStar Digital Network Inc., a company authorized to do business in the State of Florida, who is personally known to me or who has produced ID 063014740840 as identification, and who did take an oath that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind PrimeStar Digital Network, Inc. to the same.

Dienne D Willis
Print Name: Dienne D Willis
My commission expires: 5/15/2028

Notary Seal:



Dr

Agreement -- Primestar Digital Network, Inc.

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**EXHIBIT A
VENDOR'S PROPOSAL**

A. City Meetings.

Vendor will provide videography services for the regular and additionally scheduled City of Belle Glade, FL Commission meetings. The City's Commission meetings are regularly scheduled on the third Monday of each month (some exceptions may occur). The meetings will generally be held in Commission Chambers. However, meeting location may be subject to change with advanced notification by the City and may incur additional reasonable cost that is mutually agreed upon by both Vendor and City. The City does not promise any minimum amount of services under this Agreement and engages the Vendor on an as-needed basis.

Price for Audio Video production of the onsite (in Chambers) Regular Commission Meetings:

Vendor will produce (audio/visual) 16+ City Commission meetings. Meetings will generally be held in the City Commission Chambers located at the Belle Glade City Hall; however, meeting location may be subject to change with advanced notification by the city. When the meetings occur in City Hall, Vendor may use the videography equipment installed in City Hall.

- Manage Entire Audio workflow, this would include In Chambers audio levels
- Hybrid/ Remote Contributors incoming and outgoing audio.
- Ensuring that Live-stream audio levels meet U.S. Standard television leveling standards.
- Perform Camera Shading on all cameras within the production to ensure the Highest imaging quality. Ensure that encoder settings for all 3rd Party Livestreaming platforms that are utilized are configured to maximum quality and integrity.
- Troubleshoot any technical issues and provide immediate and expeditious resolve. If such resolve requires no additional equipment or capital expenditure, the Vendor will repair or resolve the issue at no additional cost.
- Livestream to YouTube, City website with AI Closed Captioning in 1080HD
- Generate onsite local 1080HD backup recording
- Generate cloud based 1080HD recording

Fee: \$1,549.00 per meeting day

Meetings that carry on into the next business day (meetings going beyond 11:59:59pm) or special all day workshops, goal settings, etc. will be billed as an additional meeting at a rate of one and a half (\$2,323.50).

Additional Services:

Any additional Commission, CRA, Board, meetings will be the same price as the regularly scheduled monthly City Board meetings at \$1,549.00 per meeting unless the level of equipment, expertise, and labor increases on Contract or timetable as described in the above paragraph.



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The City will notify the Vendor when it requires its services for a special event. The City does not promise to use Vendor's services for any of these listed special events.

- A. State of The City (\$10,000)
- B. MLK events (\$6,000)
- C. St. Patrick Day (Blarney Bash) (\$7,500)
- D. July 4th Celebration (\$6,000)
- E. Veterans Day (\$5,000)
- F. Tree Lighting (\$7,500)
- G. Holiday Parade (\$10,000)

Special Events, Additional Meetings *90-day prior notice of planned special events is required unless otherwise agreed to by the Vendor. Examples of potential City special events include but are not limited to:

- City branding will be prominently displayed within the video and Vendor will add City promotional videos during staged commercial breaks or broadcast run times in which there is a break in.
 - Vendor will use City's lineup sheet via Excel to create stunning lower thirds as participants come into view.
 - Produce and add broadcast television ready lower thirds and supporting graphics for parades.
 - Provide City IT department a High Definition Back up copy of each broadcast within 24 business hours.
 - Provide Professional Live Closed Captioning to the Website broadcast.
 - Live Broadcast simulcast to City Facebook, YouTube, and Website; Vendor will provide City a High-Definition live stream and Video on Demand player to add to site via HTML code. This code is added only once and every time Vendor initiates a broadcast, it will auto populate onto the City website with no additional staff involvement.
 - Provide Professional Audio P.A. for anticipated audiences of 500 and under.
 - Provide Multi-Camera Full High-Definition Live Broadcasting from event location.
- B. Special Events and Programs.** Upon request, Vendor will provide the following:

EXHIBIT B
Vendor's Estimate

ESTIMATE

PrimeStar Digital Network
6733 Broadwater Ln
Lake Worth, FL 33467

contact@primestardigitalnetwork.com
(561) 502-4408
www.primestardigitalnetwork.com



City of Belle Glade, Florida
Bill to
City of Belle Glade, Florida
110 Dr. Martin Luther King Jr. Blvd., West
Belle Glade, FL 33430

Ship to
City of Belle Glade, Florida
110 Dr. Martin Luther King Jr. Blvd., West
Belle Glade, FL 33430

Estimate details

Estimate no.: 1324
Estimate date: 06/19/2024
Expiration date: 07/19/2024

Requestor: Jessica

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/19/2024	SE-3200	12 input 1080p video switcher with 8 HD-SDI and 4 HDMI inputs. Outputs include 3 configurable HDMI and 6 HD-SDI. It has a built-in TC-200 for titles and graphics: 3 year Warranty	1	\$5,499.00	\$5,499.00
2.	07/19/2024	Sales	PT-SUPERJOY-G1: PTZOptics SuperJoy NDI HX/IP & Serial PTZ Camera Joystick Controller: 2 year Warranty	1	\$899.00	\$899.00
3.	07/19/2024	Sales	Sony 32" UHD 4K Monitor: 5yr Commercial Warranty	2	\$665.00	\$1,330.00
4.	07/19/2024	Sales	AJA HELO Plus Advanced H.264 Streaming and Recording Device with 3G-SDI and HDMI: 1 year Warranty	1	\$1,789.00	\$1,789.00
5.	07/19/2024	MHX-LHDME3	3M HDMI CABLE HS W/ETH GL 18G DPL CERT	4	\$17.59	\$70.36
6.	07/19/2024	Sales	1500va, 900w surge, battery backup: 1 year warranty	1	\$349.00	\$349.00

Total **\$9,936.36**

Expiry date 07/19/2024

ESTIMATE

PrimeStar Digital Network
6733 Broadwater Ln
Lake Worth, FL 33467

contact@primestardigitalnetwork.co
m
(561) 502-4408
www.primestardigitalnetwork.com



Bill to

City of Belle Glade, Florida
110 Dr. Martin Luther King Jr. Blvd., West
Belle Glade, FL 33430

Ship to

City of Belle Glade, Florida
110 Dr. Martin Luther King Jr. Blvd., West
Belle Glade, FL 33430

Estimate details

Estimate no.: 1328
Estimate date: 08/22/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/02/2024	Labor	ESTIMATED Installation for quote 1324	1	\$3,500.00	\$3,500.00
Total						\$3,500.00

Accepted date

Accepted by



A Municipal Corporation since
September 11, 1945

City of Belle Glade

Office of the City Clerk

August 22, 2024

Tel: 561-996-0100

Fax: 561-516-0109

www.bellegladegov.com

[Via certified mail, RRR]
Granicus, LLC (aka Granicus, Inc.)
Attn: Tom Spengler
568 Howard Street, Suite 300
San Francisco, CA 94105

Re: Notice of Termination for Convenience – Granicus, Inc. License and Service Agreement

Commissioners

Steve B. Wilson
Mayor

Joaquin Almazan
Vice Mayor

Zayteck D. Marin
Treasurer

Tequella Collins

Dr. Robert L. Rease

To Whom This May Concern:

Pursuant to the "Granicus, Inc. License and Service Agreement," dated February 1, 2010, as amended (collectively, "Contract"), please accept this correspondence as the City of Belle Glade's notice of termination of the Contract for convenience. In accordance with the Contract, the termination will be effective sixty (60) days from the date this notice is received by Granicus, Inc. (aka Granicus, LLC, hereinafter, "Granicus"). Pursuant to Exhibit D to the Contract, the City requests that during the next sixty (60) days, Granicus provide the City's content to the City via download from MediaManager or from a special site created by Granicus which option shall be provided free of charge. Please contact the City to arrange for said download of its content. Please timely provide the City with Granicus' final invoices, and let the City know if there is anything further needed from the City to close out this Contract. Thank you for your cooperation in this matter.

Sincerely,

Lomax Harrelle
Interim City Manager

Lomax Harrelle
City Manager



Agenda Item Report

Subject:	Discussion and possible action to increase the town's minimum starting salary to \$52,000 per year - Commissioner Jacobs
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	



Agenda Item Report

Subject:	Financial Literacy Program - Vice Mayor Morrisette and Town Manager Lynch
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	David Lynch, Town Manager
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	We are moving forward with a plan to conduct financial literacy courses for ninth graders with the instruction taking place right here in our commission chambers. The opportunity for young people to succeed in life oftentimes depends on understanding the complicated world of finance, lending, banking, and mortgages. We are working on a great curriculum that I'm sure will prove beneficial to our residents, especially our young people. Attached is a sample of available seminars which can be tweaked to meet the town's needs.
Staff Recommendations:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Available Seminars 2024 Youth](#)

Available Youth Seminars

Pay Your Own Way

Our most popular event! This hands-on simulation gives youth a taste of the real world – complete with career, salary, spouse, debt, and insurance payments. This simulation requires teenagers to integrate their knowledge of money, math skills, attitudes about choices, and money values. We offer this simulation to 14-18 year olds. This event takes between 1-2 hours to complete, depending on group size.

Other topics include:

Middle school/Junior High

- Money Personas
- Paying for Pets
- Credit Union Myths
- Building a Budget
- Using Your Credit Card
- After Graduation – Work or College
- Acing the Job Interview
- Good vs Bad Spending

Elementary School

- Spending vs Saving Money
- Borrowing Money
- Making Money
- Money Basics (Preschool)

Don't see the program that you were looking for? We have more!

We offer other topics that are not listed here. The seminars above are our most popular.

We can also tailor events to be better suited for a certain age group.

For more information or to select a seminar, email Stu and Keith at:

sbdavis@firstflorida.org and kmanze@firstflorida.org





Agenda Item Report

Subject:	Park Canopy for Raymond P. Oglesby Preserve Park - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	David Lynch, Town Manager
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[2927_001](#)

[2928_001](#)



ET&T Distributors, Inc.

947 Beville Rd., Suite 15
South Daytona, FL 32119
386-322-7789 Fax 386-322-4289

Estimate

DATE	ESTIMATE NO.
12/20/21	74537

**Certified National Women Owned Business
State of Florida Minority Business Enterprise**
www.ettflorida.com

Bill to:

Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke, FL 33023
Attn: Adrian Mesa (954-218-1135)

Ship To

Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke, FL 33023
Attn: Adrian Mesa (954-218-1135)

Customer Phone		Contact	Management Co.	Terms	REP	Job Name	
954-218-1135		Adrian Mesa		PRE PAY	DH	12/21-Custom Hip Shade In...	
ITEM	QTY	DESCRIPTION			COST	Total	
ET&T	1	INSTALL ADDRESS Raymond P Oglesby Preserve 3115 SW 52nd Ave. Pembroke Park, FL 33023 Attn: Adrian Mesa (954-218-1135)			0.00	0.00	
	1	SCOPES OF WORK A) Install (1) Hip Shade *****Shade Dimensions: 40'L x 30'W x 12'H *****Peak Height: 18.06' *****Column Length: 12.5' B) Permit Issued for Shade Structure.			0.00	0.00	
Superior Recreationa...	1	PRODUCTS Custom Shade Design - Rectangle Hip Shade: 40' Length x 30' Width x 12' Entry Height. (4) Columns on Base Plates + 6" surfacing at Ø8.6" Sch-40. Rafters at Ø5.0" 7-Ga Without Glide Elbows. Frame Color: TBD Fabric Color: TBD			11,656.25	11,656.25T	
Superior Recreationa...	1	Superior Shade 2021 Material Surcharge			1,725.13	1,725.13T	
Superior Recreationa...	1	Engineering: Sealed Drawings & Fees - Engineering: Sealed Drawings & Fees with calculations			1,200.00	1,200.00T	
Superior Recreationa...	1	ABT Quote - Anchor Hardware and Templates; Includes Steel Plate Template And Hardware For Cast In Place Anchoring System. (Ship In advance)			187.50	187.50T	
¡Feliz Navidad!				Sales Tax (7.0%)			
				Total			

Our quotes are normally honored for 30 days; however, due to the economic supply chain situation, pricing can increase without notice. Therefore, your signature and a 50% deposit are required to process the above order. Your signature indicates your approval on colors, quantities and addresses exactly as it is listed above.

Signature Required _____

Date _____

Page 1

Page 2 of 15



ET&T Distributors, Inc.

947 Beville Rd., Suite 15
South Daytona, FL 32119
386-322-7789 Fax 386-322-4289

Certified National Women Owned Business
State of Florida Minority Business Enterprise
www.ettflorida.com

Estimate

DATE	ESTIMATE NO.
12/20/21	74537

Bill to:	Ship To
Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)	Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	12/21-Custom Hip Shade In...

ITEM	QTY	DESCRIPTION	COST	Total
JAMMIN PLAYGR...	1	INSTALLATION Receiving equipment, Storage @ Jammin's shop until job is ready & Delivery to job site for installation.	187.50	187.50
JAMMIN PLAYGR...	1	Installation of (1) 40'x30'x12' Rectangular Hip Shade Structure. 4 post shade, Footers listed @ 4.69'x4.69'x3' (Please see note regarding footers). To be installed in grass area (outside of PIP surfacing)	16,000.00	16,000.00
JAMMIN PLAYGR...	1	Relocate a portion of the fence to gain access to playground area. Will reinstall it when out installation is complete	437.50	437.50
JAMMIN PLAYGR...	1	Machine Rental	3,125.00	3,125.00T
Permit Fees	1	PERMIT Permit Fees Permitting is typically required by city or country building departments for installation of playgrounds, shade structures, and fencing: ET&T reserves the right to decline installation If customer elects not to permit.	3,423.75	3,423.75
Estimates good for 3...	1	DISCLAIMERS Due to the economic supply chain issues industry wide we can only honor our quote for 30 days. We are also experiencing longer than average lead times from most manufacturers.	0.00	0.00T
CC Disclaimer	1	Prices herein are discounted based on payment to be made by check or cash. If payment is made by credit card, discount of 4% will be removed and total recalculated to reflect no cash/check payment discount.	0.00	0.00
Disclaimers	1	1) In the State of Florida, it is possible that a variety of unforeseen conditions	0.00	0.00T
¡Feliz Navidad!			Sales Tax (7.0%)	
			Total	

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Signature Required _____ Date _____

Page 2



ET&T Distributors, Inc.

947 Beville Rd., Suite 15
South Daytona, FL 32119
386-322-7789 Fax 386-322-4289

Estimate

DATE	ESTIMATE NO.
12/20/21	74537

Certified National Women Owned Business
State of Florida Minority Business Enterprise
www.ettflorida.com

Bill to:	Ship To
Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)	Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	12/21-Custom Hip Shade In...

ITEM	QTY	DESCRIPTION	COST	Total
		may occur in the construction process, such as hitting the water table, utility/water lines, rock and or buried debris, etc. If this should occur an extra charge will be determined in the most economical manner. Installation assumes normal soil conditions and does not include any excavation (Including hidden rocks, trees / roots) which could result in additional cost to the customer (Hard Dig). Site or ground preparation, landscaping, borders or surface media such as sand, mulch, turf, rubber, is not included unless stated. 2) Customer agrees to contact private utilities directly to conduct underground locates prior to installers arrival. Customer is responsible for examination of job site and locating/specifying conditions such as water, utilities, rock and debris. Customer is also responsible for providing site plans, engineer plans and all owner/contact information, prior to installation. ET&T & it's contracted installers will not be held liable for any damages to underground utilities, fences, irrigation lines, sub-surface cables, utility lines or water lines and will be the responsibility of customer to fix IF site plans/engineered plans are not provided, inaccurate or otherwise not up to date. Customer is responsible for re-routing, removing and capping underground piping or utilities at all applicable jobsite areas. 3) If permitting is required, customer is responsible for providing site plan and/or recent area survey. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting. 4) Installation charges on this Estimate are based on NO UNFORESEEN/UNMENTIONED conditions in the area above or below the job surface. Installer's access to jobsite should be free of obstacles that would prevent machinery from accessing jobsite area from nearest parking area. Additional charges will also be applied for any unforeseen trip charge based on time and material or unmentioned obstacles regarding access. 5) Customer is responsible for supplying precise and accurate spatial dimensions for project jobsite with site photos. This includes, but is not limited to, all permittable projects: playgrounds, dog parks, fitness		

¡Feliz Navidad!	Sales Tax (7.0%)
	Total

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386-322-7789 Fax 386-322-4289

Estimate

DATE	ESTIMATE NO.
12/20/21	74537

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Bill to:	Ship To
Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)	Town of Pembroke Park 3150 S.W. 52nd Avenue Pembroke, FL 33023 Attn: Adrian Mesa (954-218-1135)

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	12/21-Custom Hip Shade In...

ITEM	QTY	DESCRIPTION	COST	Total
Shipping All	1	equipment, shade/shelter structures, surfacing projects etc). ET&T will not be held liable for safety use zone miscalculations if customer provided spatial dimensions are inaccurate, incomplete or otherwise approximated. SHIPPING Shipping Handling - shipping - Good for Seven 7 Days ONLY. Unless otherwise noted shipping charges include STANDARD DELIVERY ONLY! DOES NOT INCLUDE Lift gate or Notify before delivery. SERVICES ARE available at an additional charge. To accept this proposal please sign here.	1,332.50	1,332.50
Lift Gate	1	No Receiving Dock - Lift gate - This extra service helps get your items from the back of the truck to the ground. If you have a forklift, you will not need this service.	0.00	0.00
Call Before delivery	1	Call Before delivery - The shipping company will call you & schedule a appointment to deliver. If you don't have this service, the shipping company will just show up with no prior notice. Contact Name:Sandra Schneider Phone #: 321-624-8376	0.00	0.00

¡Feliz Navidad!

Sales Tax (7.0%) ~~\$1,252.57~~

Total ~~\$39,275.13~~ ~~\$40,527.70~~

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Signature Required _____

Date _____

Page 4



Page 6 of 15

**Hip Shade Installation
Estimate #74537**

Town of Pembroke Park
3150 SW 52nd Ave.
Pembroke Park, FL 33023
Adrian Mesa

ET&T Distributors, Inc.
947 Beville Rd. Suite 15
South Daytona, FL 32119
1-888-642-2226

Prepared by Derek Hamelback, derek@ettflorida.com
ET&T Distributors, Inc. www.ettflorida.com

Scope of Work

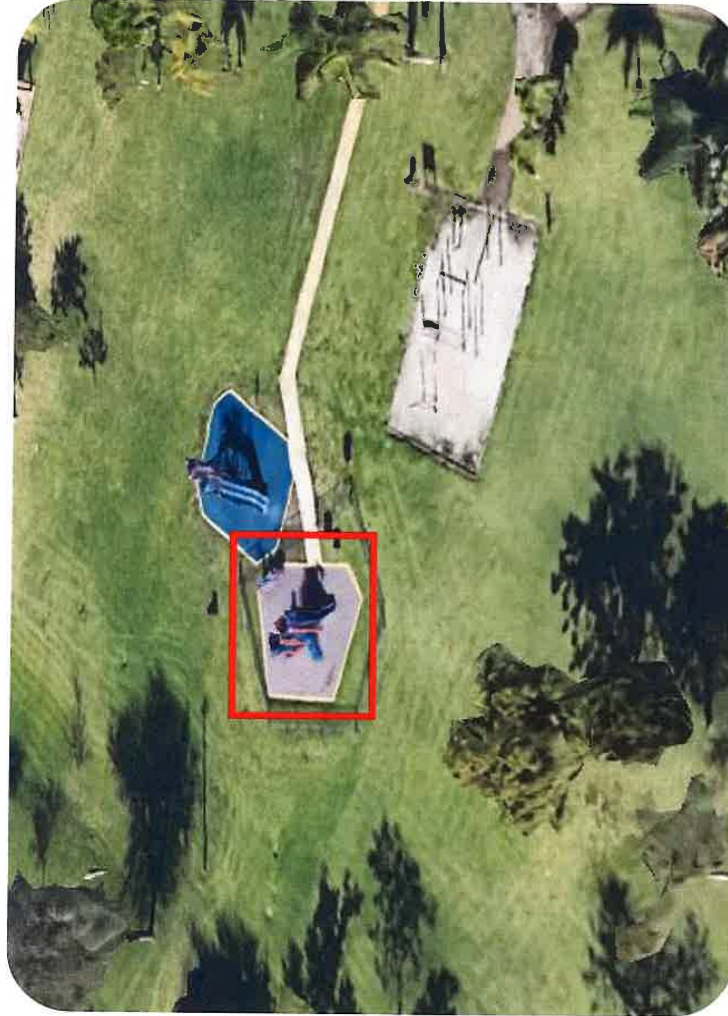
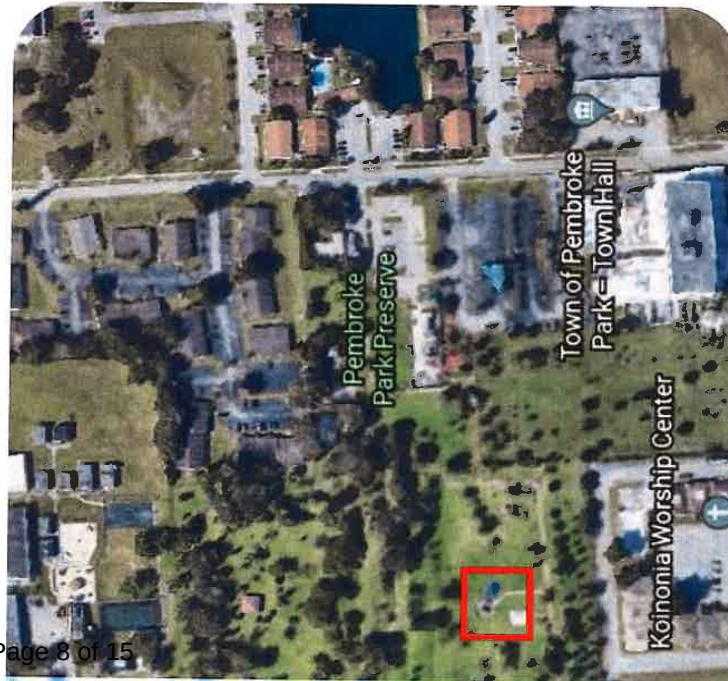
- Supply, Delivery & Installation
- A) Install (1) Hip Shade
- Shade Dimensions: 40'L x 30'W x 12'H
 - Peak Height: 18.06'
 - Column Length: 12.5'
- B) Permit Issued for Shade Structure.



Town of Pembroke Park | Custom Hip Shade Installation | Estimate #74537
ET&T Distributors, Inc. | www.etflorida.com | 386-322-7789

Jobsite Location: 3115 S.W. 52nd Ave. Pembroke Park, FL 33023
Trucks can drive on lawn to site, fence panel may need to be removed and replaced for access

Page 8 of 15



Tric NOT Available



Water NOT Available



Parking 200' from Site

Town of Pembroke Park | Custom Hip Shade Installation | Estimate #74537
 ET&T Distributors, Inc. | www.etflorida.com | 386-322-7789

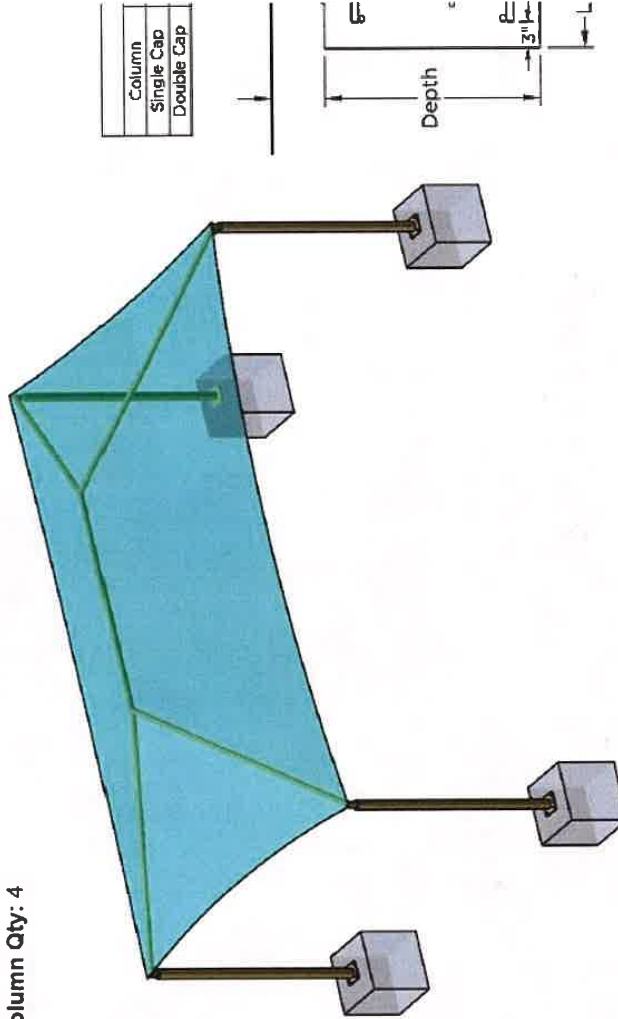
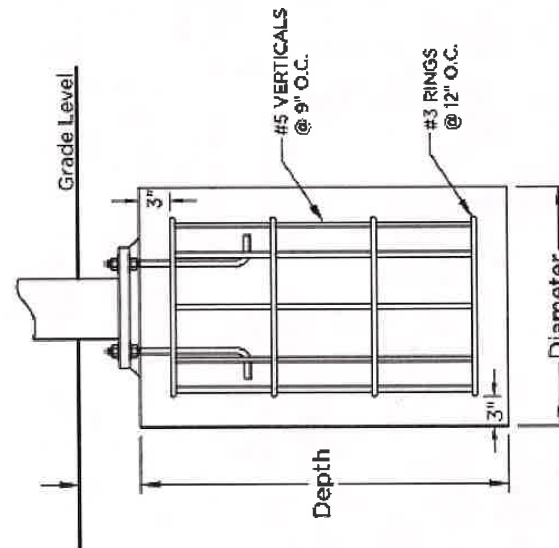
Hip Shade 40ft x 30ft Shade

Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	7.46	N/A

Page 9 of 15

Length	40	Width	30	Ent
Peak Height	18.06	Elbow	Standard	Colu
Column Size	8040	Rafter Size	5007	R
Column Length	12.5	Rafter Length	21.3275387	Rick

Qty: 1 Column Qty: 4



Town of Pembroke Park | Custom Hip Shade Installation | Estimate #74537
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Frame Color Options

	Yellow		Butterscotch		Orange		Red		Burgundy		Royal Purple		Periwinkle		Sky Blue
	Blue		Chartreuse		Spring Green		Light Green		Green		Sage		Dark Green		Brown
	Beige		Vanilla		White		Black		Champagne Metallic		Starlight		Bronze		

Fabric Color Options



Town of Pembroke Park | Custom Hip Shade Installation | Estimate #74537
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386-322-7789 Fax 386-322-4289

Estimate

DATE	ESTIMATE NO.
2/14/22	75144

Certified National Women Owned Business
State of Florida Minority Business Enterprise
www.ettflorida.com

Bill to:	Ship To
Town of Pembroke Park 3150 SW 52nd Ave. Pembroke Park, FL 33023 Attn: Adrian Mesa (954-218-1135)	Jammin Playground Inc. 4320 Packard Ave. St.Cloud, FL 34772 Attn: Sandra Schneider (321-624-8376)

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	2/22-Playground Resurface 1

ITEM	QTY	DESCRIPTION	COST	Total
	1	INSTALL ADDRESS Raymond P Oglesby Preserve 3115 SW 52nd Ave. Pembroke Park, FL 33023 Attn: Adrian Mesa (954-218-1135)	0.00	0.00
ET&T	1	SCOPES OF WORK Removal & Disposal A) Approx. (1,100) SQFT Existing PIP Solid Rubber Surfacing *****Approx. Depth 4in. Supply, Delivery & Installation A) Approx. (1,100) SQFT EPDM Solid Rubber Surfacing *****Depth: 4in. *****COLOR: 50%/50% Blue & Black	0.00	0.00
JAMMIN PLAYGR...	1	INSTALLATION Excavation of existing PIP surfacing around playground equipment. Approximately 1,100 sqft	3,437.50	3,437.50
JAMMIN PLAYGR...	1	Dumpster Rental	1,062.50	1,062.50
JAMMIN PLAYGR...	1	Supply, Delivery & Installation of sub-base crushed aggregate as needed to fill in area. Includes compacting & shooting with a laser for drainage. Approximately 1,100 sqft	4,125.00	4,125.00
JAMMIN PLAYGR...	1	Supply, Delivery & Installation of EPDM surfacing for playground use zone. Installed to meet ASTM fall height standards with a max fall height of 5ft. Color: TBD Approximately 1,100 sqft 50/50 Black/Blue	16,500.00	16,500.00

Thank you for choosing ET&T! We appreciate your business!!!	Sales Tax (7.0%)
	Total

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ET&T Distributors, Inc.

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386-322-7789 Fax 386-322-4289

Estimate

DATE	ESTIMATE NO.
2/14/22	75144

Certified National Women Owned Business
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Bill to:	Ship To
Town of Pembroke Park 3150 SW 52nd Ave. Pembroke Park, FL 33023 Attn: Adrian Mesa (954-218-1135)	Jammin Playground Inc, 4320 Packard Ave. St.Cloud, FL 34772 Attn: Sandra Schneider (321-624-8376)

Customer Phone		Contact	Management Co.	Terms	REP	Job Name	
954-218-1135		Adrian Mesa		PRE PAY	DH	2/22-Playground Resurface 1	
ITEM	QTY	DESCRIPTION			COST	Total	
JAMMIN PLAYGR...	1	Supply, Delivery & Installation of Concrete curbing to enclose new rubber surfacing around playground equipment. 6"x6" curbing, includes cable inserts to help prevent cracking. Finished with an epoxy based sealer to help prevent mildew. Approximately 117LF			4,000.00	4,000.00	
Permit Disclosure	1	DISCLAIMERS Permitting is not included in this estimate. If customer elects to have ET&T distributors, Inc. do the installation, then customer agrees that it must be done by a licensed General Contractor/Industry certified installer, with the required insurance, engineering and permitting. In the event customer chooses to install the playground system without proper permitting or engineering, or the use of a licensed contractor/industry certified installer, then customer assumes all responsibility and agrees to indemnify ET&T Distributors, Inc. therefrom (including attorney's fees and costs incurred by ET&T Distributors, Inc. if sued) for accidents, injuries to persons or property, code violations, loss or damage of any kind, or retroactive permitting which may result therefrom. Customer will pull the permit if needed. Permit paperwork needs to be provided prior to scheduling installation to ensure Jammin crew can call inspections when needed.			0.00	0.00	
Estimates good for 3...	1	Due to the economic supply chain issues industry wide we can only honor our quote for 30 days. We are also experiencing longer than average lead times from most manufacturers.			0.00	0.00T	
CC Disclaimer	1	Prices herein are discounted based on payment to be made by check or cash. If payment is made by credit card, discount of 4% will be removed and total recalculated to reflect no cash/check payment discount.			0.00	0.00	
Disclaimers	1	1) In the State of Florida, it is possible that a variety of unforeseen conditions may occur in the construction process, such as hitting the water table, utility/water lines, rock and or buried debris, etc. If this should occur an extra charge will be determined in the most economical manner. Installation			0.00	0.00T	
Thank you for choosing ET&T! We appreciate your business!!!				Sales Tax (7.0%)			
				Total			

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2/14/22	75144

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Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	2/22-Playground Resurface 1

ITEM	QTY	DESCRIPTION	COST	Total
		assumes normal soil conditions and does not include any excavation (Including hidden rocks, trees / roots) which could result in additional cost to the customer (Hard Dig). Site or ground preparation, landscaping, borders or surface media such as sand, mulch, turf, rubber, is not included unless stated. 2) Customer agrees to contact private utilities directly to conduct underground locates prior to installers arrival. Customer is responsible for examination of job site and locating/specifying conditions such as water, utilities, rock and debris. Customer is also responsible for providing site plans, engineer plans and all owner/contact information, prior to installation. ET&T & it's contracted installers will not be held liable for any damages to underground utilities, fences, irrigation lines, sub-surface cables, utility lines or water lines and will be the responsibility of customer to fix IF site plans/engineered plans are not provided, inaccurate or otherwise not up to date. Customer is responsible for re-routing, removing and capping underground piping or utilities at all applicable jobsite areas. 3) If permitting is required, customer is responsible for providing site plan and/or recent area survey. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting. 4) Installation charges on this Estimate are based on NO UNFORESEEN/UNMENTIONED conditions in the area above or below the job surface. Installer's access to jobsite should be free of obstacles that would prevent machinery from accessing jobsite area from nearest parking area. Additional charges will also be applied for any unforeseen trip charge based on time and material or unmentioned obstacles regarding access. 5) Customer is responsible for supplying precise and accurate spatial dimensions for project jobsite with site photos. This includes, but is not limited to, all permittable projects: playgrounds, dog parks, fitness equipment, shade/shelter structures, surfacing projects etc). ET&T will not be held liable for safety use zone miscalculations if customer provided spatial dimensions are inaccurate, incomplete or otherwise approximated.		

Thank you for choosing ET&T! We appreciate your business!!!	Sales Tax (7.0%)
	Total

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Customer Phone	Contact	Management Co.	Terms	REP	Job Name
954-218-1135	Adrian Mesa		PRE PAY	DH	2/22-Playground Resurface 1
ITEM	QTY	DESCRIPTION	COST	Total	
Shipping All	1	SHIPPING Shipping Handling - shipping - Good for Seven 7 Days ONLY. Unless otherwise noted shipping charges include STANDARD DELIVERY ONLY! DOES NOT INCLUDE Lift gate or Notify before delivery. SERVICES ARE available at an additional charge. To accept this proposal please sign here.	1,562.50	1,562.50	
Lift Gate	1	No Receiving Dock - Lift gate - This extra service helps get your items from the back of the truck to the ground. If you have a forklift, you will not need this service.	0.00	0.00	
Call Before delivery	1	Call Before delivery - The shipping company will call you & schedule a appointment to deliver. If you don't have this service, the shipping company will just show up with no prior notice. Contact Name:Sandra Schneider Phone #: 321-624-8376	0.00	0.00	
Thank you for choosing ET&T! We appreciate your business!!!			Sales Tax (7.0%)	\$74.38	
			Total	\$30,761.88	

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Signature Required _____ **Date** _____



Agenda Item Report

Subject:	Replacement Modular Structure for Howard P. Clark Linear Walkway - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	



Agenda Item Report

Subject:	Community Center - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	



Agenda Item Report

Subject:	Play Ball National Event - June 13, 2025 through June 15, 2025 - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	Play Ball Weekend is a national event that takes place in June to celebrate baseball and softball.
Staff Recommendations:	
Financial Implications:	
Alternatives:	



Agenda Item Report

Subject:	Climate Action Plan - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	



Agenda Item Report

Subject:	Town Wide Banners and Video - Mayor Mohammed
Meeting Date:	Agenda for Workshop Commission Meeting - January 29, 2025
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Financial Implications:	
Alternatives:	