AGENDA
PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, March 5, 2026
Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE PREVIOUS MEETING MINUTES

4.1. Approval of Minutes — 5 - 10

Planning & Zoning Board Meeting - July 21, 2025
Agenda Item Report - AIR-26-151

5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
6. APPLICATIONS/PUBLIC HEARINGS

6.1. Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen — 11 - 38
File No.: 25-P-01
Applicant: Home Depot USA Inc.
Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.
RESOLUTION NO: 2026-016
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Agenda Item Report - AIR-26-146

6.2. Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen — 39 - 274
File No.: 25-PR-01
Applicant: Home Depot USA Inc.
Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

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

RESOLUTION NO: 2026-017

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

Agenda Item Report - AIR-26-144

6.3. Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen 275 - 298

File No.: 25-SP-02

Applicant: Home Depot USA Inc.

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

Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

RESOLUTION NO: 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-143

6.4. Consideration and Approval of Sign Ordinance Amending Chapter 21 titled "Signs and Advertisements" of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.- Sponsored by Town Planner Von der Meulen 299 - 464

File No: 24-Z-04

Applicant: Town of Pembroke Park

Address: Citywide

Request: Sign Code Amendment

ORDINANCE NO: 2026-009

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED "SIGNS AND ADVERTISING;" AMENDING ARTICLE II ENTITLED "SIGNS;" PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS;

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

Agenda Item Report - AIR-26-152

6.5. Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen — 465 - 477

File No: 25-Z-05
Applicant: Town of Pembroke Park
Address: Citywide
Request: Accessory Structure Zoning Text Amendment

ORDINANCE NO: 2026-010

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

Agenda Item Report - AIR-26-153

6.6. Consideration of approval for a Self-Storage Zoning Text Amendment for an ordinance — 478 - 490

File No: 24-Z-05
Applicant: Town of Pembroke Park
Address: Citywide
Request: Self-Storage Zoning Text Amendment

Agenda Item Report - AIR-26-154

7. DISCUSSION

8. ADJOURNMENT

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

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

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

Cynthia Garcia-Lima
Town Clerk

Agenda Item Report

Subject:	Approval of Minutes Planning & Zoning Board Meeting - July 21, 2025
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

07.21.2025- Planning and Zoning Commission Meeting

MINUTES PLANNING AND ZONING BOARD MEETING

6:00 PM - Monday, July 21, 2025
Commission Chambers

The PLANNING AND ZONING BOARD MEETING of the Town of Pembroke Park was called to order on Monday, July 21, 2025, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Vice-Chair Gary Schrader, Board Member Evelyn Cunningham, and Board Member Paulette Walker

EXCUSED:

1 CALL TO ORDER

Vice Chair Schrader called the Planning and Zoning Meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

Vice Chair Schrader led the pledge of allegiance.

3 ROLL CALL

The meeting was called to order at 6:00 pm by Vice Chair Schrader. Present at the meeting were Board Member Evelyn Cunningham, and Board Member Paulette Walker.

Additional staff in attendance were Mr. Hernandez, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 APPROVAL OF PREVIOUS MEETING MINUTES

4.1 Approval of Minutes – Town Clerk Garcia Lima January 16,2025

Town Attorney Mr. Hernandez clarified that this was one of the only items not requiring a recommendation from the board, but rather a direct motion to approve.

ACTION: Motion to approve the minutes of January 16, 2025, was made by Board Member Cunningham. Second by Board Member Walker, and it passed with an unanimous vote.

5 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

No items were presented under this section.

6 APPLICATIONS/PUBLIC HEARINGS

6.1 Consideration and Recommendation of Approval of Ordinance Amending Article III, Division 6, M-1 Industrial District, of the Town Code- Town Planner Von Der Meulen
File No. 25-Z-03
Request: M-1 Text Amendment

Town Attorney Mr. Hernandez read the item into the record and noted it would be a public hearing, though no members of the public were present in the audience.

Town Planner Mike Von Der Meulen explained that this was a town-initiated text amendment to the M-1 zoning district. He stated that there was potential for redevelopment along Hallandale Beach Boulevard involving complicated real estate transactions. The amendment would allow a small amount of retail associated with a big box retailer while ensuring existing buildings would not become non-conforming if the development project did not move forward.

Town Planner Von Der Meulen explained that the current buildings were self-storage facilities, and the amendment was designed to protect those existing buildings from becoming non-conforming during the process. He noted that if the project moves forward, there would be additional steps including a plat, site plan approval, and potentially parking waivers. He confirmed that the amendment was consistent with

the goals, objectives, and policies of the comprehensive plan, and staff recommended approval.

Board Member Cunningham asked for clarification about the current property ownership and usage. Town Planner Von Der Meulen confirmed that the current owner operates a self-storage facility and that the amendment would specifically affect properties along Hallandale Beach Boulevard. He specified the location as being near the old Wells Fargo bank, across from where Board Member Cunningham lives, a few blocks west of I-95.

Vice-Chair Schrader opened the floor for public comments.

Tracy Lenger, an attorney with Greenberg Taurig representing the potential developer Home Depot, spoke in support of the amendment. She explained that the ordinance was designed to prevent the self-storage facility from becoming non-conforming during the rezoning process. She noted that Home Depot has already closed on most of the property, and applications for development would be submitted shortly.

Town Manager David Lynch addressed the board, thanking them for their service and emphasizing the importance of the Planning and Zoning Board's work in the town's development process. He explained that the town had been working on this project with Home Depot for over a year, and the financial impact on the town's general fund would be in millions of dollars. He noted that 95% of the town's revenue comes from business activity, which enables the town to provide high-quality services to residents.

Vice-Chair Schrader expressed concerns about potential traffic issues in the area, noting that traffic is already congested, especially heading east. Town Manager Lynch assured him that traffic patterns would be addressed in the development plan phase, not at this text amendment stage. He committed that the town would ensure any development plan would take traffic concerns into account.

Board Member Cunningham emphasized that traffic was her number one concern as well.

Town Attorney Hernandez clarified that the board was only considering a text amendment to the town code at this meeting and would be making a recommendation to the town commission. Any site plan considerations would be addressed separately in the future.

ACTION: Motion to recommend approval of item 6.1 was made by Board Member Cunningham. Second by Board Member Walker, and it approved by unanimously vote.

7 DISCUSSION

7.1 Upcoming Zoning Text Amendments – Town Planner Von Der Meulen

Town Planner Von Der Meulen provided an informational update on several zoning code amendments in process. He advised the board that several items would be coming before them in the next few months, including: regulations for self-storage facilities (following a moratorium placed by the town commission), Sign code rewrite, Parking code rewrite, Code amendment addressing the Live Local Act (state law that preempts city zoning), Consideration of the town's counter palette, and Alcohol license regulation updates with better definitions.

Town Planner Von Der Meulen explained this was purely informational and no action was required from the board at this time.

Before adjournment, Town Manager Lynch invited all board members to attend an employee appreciation luncheon on Friday, July 25, 2025, at noon, catered by Chick-fil-A. He reiterated his appreciation for the board's service.

8 ADJOURNMENT

With no further business to discuss, the meeting adjourned at 6:32pm.

ATTEST:

_____

Cynthia Garcia-Lima, Town Clerk

Board approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please

contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

Agenda Item Report

Subject:	Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen File No.: 25-P-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district. RESOLUTION NO: 2026-016 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road., Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

	A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

RESOLUTION NO: 2026-016
01-25-P-01 Home Depot
02-Application - Commercial Flex - Home Depot
03-Justification Statement

RESOLUTION NO. 2026-016

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

WHEREAS, Chapter 28, Division 5 Section 28-188 of the Town of Pembroke Park (the "Town") Town Code (the "Code") allows for Special Permit to be granted by the Town Commission upon applicant meeting the criteria set in Section 28-212 of the Code; and

WHEREAS, the Development Review Committee ("DRC") reviewed the proposed Special Permit Application and recommend approval of the application to the Town Commission, subject to certain condition;

WHEREAS, the Town Commission finds that the applicant has met the conditions set forth in Section 28-212 of the Town Code and desires approve the Special Permit application subject the conditions set forth by the Town Planner.

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

Section 1: The Special Permit application is granted allowing "OUTSIDE DISPLAY, SALE AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" subject to the conditions set forth by the Town Planner (see Exhibit A).

Section 2: That if any clause, section, other part or application of this Resolution is

held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

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

PASSED AND ADOPTED this11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

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

TO: Planning and Zoning Board

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

MEETING DATE: March 5, 2026

SUBJECT: 25-P-01 / Home Depot Special Permit Application
Northwest corner of Hallandale Beach Boulevard and
John P Lyons Lane/Southwest 31 Avenue, Pembroke Park

APPLICANT: Home Depot USA, Inc.

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

COMPANION ITEMS TO BE CONSIDERED:

- 25-SP-02 Site Plan
- 25-PR-01 Parking Reduction
- 25-SV-04 Sign Variance

SITE DATA:

ADDRESS:	Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND
The applicant, Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden center. The property is located on North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.

ZONING REGULATIONS
Section 28-188 requires that all activities permitted in the B-1 zoning district be conducted entirely withing a completely enclosed building unless the Commission authorizes a special permit.

Section 28-215 allows for outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission.

Comprehensive Plan and Zoning Analysis
The subject property has a Land Use designation of “C” Commercial. The proposed use meets the intent of the Commercial designation.

The subject land is identified on the Town’s Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “C” Commercial. The M-1 zoning district is intended for industrial uses certain large retail uses, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “I” Industrial.

The applicant is requesting a Special Permit to allow an outdoor merchandise display area associated with the proposed Home Depot retail store under the site plan application 25-SP-02. While outdoor display areas may be considered accessory to retail uses, they require review through the Special Permit process to ensure that the proposed configuration, location, and operational characteristics are compatible with adjacent properties and consistent with the intent of the B-1 District. Evaluation criteria include, but are not limited to, visibility from public rights-of-way, pedestrian and vehicular circulation, screening, safety, and compliance with all applicable sections of the Town’s Code of Ordinances and Land Development Code.

The proposed outdoor display area must demonstrate compliance with the dimensional requirements, setback standards, and site design regulations applicable to the B-1 District. Any approval of the Special Permit must also be consistent with the goals, objectives, and policies of the Town's Comprehensive Plan, including those related to commercial development, aesthetic quality, and orderly land use patterns.

SPECIAL EXCEPTION REVIEW STANDARDS

A special exception shall be reviewed under Section 28-83(5) The standards and guidelines to be applied by the Planning and Zoning Board and by the Town Commission in considering applications for a special exception use are as follows:

A. An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increasing vehicular traffic, noise, light, storage and use of dangerous materials, intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.

B. Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.

C. Conformity to goals, objectives and policies of the Pembroke Park Comprehensive Plan.

D. The economic impact on the Town's finances is due to reduction of taxable property value, increased Town services or other related economic factors.

E. Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the resolution to approve or deny.

F. The Town Commission shall consider the application for special exception at a public hearing scheduled for said purpose. Notice of the public hearing shall be published in a newspaper with general circulation in the Town at least five (5) days before the public hearing.

RECOMMENDATION

The Consultant Town planner recommends approval subject to the following conditions.

1. This approval is granted for Site Development Plan submittal package dated January 28, 2026.

2. The applicant shall comply with all applicable requirements of the B-1 and M-1 Zoning Districts and the Town's Land Development Code.
3. The outdoor display area shall be constructed, maintained, and operated in accordance with the approved site plan and all conditions of approval.
4. The applicant shall obtain all required building permits and approvals prior to installation or operation of the outdoor display area.
5. Any modifications to the approved outdoor display area shall require review and approval by the Town.
6. Based on the analysis provided, staff finds the request consistent with the Town's Comprehensive Plan and the intent of the B-1 District.

ATTACHMENTS

Application
Justification Statement

Town of Pembroke Park

Planning and Zoning Division

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

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	2.3475 ac	Flex Units
Address		**Parcel ID**
2701 Bryan Road, Hallandale Beach, FL 33009		5142 2900 0090
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for an allocation of commercial flexibility to the northwest parcel lcoated at 2701 Bryan Road to allow for an approximately 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:05:34 -04'00' _____ 08 / 11 / 2025

Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

_____ _____ ____/____/_____

Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated October 16, 2025)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot - Justification Statement for Commercial Flex, Special Permit, and Variances

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "Applicant") is currently undergoing the development approval process to build a 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The Property is comprised of seven (7) folio numbers, which are listed below and on the survey included in the plan set:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
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- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

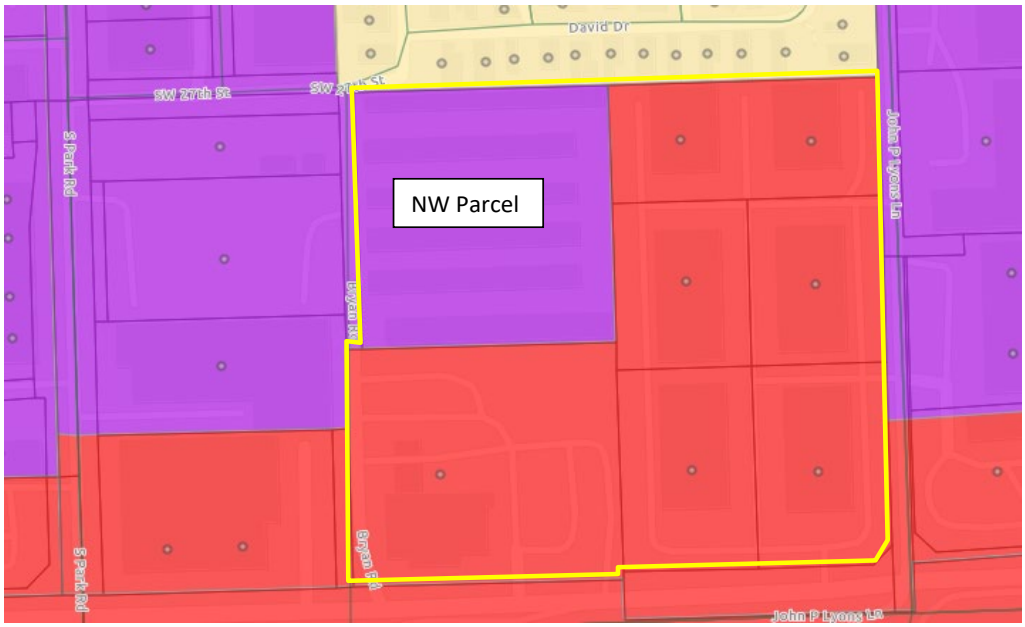
To allow for the development of the Project, the Applicant is requesting the following approvals from the Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

This narrative addresses only the Commercial Flex and Special Permit requests. Justification statements in connection with a sign variance and the parking reduction are being submitted separately.

i. Commercial Flexibility Request

The NW Parcel (shown below) has an "Industrial" land use designation under the Town's Future Land Use Map. As such, the NW Parcel requires an allocation of commercial flexibility under the Comprehensive Plan to allow for the Project's retail and commercial uses.



ii. Outdoor Storage Special Permit Request

There are two sections of the Zoning Code which both require Town Commission approval for Home Depot's contemplated outdoor storage uses:

- Section 28-188 requires that all activities permitted in the B-1 zoning district, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building unless the Commission authorizes a special permit.
- Section 28-215 allows for the outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission, provided the Commission determines the areas are appropriately visually screened from view from the ground from adjacent property (in light of the site characteristics and utilization), and provided the Town Commission determines the material or equipment as so located and utilized does not create any adverse effects of noise, light, odors, traffic, objectionable odor, air or water pollution, vibration, impacts to public safety, or other similar potential adverse effects, or incompatibilities in terms of aesthetics with surrounding property.

The Applicant is requesting a special permit to allow the outdoor display, sale, and storage of goods, products, and equipment on the Property, consistent with the typical operations of a Home Depot store. A comprehensive exhibit identifying the items commonly displayed and stored outdoors is attached as **Exhibit A**. The accompanying site plan illustrates the designated locations for these uses, including the Seasonal Sales Area, the Outdoor Sales/Display Area, the Temporary Staging Areas, and the TRC Material Storage Area.

Home Depot stores nationwide feature an outdoor display area along the building apron. This area is primarily used for large or bulky items, such as BBQ grills and ride-on lawn mowers, that are more practical to load directly from outside rather than through interior aisles. As further detailed in Exhibit A, many of the displayed items are inherently suited to outdoor storage, including sheds, landscaping equipment, trucks, mulch, and propane tanks. Additionally, from an operational standpoint, Home Depot also requires rear staging and storage space, as the interior of the building does not provide sufficient capacity for these materials.

These outdoor storage areas are appropriately screened from the adjacent properties through oversized landscape buffers with landscaping along the perimeters of the Property, significant separation from the property line, and an additional 8’ buffer wall along the northern boundary. The outdoor storage uses proposed are typical of a Home Depot and compatible with the adjacent industrial and retail uses surrounding the Property. The mobile home park located north of this Property is bounded by existing industrial parcels to the west and east, and by industrial and commercial uses on the south. The proposed outdoor uses on the Home Depot site would not create any greater adverse effect than the existing industrial or retail uses. Further, the mobile homes, which currently have only approximately 6’ of separation from the existing buildings on the Property, will be benefited by a new 8-foot tall screen wall and 10 feet of landscaping.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Enclosures:
Exhibit A – Items included in Special Permit

Exhibit A
Typical Outdoor Display

Pembroke Park, FL

Proposed Outdoor Displays Exhibit

Proposed Outdoor Display Areas – Front Apron



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Live Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



- Flowers
- Herbs and veggies

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Fence at Seasonal Sales Area



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Mulch and Bagged Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



- Mulch and Fertilizer
- Bagged Goods

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Shed Display Areas



Example provided from other Home Depot location to demonstrate display conditions.





Example provided from other Home Depot location to demonstrate display conditions.

Proposed Equipment Rental









Proposed Load-N-Go









Proposed PENSKE Truck Parking

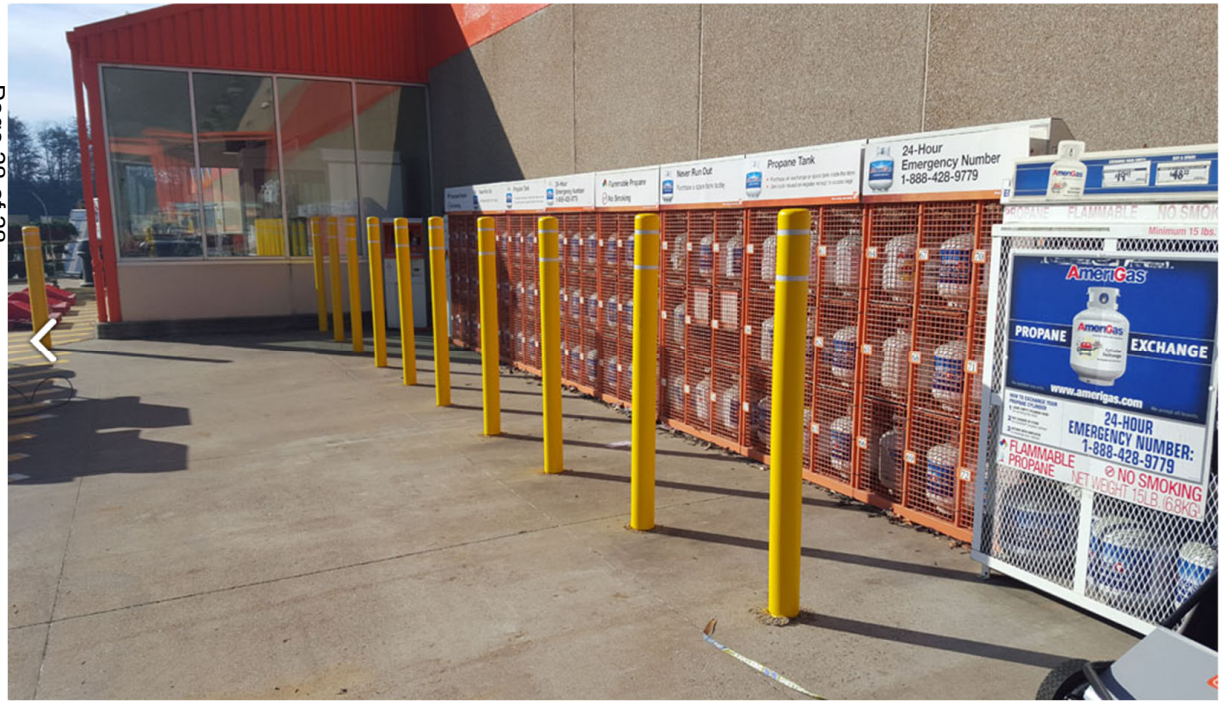


Example provided from other Home Depot location to demonstrate display conditions.





Proposed Propane Cages



Example provided from other Home Depot location to demonstrate propane cages conditions.

Agenda Item Report

Subject:	Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen File No.: 25-PR-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center. RESOLUTION NO: 2026-017 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest

	corner of the property. All existing buildings will be demolished to accommodate the proposed project.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-017
01-25-PR-01 Home Depot Parking Reduction
02- Application
03-Parking Reduction Justification Statement
04- Traffic Impact Analysis
05- Parking Demand Analysis
06-Site Plan
07-Survey

RESOLUTION NO. 2026-017

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

WHEREAS, Home Depot USA, INC, ("Applicant") has submitted Parking Reduction Application No. 25-PR-01 (the "Application") for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301(a)(5), Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 399 parking spaces to 283 parking spaces for certain real property located in Pembroke Park, Florida as more fully described in Section 1 hereof ("Subject Property"); and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on March XX, 2026, and recommended approval of the reduction in the number of required parking spaces from 399 parking spaces to 283 parking spaces subject to the conditions cited by Consultant Planner Michael Vonder Meulen/KEITH which are incorporated in Section 2 of this Resolution; and

WHEREAS, the Pembroke Park Town Commission reviewed the Application for Parking

Reduction, the information presented at the Planning and Zoning Board meeting, and the presentation of the Consultant Planner who explained the basis of the parking spaces reduction application at their meeting on March XX, 2026; and

WHEREAS, the Pembroke Park Town Commission having reviewed the evidence presented, has determined that the Applicant has met the criteria required by Section 28-301.2, Pembroke Park Code of Ordinances, and that the Application for Parking Reduction may be approved.

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

Section 1: That the Application for Parking Reduction of Home Depot USA, INC, for a waiver from the requirements of Section 28-301, Pembroke Park Code of Ordinances, to allow for a reduction in the required parking spaces from 399 parking spaces to 283 parking spaces for the real property legally described as follows:

PARCEL "A AND B", "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

be and the same is hereby approved.

Section 2: That the approval of the Parking Reduction for Home Depot USA, INC is subject to the following development conditions, to wit:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28, 2026, for a retail commercial development and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
2. A recordable covenant reflecting the reduced parking approval, with legal description, shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon submission of an updated study justifying an alternative number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees if litigation is necessary to enforce it.

Section 3: That this Resolution approving the Parking Reduction Application for the Applicant shall serve as the Parking Reduction Order described in Section 28-301(a)(5), Pembroke Park Code of Ordinances, and the Clerk -Commissioner is directed to record a certified copy of this Resolution in the public records of Broward County, Florida.

Section 4: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5: That all Resolutions or parts of Resolutions in conflict herewith be and the same arc hereby superseded to the extent of such conflict.

Section 6: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

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

TO: Planning and Zoning Board

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

MEETING DATE: March 5, 2026

SUBJECT: 25-PR-01 / Home Depot Parking Reduction
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

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

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND

On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

PARKING CODE REQUIREMENT:

Based upon Section 28-301(a) of the Town of Pembroke Park Code, the required number of parking spaces for commercial development is calculated as follows: one (1) parking space is required for every three hundred (300) square feet of floor area within the building. In addition, one (1) parking space must be provided for every four (4) employees, whether currently employed or anticipated.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a) Minimum requirements	One (1) parking space per 300 Sf. And One (1) Parking space per four employees	399 parking spaces	283 parking spaces	116 parking space

PROJECT ANALYSIS

In accordance with the Code of Ordinances Section 28-301.2, the applicant is requesting a parking reduction for the proposed Home Depot development located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. (Parcel ID(s): 514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010) This 9.5-acre property is intended for commercial development.

The proposed Home Depot development will consist of a one-story, 107,874-square-foot store, a 28,167-square-foot garden center. The applicant is requesting a reduction to 283 parking spaces from the 399-space requirement outlined in Section 28-301(a).1 of the Town of Pembroke Park Code of Ordinances. The proposed development will provide a total of 283 commercial parking spaces.

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

- The use, site, and structure exhibit characteristics that suggest the required parking for this development is lower than what the Zoning Code typically mandates for similar uses.
- The enclosed Parking Analysis, prepared by Kimley-Horn, evaluates the anticipated parking demand for the Home Depot Pembroke Park location. The analysis is based on parking inventory and demand data collected from a comparable facility located at 1951 S State Road 7. According to the analysis, the peak projected parking demand is 254 spaces for Home Depot. The proposed development will provide 283 parking spaces, exceeding the anticipated demand by 29 spaces, or approximately 11%.

RECOMMENDATION

The consultant Town Planner recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28, 2026, for the commercial development.

2. A recordable covenant reflecting the reduced parking approval, 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.
3. Parking on any right-of-way in this area to access business shall be prohibited in its entirety.

4. Applicants must revise the parking demand analysis and the parking calculations on the Overall Site Plan to ensure consistency, with both documents reflecting the total required and parking spaces provided.

ATTACHMENTS

Parking Reduction Application
Parking Reduction Justification Statement
Traffic Impact Analysis
Parking Demand Analysis
Site Plan
Survey

Town of Pembroke Park

Planning and Zoning Division

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

Parking Reduction Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Owner / Applicant Name(s)	Phone	Email
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com
Address of Subject Property		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -0013
Parcel Acreage	**Parking Required**	**Parking Proposed**
9.13 acres	394 spaces	287 spaces

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Description

Request for a parking reduction from 394 parking spaces to 287 parking spaces in connection with the redevelopment of the property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:14 -04'00' — *Agent's Signature*

08 / 11 / 2025 — *Date*

Property Owner Certification

SEE OWNER CONSENT LETTERS ATTACHED

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner — *Signature of Property Owner* — *Date* ____ / ____ / ____

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
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Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC & Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

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- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Updated January 27, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Parking Reduction Justification
2701 Bryan Road and 3101-3131 W Hallandale Beach Blvd.
(5142 2900 0090, -0091, -0020, -0013, -0011, -0012, -0010) (the "**Property**")

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "**Applicant**") is requesting a parking reduction from 373 parking spaces to 257 parking spaces in connection with its request for Site Plan approval to redevelop the above-described Property with a 107,874 square foot Home Depot store with a 28,157 square foot garden center ("**Proposed Development**"). In addition, an approximately 7,381 square foot commercial outparcel is proposed at the southwest corner of the Property, which will be separately parked without needing a reduction.

Use	Requirement	Parking Required under Code	Variance Request
Home Depot 107,874 sf* + 50 employees	1 space / 300 sf + 1 space / 4 employees	373 spaces	255 spaces

* Section 28-301 applies only to square footage contained within the building. Because the garden center is not within the building, that square footage has been excluded from this calculation.

Section 28-301.2(d) outlines the criteria for a parking reduction. The Proposed Development meets the criteria as follows:

a) Concurrency requirements, as provided in chapters 13.5 and 20; and

The Proposed Development meets the concurrency requirements as evidenced by Infrastructure Concurrency Impact Analysis Report prepared by Kimley Horn and included in the submittal package.

b) The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the Zoning Code for similar uses; or

The Parking Study prepared by Kimley Horn demonstrates that the proposed 257 parking spaces are sufficient for the Proposed Development.

c) If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

There is a commercial outparcel on the site, which has sufficient parking for that use. The parking request is specific only to the Home Depot, which, as demonstrated by the Parking Study, is sufficient for the Proposed Development.

d) If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or

This section does not apply to the Proposed Development.

e) Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for carpooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restrictions, action, or both, will take place; or

The Property is adjacent to a Broward County bus stop (Stop ID 3856) along Hallandale Beach Boulevard, which is likely to be used by employees. However, even without calculating that a certain number of employees or patrons may use the mass transit system, the Parking Study demonstrates that sufficient parking is provided for the Proposed Development.

f) Any combination of subsections 5. (a) through (e); and

As demonstrated above, the Proposed Development meets subsections a, b, c, and e.

g) In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

This section does not apply. The Parking Study demonstrates that sufficient parking will be provided for the Proposed Development without the need for an alternative parking arrangement.

As demonstrated above, the Proposed Development meets the criteria for a parking reduction. Please let us know if you have any further questions in connection with this request.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Kimley»Horn

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Updated January 2026
April 2025
047096448

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Prepared for:

Home Depot, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

Derek d'Adesky

Digitally signed by Derek d'Adesky
Date: 2026.01.22 16:44:56 -05'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on

Derek Jeffrey d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

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Updated January 2026
April 2025
047096448

EXECUTIVE SUMMARY

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

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APPENDIX H: Intersection Capacity Analysis Worksheets
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INTRODUCTION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027. A project location map is provided as Figure 1. A conceptual site plan is provided in Appendix A.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis for the proposed redevelopment. The purpose of the study is to assess the project's impact on the surrounding roadway network. This report summarizes the data collection, project trip generation, trip assignment and distribution, intersection capacity analysis, queue analysis, and turn lane analysis for the proposed redevelopment.



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Figure 1
Project Location Map
Home Depot
Town of Pembroke Park, Florida

EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on September 4, 2024 (Wednesday) at the following intersections:

- SR 858/Hallandale Beach Boulevard and Lake Shore Drive
- SR 858/Hallandale Beach Boulevard and S Park Road
- SR 858/Hallandale Beach Boulevard and Bryan Road/Hammock Lane
- SR 858/Hallandale Beach Boulevard and SW 31st Avenue
- SW 27th Street and Bryan Road

All traffic volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. Turning movement counts also included pedestrian and bicycle data. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) of 1.05 was applied to the turning movement counts collected. Signal timing data was obtained from the Broward County Traffic Engineering Division (BCTED).

The turning movement counts, pedestrian crossing volumes, FDOT peak season factor category reports, and signal timing data are included in Appendix B. Figure 2 presents the existing turning movement volumes at the study intersections during the A.M. and P.M. peak hours.

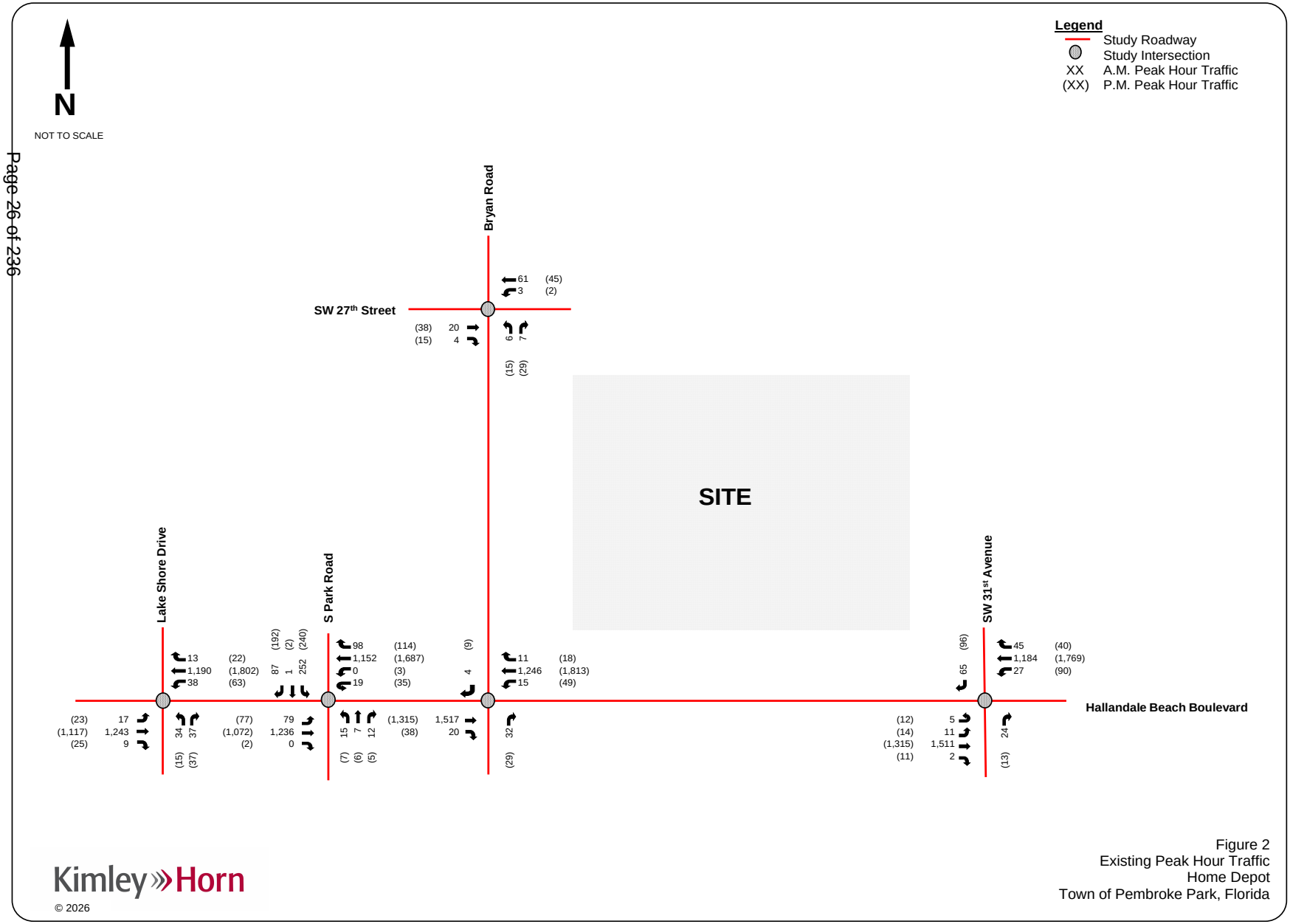


Figure 2
Existing Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

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FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2027 without the construction of the proposed redevelopment. Future background traffic volumes used in the analysis are the sum of the existing traffic and additional traffic generated by growth in the study area. Refer to Figure 3 for the future background peak hour traffic volumes.

BACKGROUND AREA GROWTH

Future traffic growth on the transportation network was determined based upon (a) historical growth trends at nearby FDOT traffic count stations and (b) traffic volume comparisons from the year 2015 and 2045 Florida Standard Urban Transportation Model Structure (FSUTMS) - Southeast Florida Regional Planning Model (SERPM), Version 8.542.

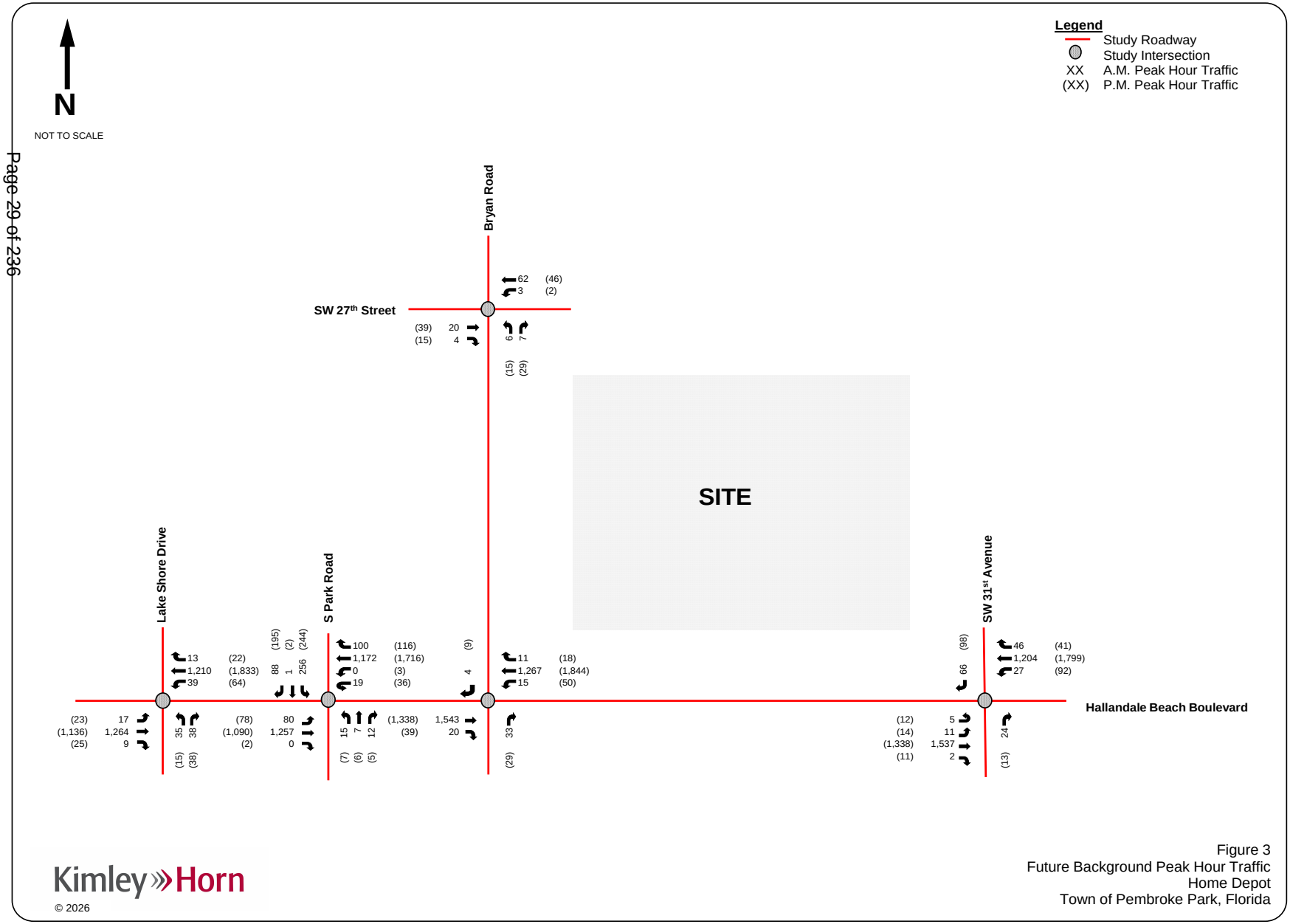
FDOT count stations referenced in this analysis include:

- Count Station 860297: SR 858/Hallandale Beach Boulevard, west of SR 9/I-95
- Count Station 869502: SW 40th Avenue, north of County Line Road
- Count Station 869633: SW 8th Avenue, south of Hallandale Beach Boulevard
- Count Station 869755: S Park Road, south of Pembroke Road

The historical growth rate analysis, based on FDOT count stations, examined linear, exponential, and decaying exponential growth rates for the most recent five (5) year and 10-year periods. Note that as a result of atypical traffic conditions due to COVID-19, the historical traffic data for the years of 2020 and 2021 were interpolated based on 2019 and 2022 data. The linear growth trend yielded a growth rate of negative 2.26 percent (-2.26%) over the most recent five (5) year period and 0.18 percent (0.18%) over the most recent 10-year period. The exponential growth trend yielded a growth rate of negative 3.04 percent (-3.04%) over the most recent five (5) year period and 0.10 percent (0.10%) over the most recent 10-year period. The decaying exponential growth trend yielded a growth rate of 0.01 percent (0.01%) over the most recent five (5) year period and negative 1.02 percent (-1.02%) over the most recent 10-year period. The calculated growth rate with the highest R^2 value resulted from the five (5) year linear growth trend which yielded a growth rate of negative 2.26 percent (-2.26%).

Based on the forecasted volumes obtained from the 2015 and 2045 FSUTMS SERPM, an annual growth rate of 0.57 percent (0.57%) was calculated in the vicinity of the redevelopment.

To provide a conservative analysis, the higher growth rate of 0.57 percent (0.57%) was applied to existing traffic volumes compounded annually to develop future 2027 volumes. The worksheets used to analyze the historical growth trends along with the FSUTMS transportation model outputs are included in Appendix C.



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Figure 3
Future Background Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

EXISTING AND PROPOSED LAND USES

Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

PROJECT ACCESS

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

TRIP GENERATION

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

MULTIMODAL REDUCTION

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in the vicinity of the redevelopment. The US Census data indicated that there is a 12.6 percent (12.6%) multimodal factor within the vicinity of the redevelopment. It is expected that a portion of guests, employees, and patrons will choose to walk, bike, or use public transit to and from the proposed redevelopment.

EXISTING TRANSIT ROUTES

One (1) Broward County Transit (BCT) route currently operates in close proximity to the site during the A.M. and P.M. peak hours. Detailed transit route information is included in Appendix D. BCT Route 28

operates along Hallandale Beach Boulevard in the vicinity of the project site with the nearest stop located east of Bryan Road. This route operates with approximately 25-minute headways in the westbound and eastbound directions during the A.M. and P.M. peak hours.

PASS-BY CAPTURE

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Manual*, 12th Edition. The pass by rates of 42.0 percent (42.0%) based on LUC 862 (Home Improvement Store) and 40.0 percent (40.0%) based on LUC 822 (Strip Retail Plaza) were utilized during the P.M. peak hour.

NET NEW PROJECT TRIPS

Table 1 summarizes the project's expected trip generation for the A.M. and P.M. peak hours. As shown in Table 1, the project is expected to generate 165 net new weekday A.M. peak hour vehicular trips and 141 net new weekday P.M. peak hour trips. Detailed trip generation information is included in Appendix E.

Table 1: Trip Generation

A.M. Peak Hour (P.M. Peak Hour)				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Total Trips
Existing Development				
Mini-Warehouse (151)	52,084 square feet	1 (3)	2 (3)	3 (6)
Office Park (750)	39,280 square feet	32 (6)	3 (36)	35 (42)
Subtotal		33 (9)	5 (39)	38 (48)
Proposed Redevelopment				
Home Improvement Superstore (862)	136,041 square feet	101 (77)	77 (80)	178 (157)
Strip Retail Plaza (822)	7,381 leasable square feet	14 (16)	11 (16)	25 (32)
Subtotal		115 (93)	88 (96)	203 (189)
Net New Development				
Net New Project Trips		82 (84)	83 (57)	165 (141)

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution was determined based on existing turning movements counts and a select zone analysis for the appropriate Traffic Analysis Zone (TAZ) in the SERPM, Version 8.542. Figure 4 and Figure 5 detail the project's trip distribution and assignment for the A.M. and P.M. peak hours. Figure 6 and Figure 7 detail the project's pass-by trip distribution and assignment for the P.M. peak hour. Detailed distribution calculations are contained in Appendix F.

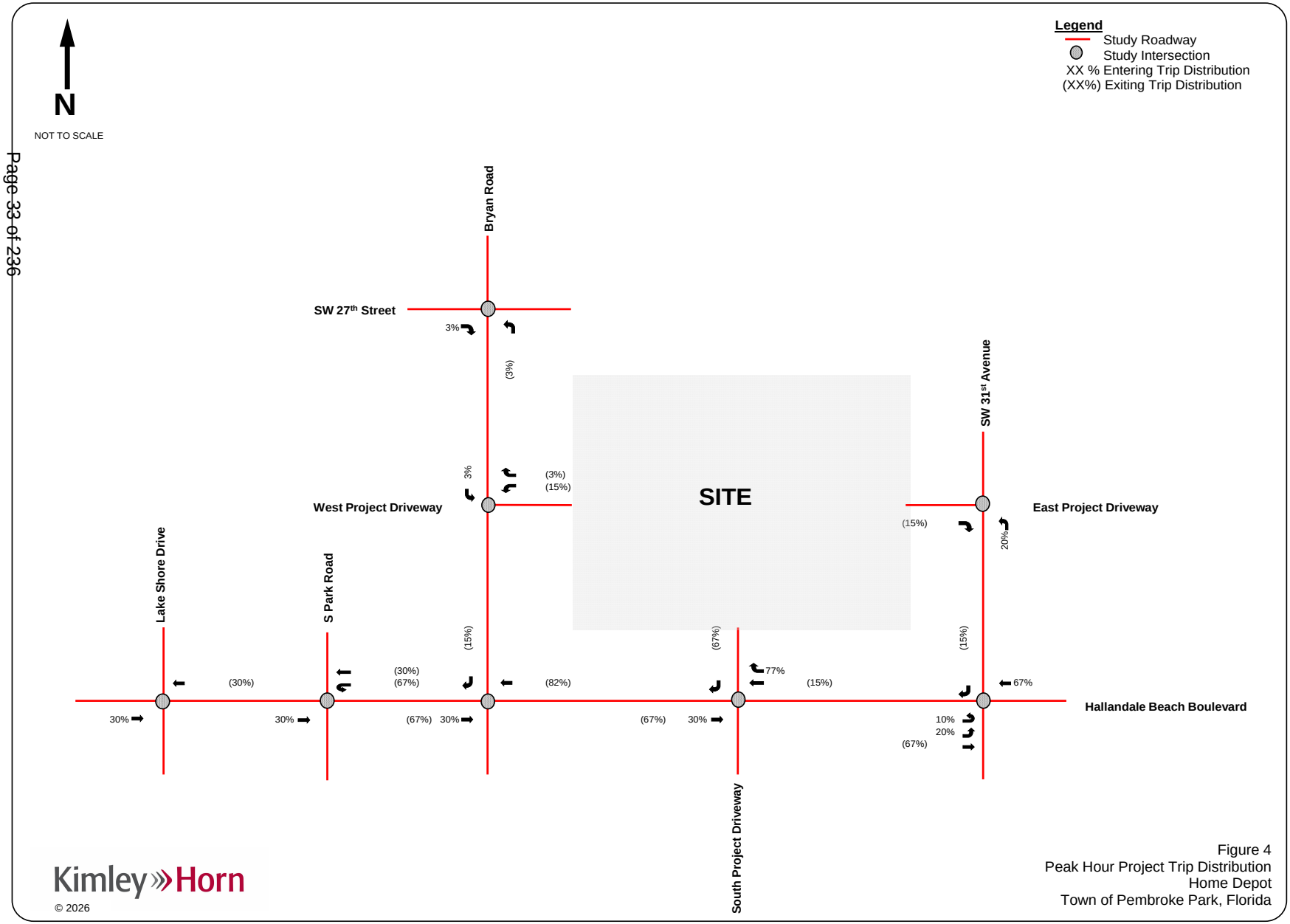
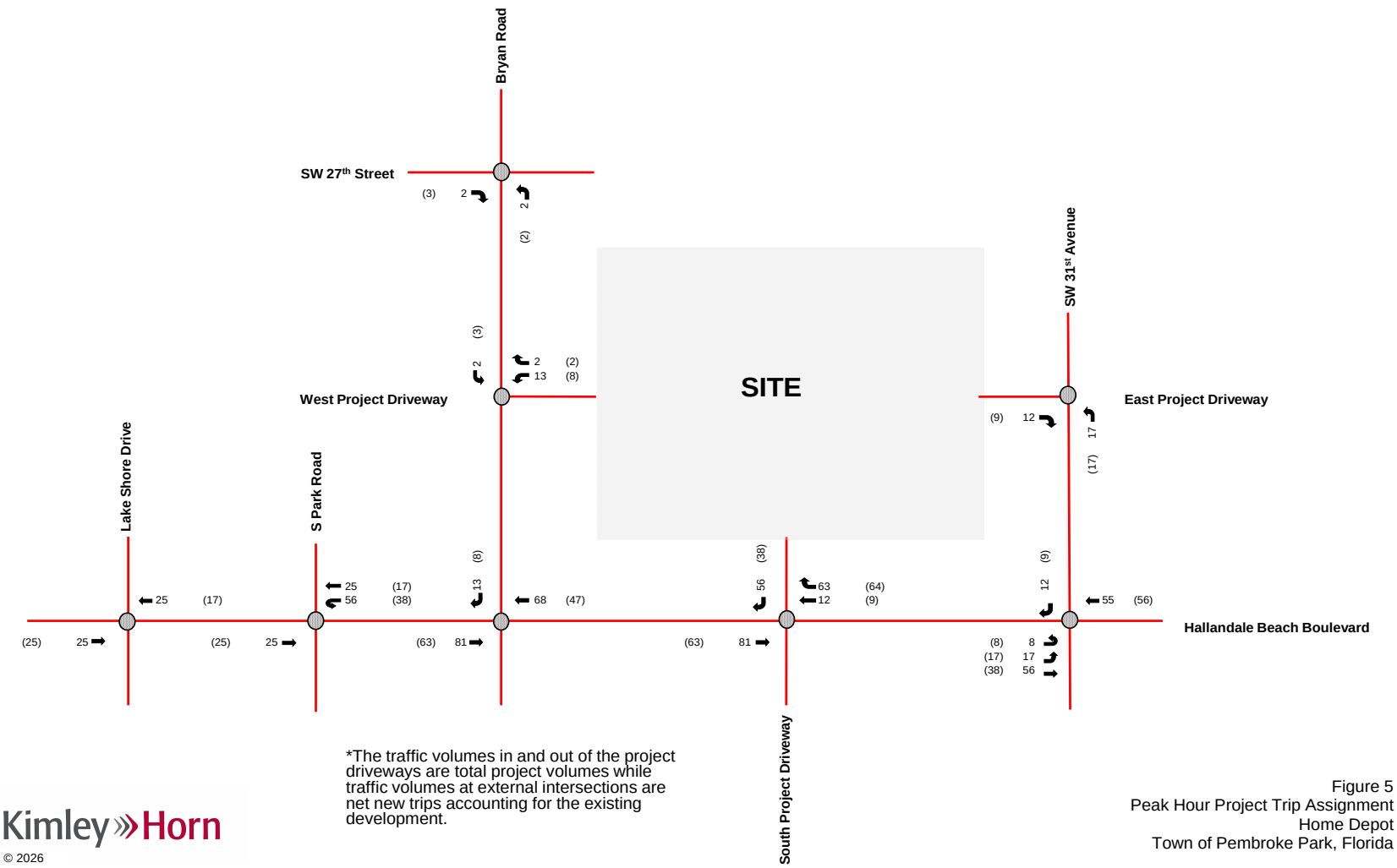


Figure 4
Peak Hour Project Trip Distribution
Home Depot
Town of Pembroke Park, Florida

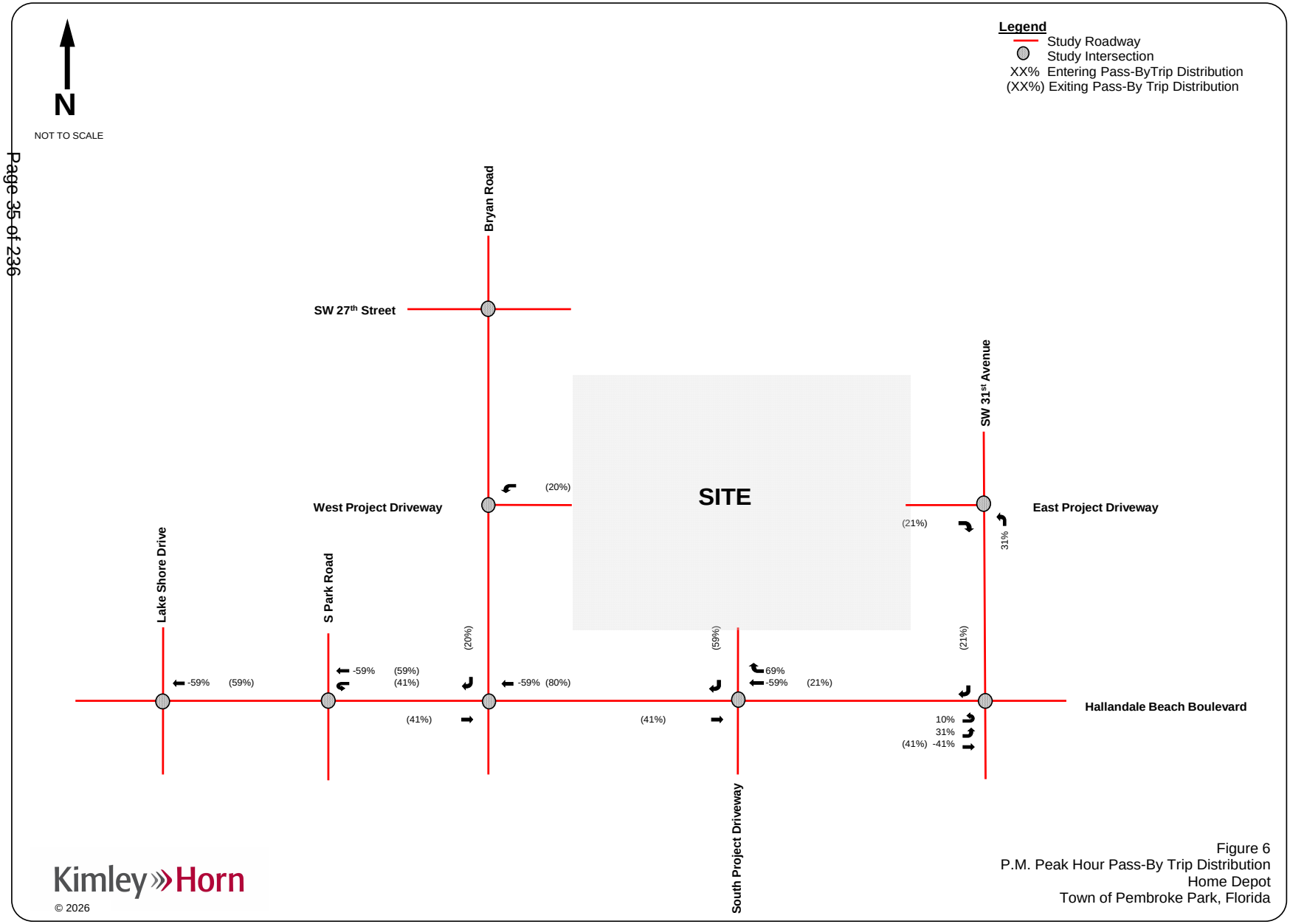


*The traffic volumes in and out of the project driveways are total project volumes while traffic volumes at external intersections are net new trips accounting for the existing development.

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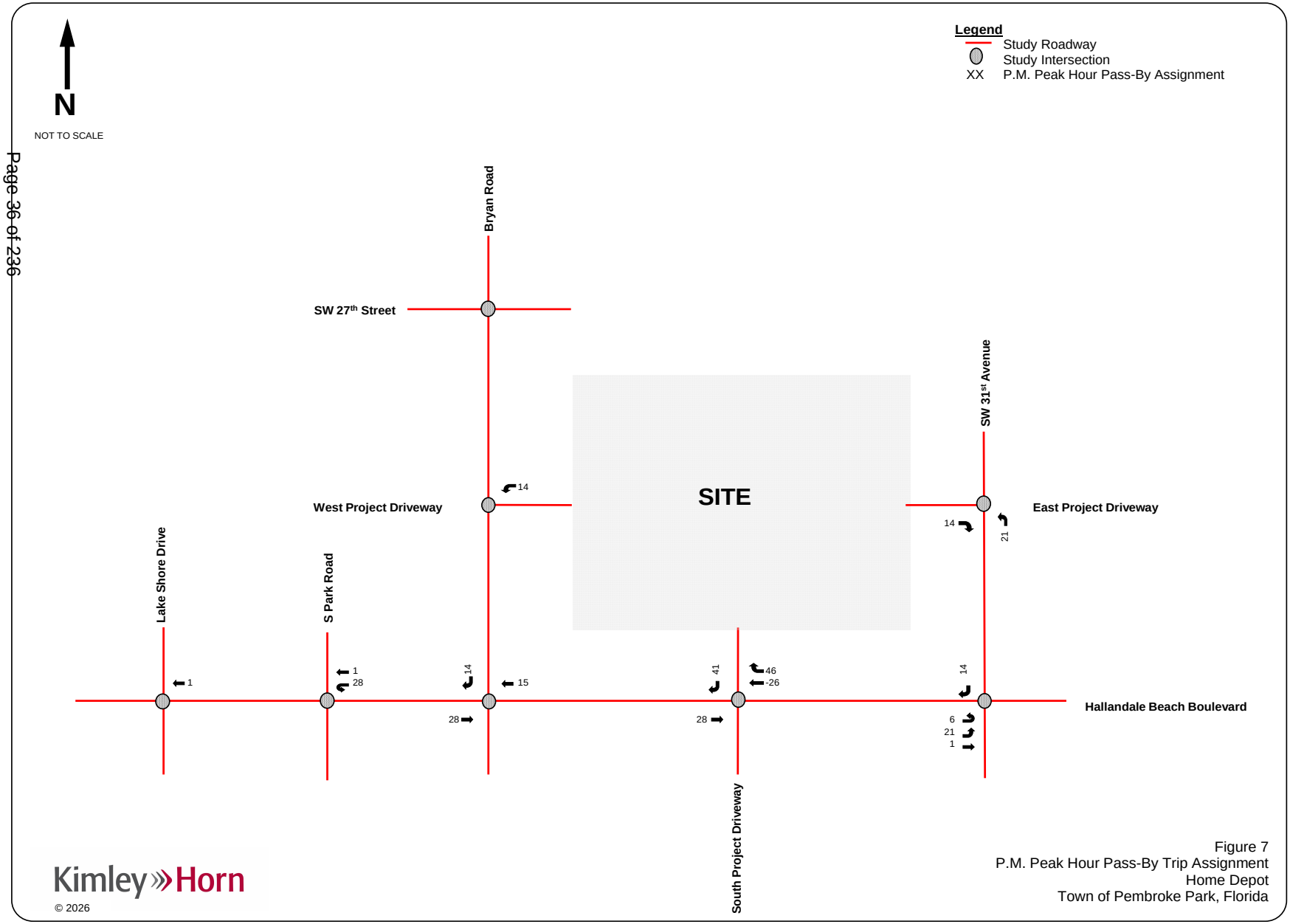
Figure 5
Peak Hour Project Trip Assignment
Home Depot
Town of Pembroke Park, Florida



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Figure 6
P.M. Peak Hour Pass-By Trip Distribution
Home Depot
Town of Pembroke Park, Florida



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Figure 7
P.M. Peak Hour Pass-By Trip Assignment
Home Depot
Town of Pembroke Park, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2027 after the opening of the project. Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and expected project traffic volumes. Refer to Figure 8 for the 2027 future total peak hour traffic volumes. Volume development worksheets for the study intersections are included in Appendix G.

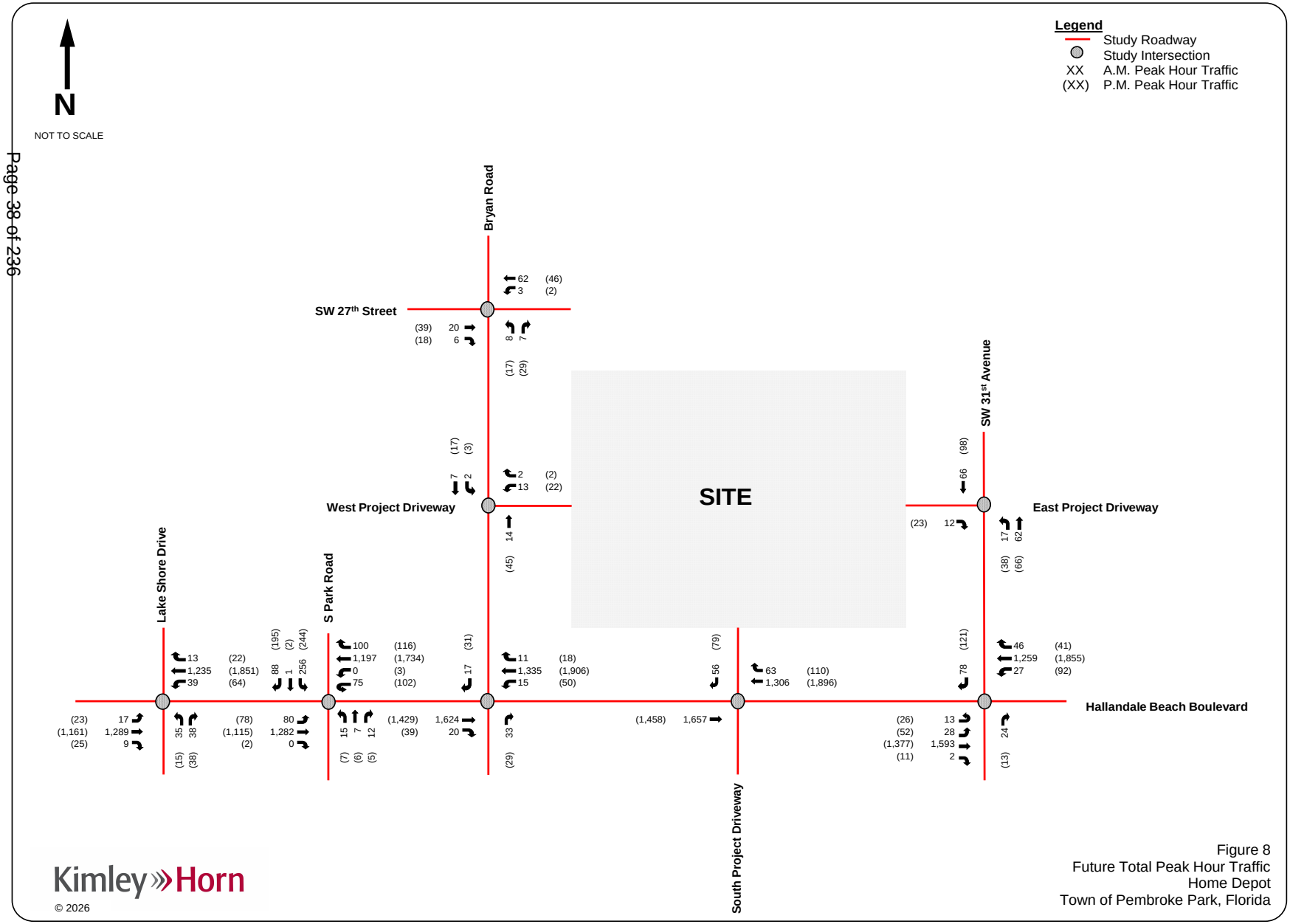


Figure 8
Future Total Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

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INTERSECTION CAPACITY ANALYSIS

The study area intersection operating conditions were analyzed for three (3) scenarios (existing conditions, future background conditions, and future total conditions) during the A.M. and P.M. peak hours using Trafficware's SYNCHRO software, which applies methodologies outlined in the Transportation Research Board's (TRB's) *Highway Capacity Manual* (HCM) 2000/7th Editions. Synchro worksheets for the study intersections are included in Appendix H. A summary of the intersection analyses is presented in Table 2 and Table 3 for the A.M. and P.M. peak hours, respectively.

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted LOS D or better during the A.M. and P.M. peak hours under all analysis conditions.

Table 2: A.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
A.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized (3)	B/12.9 sec (B/13.1 sec) [B/13.5 sec]	C (C) [C]	A (A) [A]	E (E) [E]	(4)
Hallandale Beach Boulevard and S Park Road	Signalized (3)	C/22.2 sec (C/22.4 sec) [C/22.4 sec]	A (A) [A]	C (C) [C]	E (E) [E]	E (E) [E]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	(1)/0.2 sec ((1)/0.2 sec) [(1)/0.2 sec]	(2)	(2)	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized (3)	A/1.5 sec (A/1.6 sec) [A/1.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	(1)/2.6 sec ((1)/2.6 sec) [(1)/2.8 sec]	(2)	(2)	A (A) [A]	(4)
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	(4) ((4)) [(1)/0.2 sec]	(4) ((4)) [(2)]	(4) ((4)) [(2)]	(4) ((4)) [(4)]	(4) ((4)) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	(4) ((4)) [(1)/1.3 sec]	(4) ((4)) [A]	(4) ((4)) [(4)]	(4) ((4)) [(2)]	(4) ((4)) [(2)]
Bryan Road and West Project Driveway	Two-Way Stop Control	(4) ((4)) [(1)/3.5 sec]	(4) ((4)) [(4)]	(4) ((4)) [A]	(4) ((4)) [(2)]	(4) ((4)) [(2)]

Notes: (1) Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
(2) Approach operates under free-flow conditions. LOS is not defined
(3) Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
(4) Intersection or approach does not exist under analysis scenario.

Table 3: P.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
P.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized [3]	B/14.9 sec (B/15.7 sec) [B/16.3 sec]	C (C) [C]	A (A) [A]	F (F) [F]	[3]
Hallandale Beach Boulevard and S Park Road	Signalized [3]	D/48.2 sec (D/51.3 sec) [D/52.2 sec]	B (B) [B]	E (E) [E]	F (F) [F]	D (D) [D]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	[1]/0.3 sec ([1]/0.3 sec) [[1]/0.4 sec]	[2]	[2]	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized [3]	A/2.6 sec (A/2.6 sec) [A/2.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	[1]/3.4 sec ([1]/3.4 sec) [[1]/3.4 sec]	[2]	[2]	A (A) [A]	[3]
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/0.2 sec]	[4] ([4]) [[2]]	[4] ([4]) [[2]]	[4] ([4]) [[4]]	[4] ([4]) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.0 sec]	[4] ([4]) [A]	[4] ([4]) [[4]]	[4] ([4]) [[2]]	[4] ([4]) [[2]]
Bryan Road and West Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.4 sec]	[4] ([4]) [[4]]	[4] ([4]) [A]	[4] ([4]) [[2]]	[4] ([4]) [[2]]

Notes: [1] Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
[2] Approach operates under free-flow conditions. LOS is not defined
[3] Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
[4] Intersection or approach does not exist under analysis scenario.

95TH PERCENTILE QUEUE ANALYSIS

A summary of the 95th percentile queues for the exclusive turn lanes at study intersections is presented in Table 4. The analysis was prepared using SYNCHRO 95th percentile queues.

As shown in the tables, the results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hour.

Table 4: 95th Percentile Queue Analysis

Intersection	Lane	Existing Storage Provided (ft)	95th Percentile Queue Length (ft)		
			Existing	Future Background	Future Total
A.M. Peak Hour (P.M. Peak Hour)					
Hallandale Beach Boulevard and S Park Road (1)	WBL	200	18 (39)	18 (40)	51 (91)
Hallandale Beach Boulevard and SW 31st Avenue	EBL	160	<25 (<25)	<25 (<25)	<25 (<25)

Notes: Bolded text indicates queue exceeds storage.
(1) HCM 7th Edition queues were not available. Therefore, Synchro queues were used instead.

TURN LANE ANALYSIS

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South project driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue.

RIGHT-TURN LANE ANALYSIS

A turn lane analysis was conducted for an exclusive right-turn lane at the intersection of Hallandale Beach Boulevard and the right-in/right-out project driveway based on FDOT's *Access Management Guidebook*, 2023. This roadway has a context classification of C4 – Urban General which FDOT includes as a context classification not to consider right turn lanes. However, per the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway. A conceptual site plan is provided in Appendix A.

LEFT-TURN LANE ANALYSIS

The left-turn lane analysis was based on the turn-lane warrant methodology contained in the NCHRP Report 457. The results indicate that a southbound left-turn lane at Bryan Road and the West Project Driveway and a northbound left-turn lane at SW 31st Avenue and the East Project Driveway are not warranted under future total conditions. Detailed left-turn analysis calculations are included in Appendix I. The results are summarized in Table 5.

Table 5: NCHRP Left-Turn Lane Analysis

Intersection	Approach	% Left-Turns A.M. (P.M.)	Advancing Veh/Hour A.M. (P.M.)	Opposing Veh/Hour A.M. (P.M.)	Analysis Results
Bryan Road and West Project Driveway	Southbound	22% (15%)	9 (20)	14 (45)	Not Warranted
SW 31st Avenue and East Project Driveway	Northbound	22% (37%)	79 (104)	66 (98)	Not Warranted

CONCLUSION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

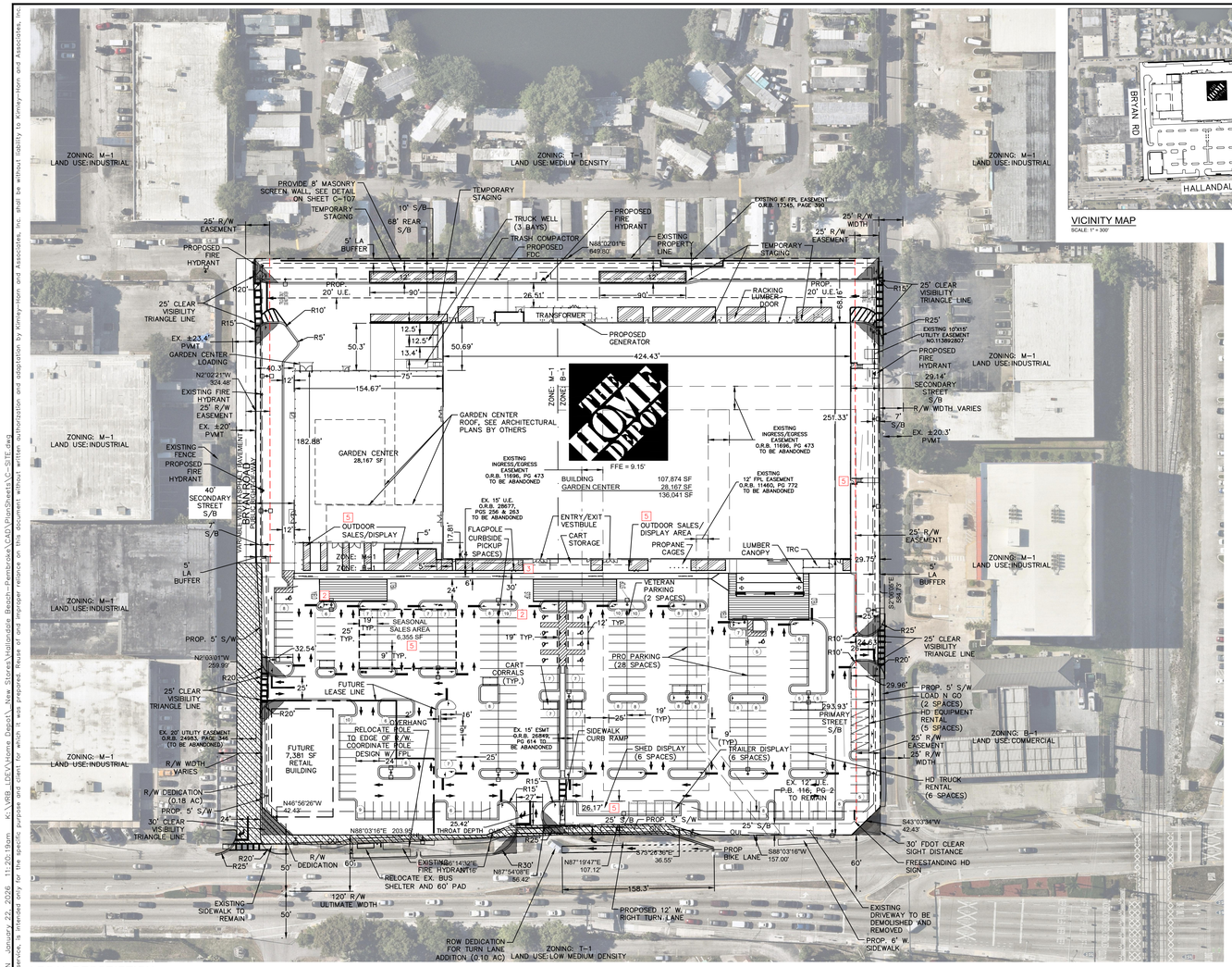
The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

Appendix A

Site Plan


ZONING: M-1
LAND USE:INDUSTRIAL
ZONING: T-1
LAND USE:MEDIUM DENSITY
ZONING: M-1
LAND USE:INDUSTRIAL
PROVIDE 8' MASONRY SCREEN WALL SEE DETAIL ON SHEET C-107
TEMPORARY STAGING
TEMPORARY STAGING
10' S/B
68' REAR S/B
5' LA BUFFER
TRUCK WELL (3 BAYS)
TRASH COMPACTOR
PROPOSED FDC
PROPOSED FIRE HYDRANT
N88°02'01"E 649.80'
EXISTING PROPERTY LINE
EXISTING 8' FPL EASEMENT O.R.B. 17345, PAGE 1901
25' R/W WIDTH
25' R/W EASEMENT
TEMPORARY STAGING
PROPOSED FIRE HYDRANT
25' R/W EASEMENT
25' CLEAR VISIBILITY TRIANGLE LINE
R20'
R10'
R15'
R5'
20' U.E.
90'
26.51'
90'
RACKING LUMBER DOOR
PROP. 20' U.E.
68.16'
TRANSFORMER
PROPOSED GENERATOR
12.5'
12.5'
13.4'
50.3'
50.69'
424.43'
EX. ±23.4' PVMT
GARDEN CENTER LOADING
N2°02'21"W 324.48'
EXISTING FIRE HYDRANT
25' R/W EASEMENT
EX. ±20' PVMT
40.3'
12'
75'
154.67'
ZONE: M-1
ZONE: B-1
THE HOME DEPOT
FFE = 9.15'
ZONING: M-1
LAND USE:INDUSTRIAL
EXISTING FENCE
PROPOSED FIRE HYDRANT
40' SECONDARY STREET S/B
7' S/B
182.88'
GARDEN CENTER ROOF, SEE ARCHITECTURAL PLANS BY OTHERS
GARDEN CENTER 28,167 SF
EXISTING INGRESS/EGRESS EASEMENT O.R.B. 11696, PG 473 TO BE ABANDONED
BUILDING AREA 107,874 SF
GARDEN CENTER 28,167 SF
136,041 SF
EXISTING INGRESS/EGRESS EASEMENT O.R.B. 11696, PG 473 TO BE ABANDONED
251.33'
29.14'
SECONDARY STREET S/B
R/W WIDTH VARIES
7' S/B
EX. ±20.3' PVMT
BRYAN ROAD
VARIES
EX. 15' U.E. O.R.B. 28673, PG 253 TO BE ABANDONED
FLAGPOLE
CURBSIDE PICKUP (4 SPACES)
ENTRY/EXIT VESTIBULE
CART STORAGE
OUTDOOR SALES/ DISPLAY AREA
PROPANE CAGES
LUMBER CANOPY
TRC
12' ESMT. EASEMENT O.R.B. 11460, PG 772 TO BE ABANDONED
OUTDOOR SALES/ DISPLAY
5' S/B
ZONE: M-1
ZONE: B-1
5' LA BUFFER
25' R/W EASEMENT
ZONING: M-1
LAND USE:INDUSTRIAL
ZONING: M-1
LAND USE:INDUSTRIAL
PROP. 5' S/W
N2°03'01"W 259.99'
VETERAN PARKING (2 SPACES)
SEASONAL SALES AREA 6,355 SF
PRO PARKING (28 SPACES)
CART CORRALS (TYP.)
25' CLEAR VISIBILITY TRIANGLE LINE
FUTURE LEASE LINE
OVERHANG TO EDGE OF R/W, COORDINATE POLE DESIGN W/ FPL
RELOCATE POLE TO EDGE OF R/W.
EX. 15' ESMT O.R.B. 26869, PG 814 TO BE ABANDONED
SIDEWALK CURB RAMP
SHED DISPLAY (6 SPACES)
TRAILER DISPLAY (6 SPACES)
PRIMARY STREET S/B
EX. 12' U.E. P.B. 116, PG-2 TO REMAIN
HD TRUCK RENTAL (6 SPACES)
HD EQUIPMENT RENTAL (5 SPACES)
PROP. 5' S/W
LOAD N GO (2 SPACES)
ZONING: B-1
LAND USE:COMMERCIAL
ZONING: M-1
LAND USE:INDUSTRIAL
EX. 20' UTILITY EASEMENT O.R.B. 24983, PAGE 346 (TO BE ABANDONED)
FUTURE 7,381 SF RETAIL BUILDING
R/W WIDTH VARIES
R/W DEDICATION (0.18 AC)
PROP. 5' S/W
30' CLEAR VISIBILITY TRIANGLE LINE
N46°56'26"W 42.48'
N88°03'16"E 203.99'
25.42'
THROAT DEPTH
R25'
R20'
R25'
R/W DEDICATION
60'
50'
EXISTING FIRE HYDRANT
N1°14'36"E
R30'
N87°54'08"E 86.42'
RELOCATE EX. BUS SHELTER AND 60' PAD
120' R/W ULTIMATE WIDTH
EXISTING SIDEWALK TO REMAIN
ROW DEDICATION FOR TURN LANE ADDITION (0.10 AC)
ZONING: T-1
LAND USE:LOW MEDIUM DENSITY
N87°19'47"E 107.12'
158.3'
PROPOSED 12' W. RIGHT TURN LANE
S75°26'30"E 36.55'
PROP BIKE LANE
S88°03'16"W 157.00'
60'
EXISTING DRIVEWAY TO BE DEMOLISHED AND REMOVED
PROP. 6' W. SIDEWALK
S43°03'34"W 42.43'
30' FDOT CLEAR SIGHT DISTANCE
FREESTANDING HD SIGN
25' S/B
25' S/B
PROP. 5' S/W
25' S/B
R15'
R15'
R25'
EXISTING 10'X15' UTILITY EASEMENT NO.113892807
R25'
R10'
R10'
R20'
R25'
25' CLEAR VISIBILITY TRIANGLE LINE
29.96'
293.93'
24.6'
25'
25'
19' (TYP)
9' (TYP)
19' (TYP)
25'
25'
25'
25'
24'
24'
25'
25'
25

Appendix B

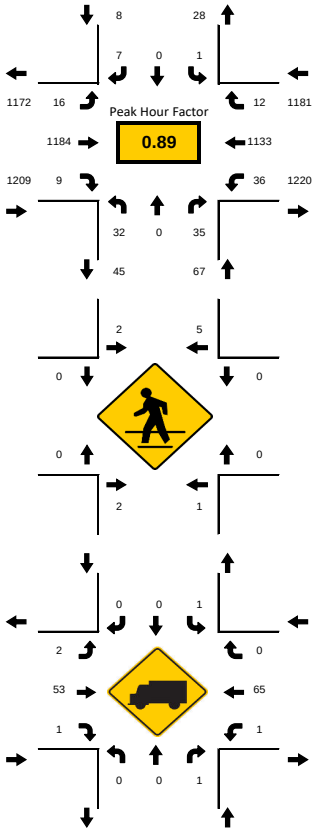
Traffic Data

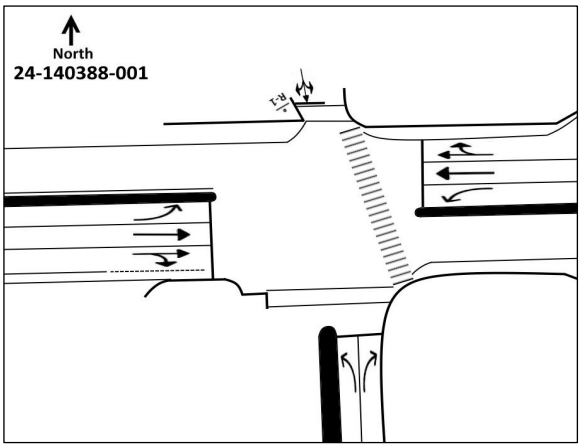
Turning Movement Counts

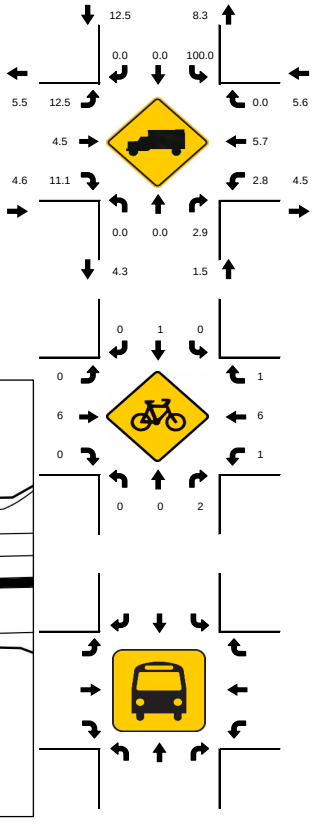
LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-001
DATE: Thu, Dec 05, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM





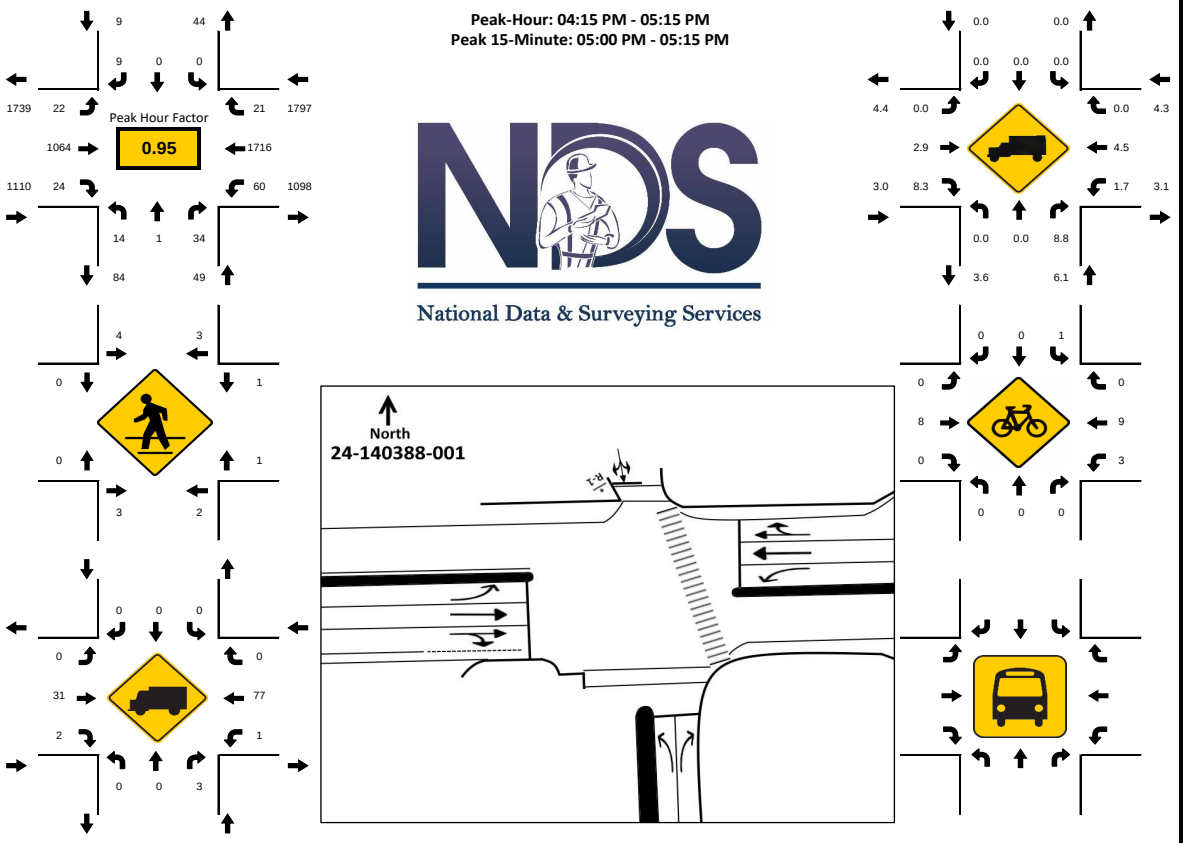


15-Min Count Period Beginning At	ke Shore Dr/23 LIQUOR STORE D Northbound					ke Shore Dr/23 LIQUOR STORE D Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	2	0	4	0		0	0	2	0		6	357	1	1		5	242	0	0		620	2258
7:15 AM	4	0	5	0		0	0	0	0		2	318	1	1		4	251	4	0		590	2285
7:30 AM	4	0	13	0		0	0	0	0		2	230	0	0		7	246	3	0		505	2275
7:45 AM	4	0	5	0		0	0	0	0		3	261	1	0		4	262	3	0		543	2459
8:00 AM	5	0	5	0		0	0	1	0		2	303	2	0		8	319	2	0		647	2465
8:15 AM	9	0	9	0		0	0	1	0		6	276	2	0		9	265	3	0		580	1818
8:30 AM	6	0	10	0		0	0	3	0		2	363	3	0		10	288	4	0		689	1238
8:45 AM	11	0	11	1		1	0	2	0		2	242	2	4		9	261	3	0		549	549
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	44	0	44	4		4	0	12	0		24	1452	12	16		40	1276	16	0		**2944**	
Heavy Trucks	0	0	4	0		4	0	0	0		4	80	4	0		4	84	0	0		**184**	
Pedestrians		8					12					0					0				**20**	
Bicycles	0	0	8	0		0	4	0	0		0	12	0	0		4	16	4	0		**48**	
Buses																						
Stopped Buses																						

LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-001
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

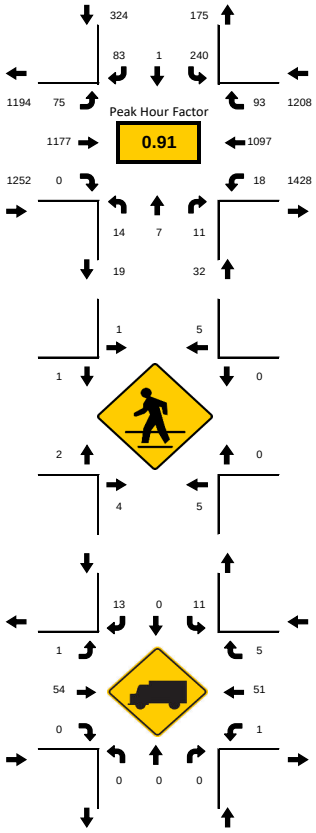


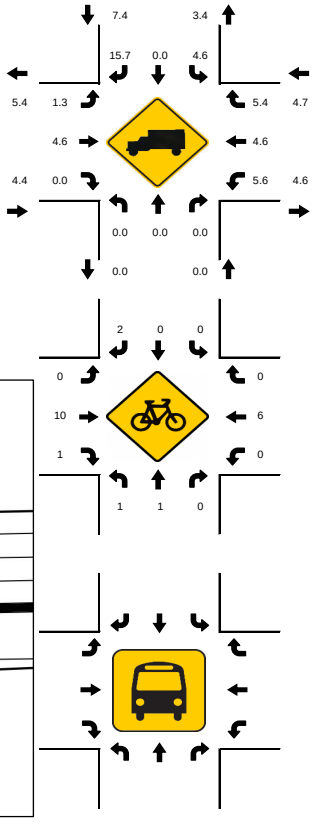
15-Min Count Period	ke Shore Dr/23 LIQUOR STORE D					ke Shore Dr/23 LIQUOR STORE D					Hallandale Beach Blvd/SR 858					Hallandale Beach Blvd/SR 858						
	Northbound					Southbound					Eastbound					Westbound						
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Hourly Total
4:00 PM	4	0	12	0		0	0	2	0		4	240	7	0		19	412	7	0		707	2893
4:15 PM	2	0	9	0		0	0	4	0		3	268	10	3		18	397	5	0		719	2965
4:30 PM	2	0	8	0		0	0	1	0		4	247	8	4		12	433	4	0		723	2927
4:45 PM	8	1	6	0		0	0	2	0		4	249	4	2		11	452	5	0		744	2867
5:00 PM	2	0	11	0		0	0	2	0		2	300	2	0		19	434	7	0		779	2909
5:15 PM	2	0	8	0		2	0	3	0		4	233	4	2		12	401	10	0		681	2130
5:30 PM	1	1	6	0		0	0	0	0		3	246	4	1		12	385	4	0		663	1449
5:45 PM	2	0	15	0		1	0	0	0		2	284	10	3		12	449	8	0		786	786
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	32	4	44	0		0	0	16	0		16	1200	40	16		76	1808	28	0		**3280**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	40	4	0		4	104	0	0		**156**	
Pedestrians		8					8					0					4				**20**	
Bicycles	0	0	0	0		4	0	0	0		0	12	0	0		8	16	0	0		**40**	
Buses																						
Stopped Buses																						

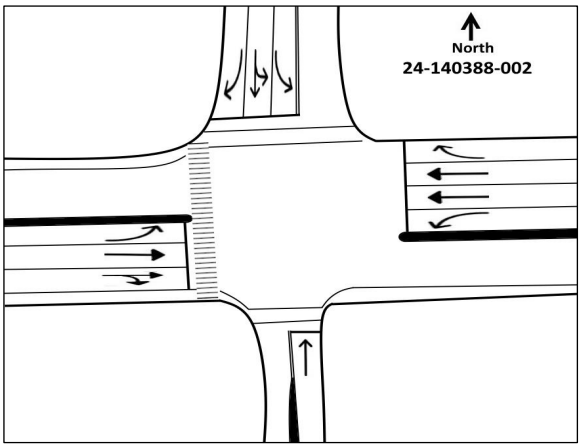
LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:30 AM - 08:45 AM





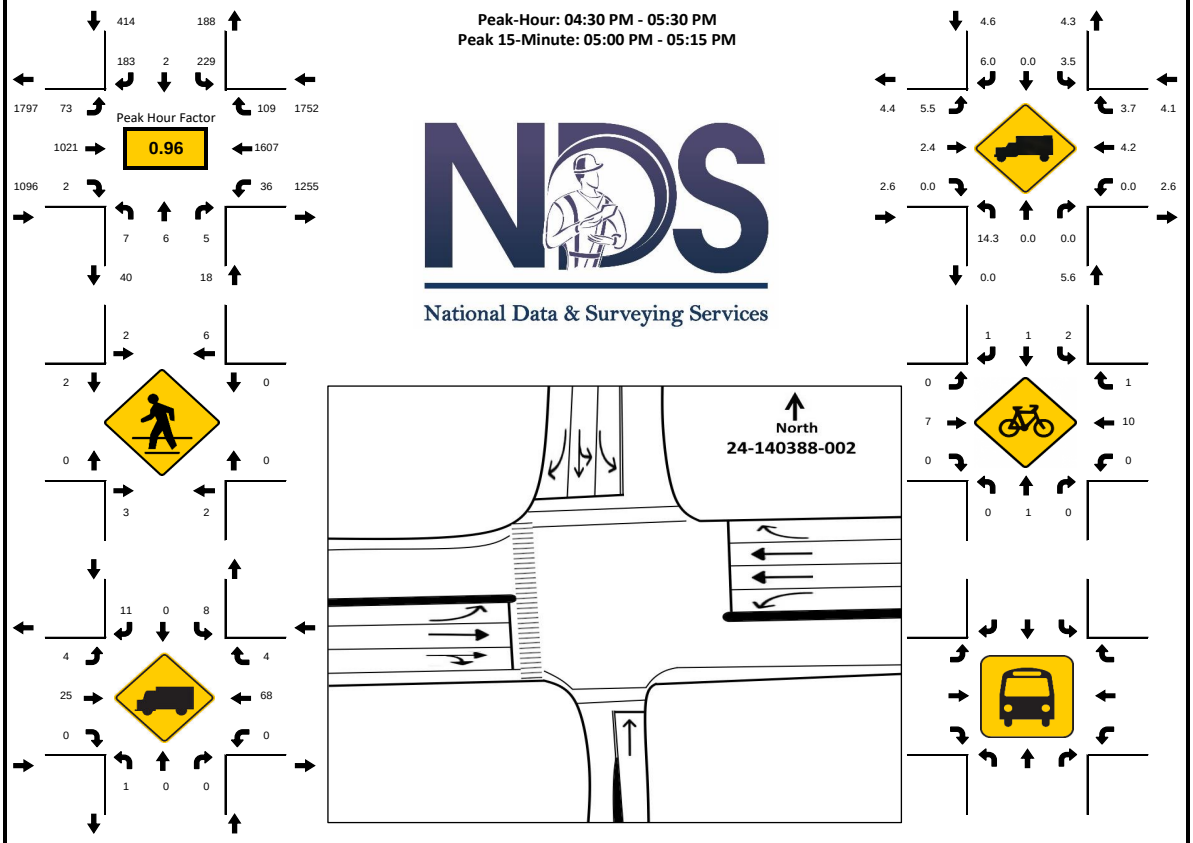


15-Min Count Period Beginning At	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	3	5	3	0		40	0	18	0		21	335	0	0		0	228	7	2		662	2549
7:15 AM	3	5	4	0		52	0	22	0		14	317	0	0		0	240	27	0		684	2619
7:30 AM	4	1	2	0		65	0	20	0		15	213	0	1		0	225	24	2		572	2611
7:45 AM	5	4	4	0		50	1	22	0		18	255	0	0		0	244	25	3		631	2816
8:00 AM	3	0	0	0		45	0	16	0		20	289	0	0		0	328	25	6		732	2803
8:15 AM	3	3	5	0		85	0	23	0		13	276	0	0		0	243	21	4		676	2071
8:30 AM	3	0	2	0		60	0	22	0		24	357	0	0		0	282	22	5		777	1395
8:45 AM	6	2	2	1		71	0	26	0		11	233	0	0		0	246	15	5		618	618
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	16	20	0		340	4	92	0		96	1428	0	0		0	1312	100	24		**3452**	
Heavy Trucks	0	0	0	0		12	0	16	0		4	92	0	0		0	68	8	4		**200**	
Pedestrians		16					8					4					0				**28**	
Bicycles	4	4	0	0		0	0	4	0		0	16	4	0		0	12	0	0		**44**	
Buses																						
Stopped Buses																						

LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

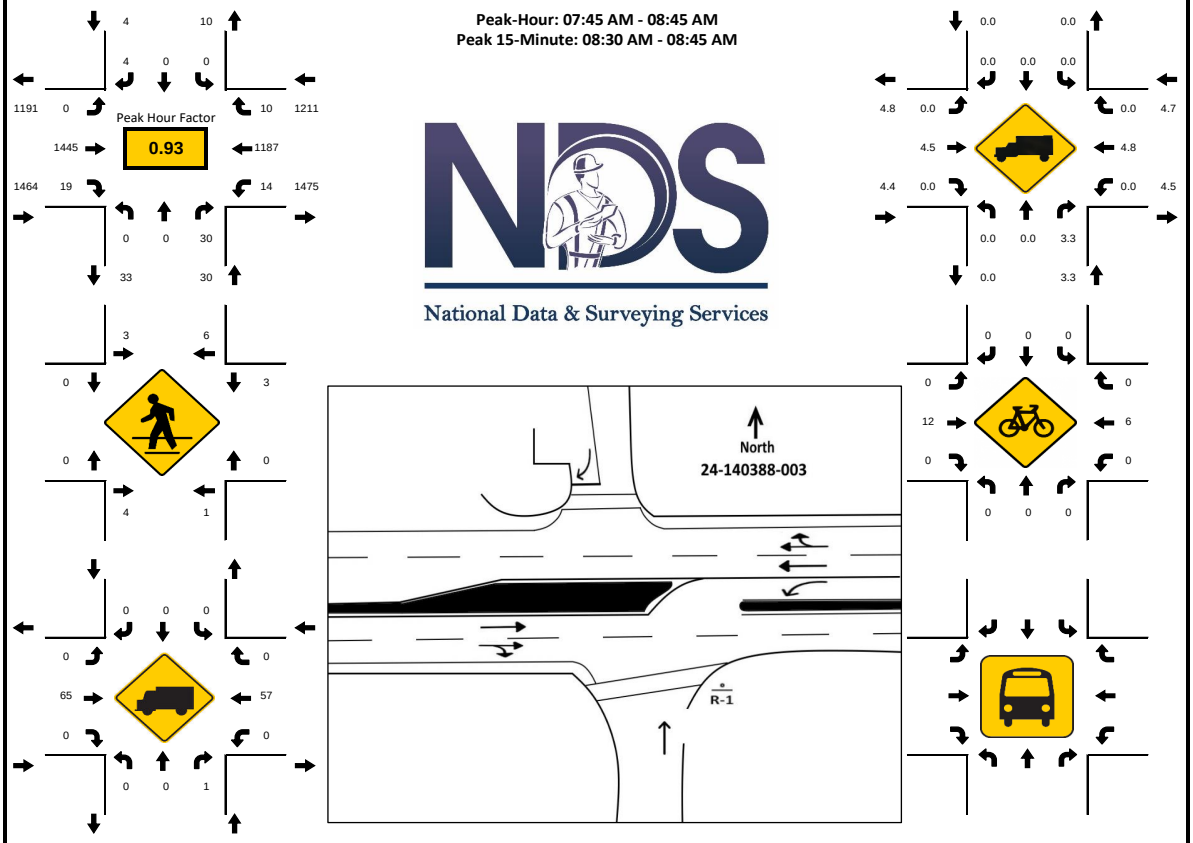


National Data & Surveying Services

15-Min Count Period Beginning At	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	4	2	0	0		57	3	41	0		12	239	1	0		0	391	26	10		786	3175
4:15 PM	3	1	1	0		29	2	39	0		18	247	0	0		1	379	20	6		746	3242
4:30 PM	3	3	3	0		72	1	48	0		15	248	1	0		0	409	32	7		842	3280
4:45 PM	2	1	0	0		41	0	45	0		16	249	0	0		1	413	26	7		801	3178
5:00 PM	0	1	0	0		63	1	55	0		14	286	1	3		1	397	22	9		853	3199
5:15 PM	2	1	2	0		53	0	35	0		24	238	0	1		1	388	29	10		784	2346
5:30 PM	2	1	3	0		56	2	42	0		15	239	1	0		0	349	24	6		740	1562
5:45 PM	3	1	0	0		37	0	33	0		16	264	2	1		1	437	22	5		822	822
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	12	12	0		288	4	220	0		96	1144	4	12		4	1652	128	40		**3628**	
Heavy Trucks	4	0	0	0		12	0	20	0		8	32	0	0		0	92	8	0		**176**	
Pedestrians		12					12					4					0				**28**	
Bicycles	0	4	0	0		8	4	4	0		0	12	0	0		0	16	4	0		**52**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024



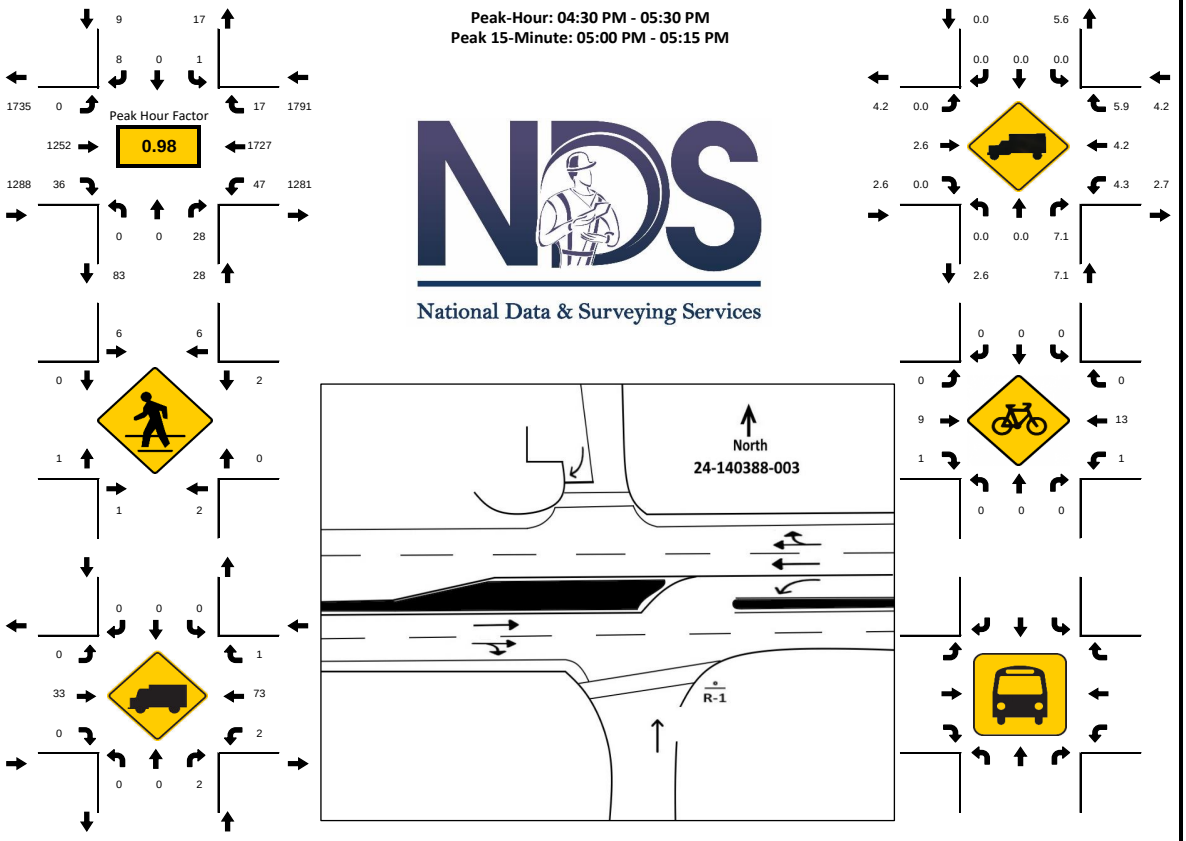
15-Min Count Period Beginning At	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	17	0		0	0	1	0		0	371	1	0		3	233	0	1		627	2468
7:15 AM	0	0	14	0		0	0	1	0		0	370	2	0		6	265	1	0		659	2531
7:30 AM	0	0	12	0		0	0	0	0		0	270	2	0		4	270	5	0		563	2547
7:45 AM	0	0	12	0		0	0	2	0		0	324	7	0		5	266	3	0		619	2709
8:00 AM	0	0	9	0		0	0	1	0		0	335	2	0		2	339	1	1		690	2672
8:15 AM	0	0	4	0		0	0	0	0		0	365	8	0		3	291	4	0		675	1982
8:30 AM	0	0	5	0		0	0	1	0		0	421	2	0		2	291	2	1		725	1307
8:45 AM	0	0	8	0		0	0	0	0		0	304	2	0		1	262	5	0		582	582
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	48	0		0	0	8	0		0	1684	32	0		20	1356	16	4		**3168**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	100	0	0		0	68	0	0		**172**	
Pedestrians		12					12					0					4				**28**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.98**



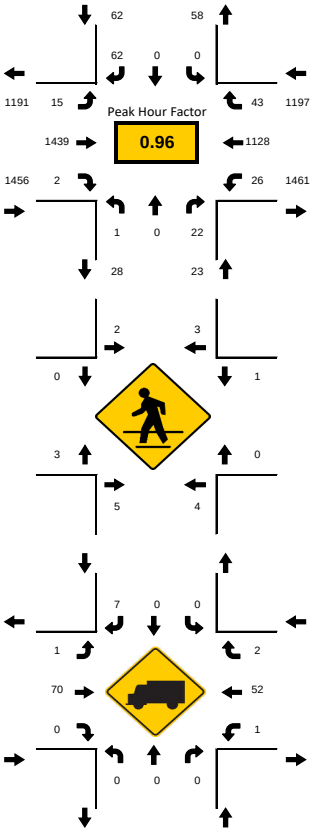
15-Min Count Period Beginning At	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	0	0	4	0		0	0	1	0		0	301	5	0		15	427	4	7		764	3009
4:15 PM	0	0	5	0		0	0	1	0		0	281	2	0		8	404	4	1		706	3043
4:30 PM	0	0	4	0		0	0	1	0		0	316	11	0		2	435	5	0		774	3116
4:45 PM	0	0	10	0		0	0	2	0		0	290	10	0		15	435	1	2		765	3044
5:00 PM	0	0	6	0		0	0	0	1		0	332	8	0		13	430	5	3		798	3108
5:15 PM	0	0	8	0		0	0	5	0		0	314	7	0		11	427	6	1		779	2310
5:30 PM	0	0	9	0		0	0	7	1		0	281	6	0		12	377	7	2		702	1531
5:45 PM	0	0	9	0		0	0	3	0		0	317	5	0		14	470	8	3		829	829
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	40	0		0	0	20	4		0	1328	44	0		60	1740	24	12		**3272**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	44	0	0		4	100	4	0		**156**	
Pedestrians		8					24					4					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	4	0		4	20	0	0		**44**	
Buses																						
Stopped Buses																						

LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

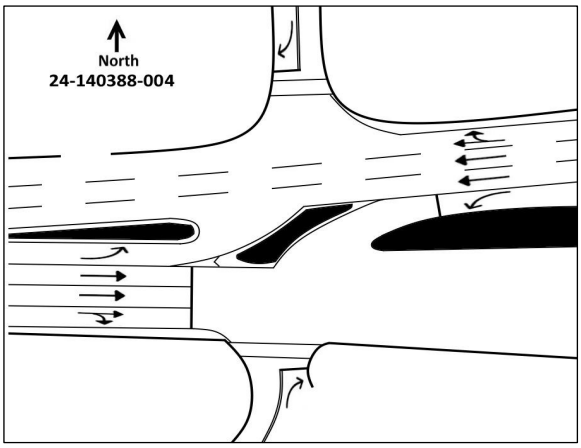
PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

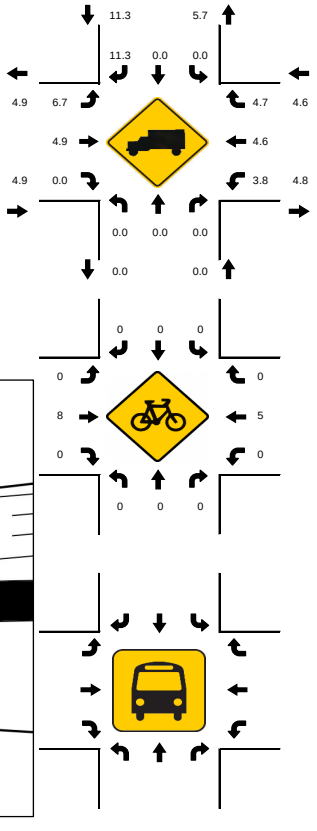
Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM

Peak Hour Factor: **0.96**



National Data & Surveying Services





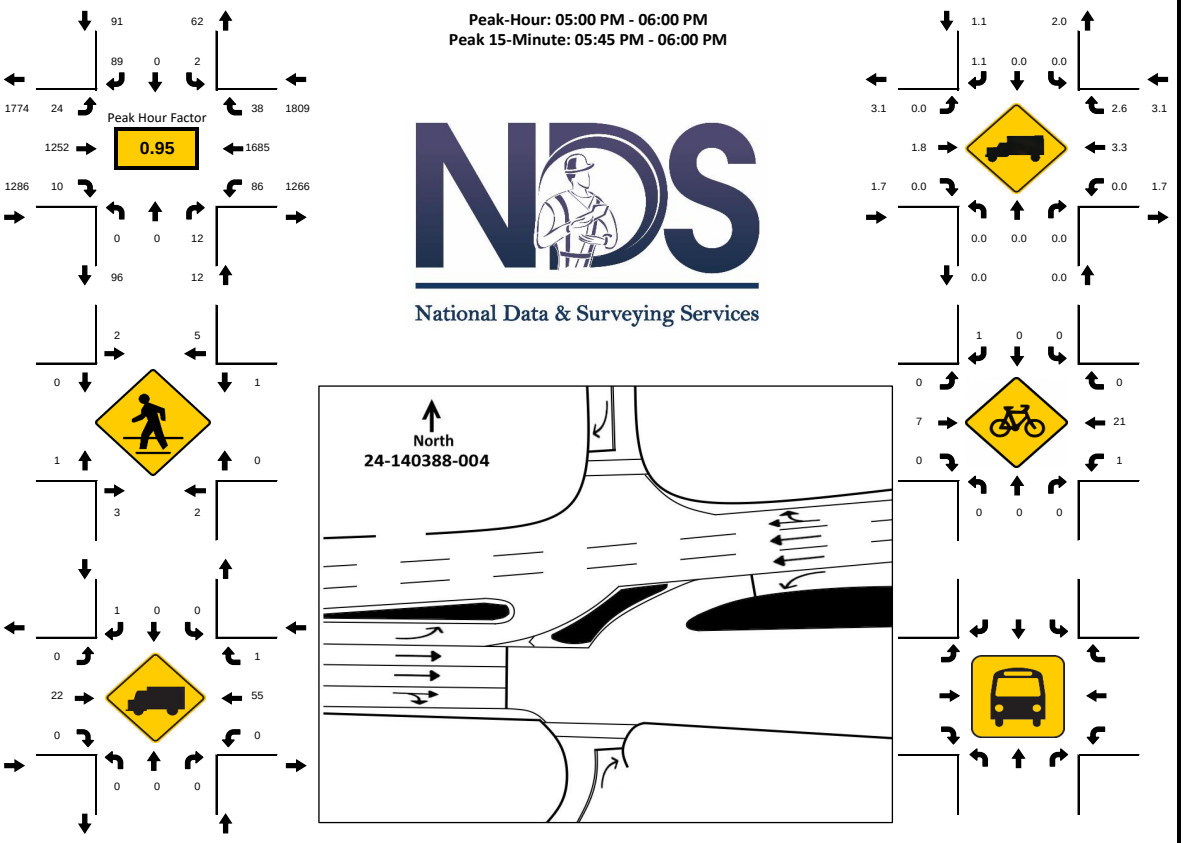
15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	7	0		0	0	4	0		5	364	0	2		0	229	4	1		616	2530
7:15 AM	0	1	10	0		0	0	10	0		2	390	0	1		1	260	1	8		684	2627
7:30 AM	0	0	2	0		0	0	11	0		1	286	0	1		3	284	12	1		601	2616
7:45 AM	0	0	5	0		0	0	9	0		3	332	1	0		1	264	12	2		629	2729
8:00 AM	0	0	6	0		0	0	14	0		2	342	1	3		0	325	13	7		713	2738
8:15 AM	0	0	3	0		0	0	20	0		2	351	0	0		1	285	8	3		673	2025
8:30 AM	1	0	5	0		0	0	14	0		2	407	1	2		1	262	13	6		714	1352
8:45 AM	0	0	8	0		0	0	14	0		4	339	0	0		2	256	9	6		638	638
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	0	32	0		0	0	80	0		16	1628	4	12		8	1300	52	28		**3164**	
Heavy Trucks	0	0	0	0		0	0	12	0		4	100	0	0		0	64	4	4		**184**	
Pedestrians		16					8					12					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM

Peak Hour Factor: **0.95**

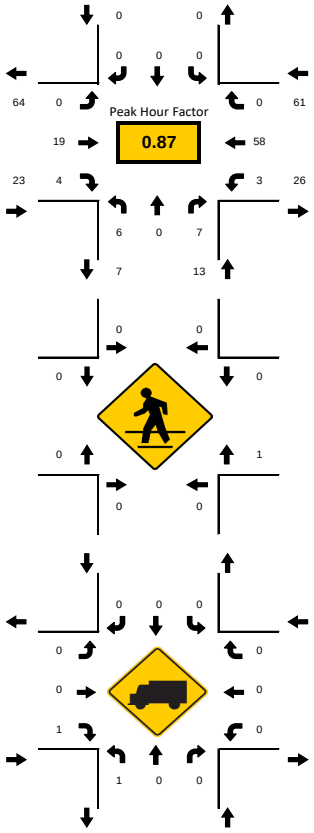


15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	0	0	1	0		0	0	22	0		7	315	0	2		4	433	7	13		804	3098
4:15 PM	0	0	2	0		0	0	14	0		2	258	4	3		3	390	8	15		699	3113
4:30 PM	0	0	4	0		0	0	15	0		4	329	2	5		4	426	10	20		819	3181
4:45 PM	1	0	3	0		1	0	21	0		2	293	2	4		1	426	8	14		776	3128
5:00 PM	0	0	1	0		1	0	21	0		7	327	3	4		6	415	10	24		819	3198
5:15 PM	0	0	3	0		1	0	31	0		1	294	1	0		5	410	11	10		767	2379
5:30 PM	0	0	6	0		0	0	18	0		3	313	2	2		6	394	7	15		766	1612
5:45 PM	0	0	2	0		0	0	19	0		2	318	4	5		7	466	10	13		846	846
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	24	0		4	0	124	0		28	1308	16	20		28	1864	44	96		**3556**	
Heavy Trucks	0	0	0	0		0	0	4	0		0	36	0	0		0	96	4	0		**140**	
Pedestrians		12					12					4					4				**32**	
Bicycles	0	0	0	0		0	0	4	0		0	16	0	0		4	28	0	0		**52**	
Buses																						
Stopped Buses																						

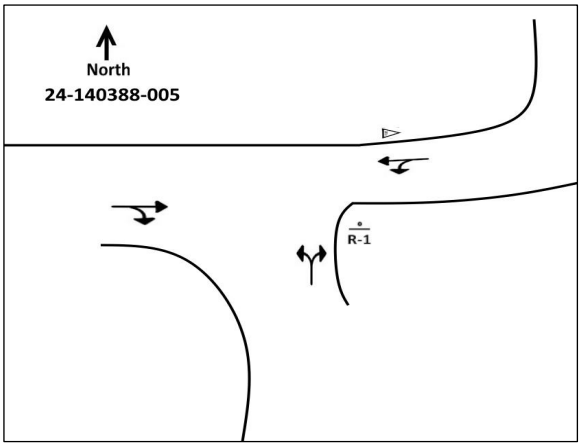
LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

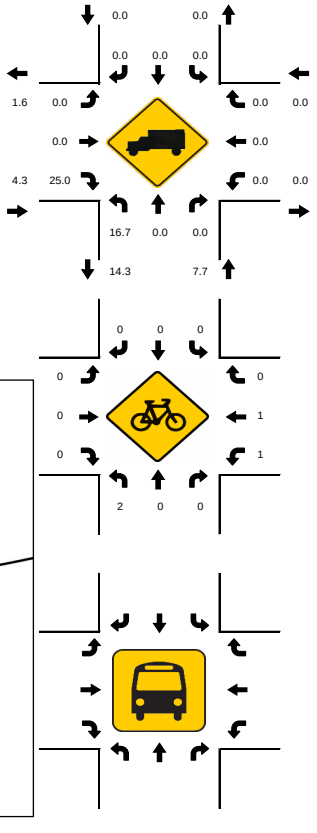
PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



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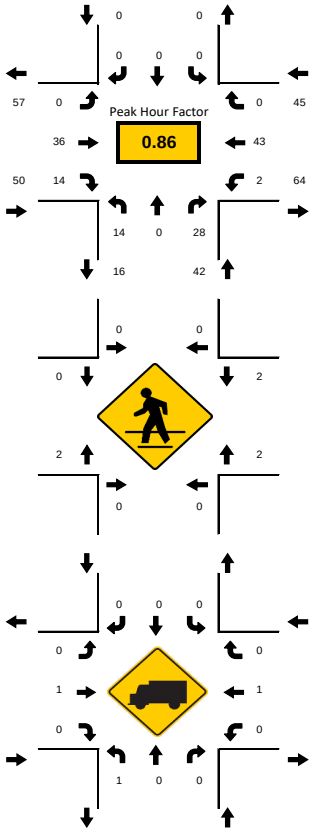


15-Min Count Period	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound						Hourly
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Total
7:00 AM	0	0	0	0		0	0	0	0		0	4	0	0		1	14	0	0		19	97
7:15 AM	2	0	1	0		0	0	0	0		0	5	3	0		0	13	0	0		24	93
7:30 AM	2	0	3	0		0	0	0	0		0	4	0	0		0	17	0	0		26	86
7:45 AM	2	0	3	0		0	0	0	0		0	6	1	0		2	14	0	0		28	78
8:00 AM	0	0	0	0		0	0	0	0		0	6	0	0		1	8	0	0		15	76
8:15 AM	2	0	5	0		0	0	0	0		0	1	2	0		0	7	0	0		17	61
8:30 AM	2	0	2	0		0	0	0	0		0	3	0	0		0	11	0	0		18	44
8:45 AM	5	0	6	0		0	0	0	0		0	2	1	0		0	12	0	0		26	26
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	0	12	0		0	0	0	0		0	24	12	0		8	68	0	0		**132**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	0	4	0		0	0	0	0		**8**	
Pedestrians		0					0					0					4				**4**	
Bicycles	8	0	0	0		0	0	0	0		0	0	0	0		4	4	0	0		**16**	
Buses																						
Stopped Buses																						

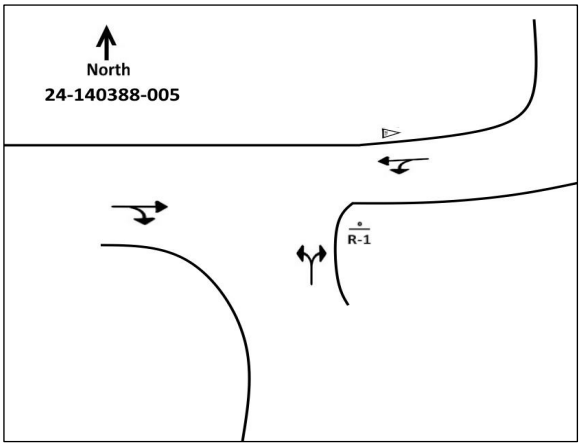
LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

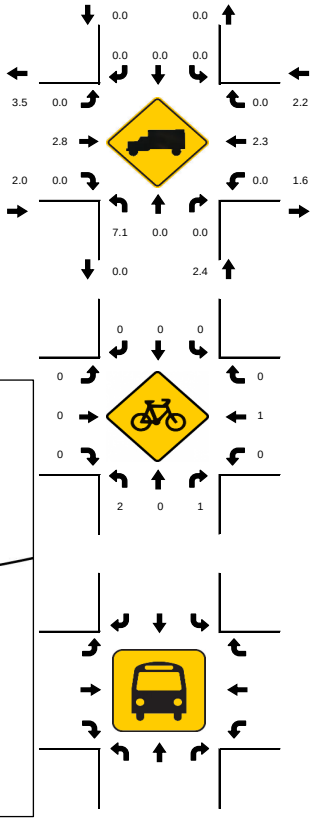
PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	9	0	4	0		0	0	0	0		0	7	2	0		0	6	0	0		28	105
4:15 PM	3	0	3	0		0	0	0	0		0	11	3	0		0	9	0	0		29	107
4:30 PM	6	0	5	0		0	0	0	0		0	2	3	0		0	8	0	0		24	118
4:45 PM	3	0	4	0		0	0	0	0		0	6	1	0		0	10	0	0		24	129
5:00 PM	2	0	5	0		0	0	0	0		0	7	1	0		0	15	0	0		30	137
5:15 PM	6	0	5	0		0	0	0	0		0	12	5	0		1	11	0	0		40	107
5:30 PM	6	0	10	0		0	0	0	0		0	7	5	0		1	6	0	0		35	67
5:45 PM	0	0	8	0		0	0	0	0		0	10	3	0		0	11	0	0		32	32
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	0	40	0		0	0	0	0		0	48	20	0		4	60	0	0		**196**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		**12**	
Pedestrians		0					0					8					8				**16**	
Bicycles	4	0	4	0		0	0	0	0		0	0	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

Peak Season Category Report

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.04
2	01/08/2023 - 01/14/2023	1.00	1.03
3	01/15/2023 - 01/21/2023	0.99	1.02
* 4	01/22/2023 - 01/28/2023	0.98	1.01
* 5	01/29/2023 - 02/04/2023	0.98	1.01
* 6	02/05/2023 - 02/11/2023	0.97	1.00
* 7	02/12/2023 - 02/18/2023	0.96	0.99
* 8	02/19/2023 - 02/25/2023	0.96	0.99
* 9	02/26/2023 - 03/04/2023	0.96	0.99
*10	03/05/2023 - 03/11/2023	0.96	0.99
*11	03/12/2023 - 03/18/2023	0.96	0.99
*12	03/19/2023 - 03/25/2023	0.97	1.00
*13	03/26/2023 - 04/01/2023	0.98	1.01
*14	04/02/2023 - 04/08/2023	0.99	1.02
*15	04/09/2023 - 04/15/2023	1.00	1.03
*16	04/16/2023 - 04/22/2023	0.99	1.02
17	04/23/2023 - 04/29/2023	0.99	1.02
18	04/30/2023 - 05/06/2023	0.99	1.02
19	05/07/2023 - 05/13/2023	0.99	1.02
20	05/14/2023 - 05/20/2023	0.99	1.02
21	05/21/2023 - 05/27/2023	1.00	1.03
22	05/28/2023 - 06/03/2023	1.00	1.03
23	06/04/2023 - 06/10/2023	1.01	1.04
24	06/11/2023 - 06/17/2023	1.01	1.04
25	06/18/2023 - 06/24/2023	1.02	1.05
26	06/25/2023 - 07/01/2023	1.02	1.05
27	07/02/2023 - 07/08/2023	1.02	1.05
28	07/09/2023 - 07/15/2023	1.02	1.05
29	07/16/2023 - 07/22/2023	1.02	1.05
30	07/23/2023 - 07/29/2023	1.02	1.05
31	07/30/2023 - 08/05/2023	1.02	1.05
32	08/06/2023 - 08/12/2023	1.02	1.05
33	08/13/2023 - 08/19/2023	1.02	1.05
34	08/20/2023 - 08/26/2023	1.03	1.06
35	08/27/2023 - 09/02/2023	1.03	1.06
36	09/03/2023 - 09/09/2023	1.03	1.06
37	09/10/2023 - 09/16/2023	1.03	1.06
38	09/17/2023 - 09/23/2023	1.03	1.06
39	09/24/2023 - 09/30/2023	1.02	1.05
40	10/01/2023 - 10/07/2023	1.02	1.05
41	10/08/2023 - 10/14/2023	1.01	1.04
42	10/15/2023 - 10/21/2023	1.01	1.04
43	10/22/2023 - 10/28/2023	1.01	1.04
44	10/29/2023 - 11/04/2023	1.02	1.05
45	11/05/2023 - 11/11/2023	1.03	1.06
46	11/12/2023 - 11/18/2023	1.04	1.07
47	11/19/2023 - 11/25/2023	1.03	1.06
48	11/26/2023 - 12/02/2023	1.02	1.05
49	12/03/2023 - 12/09/2023	1.02	1.05
50	12/10/2023 - 12/16/2023	1.01	1.04
51	12/17/2023 - 12/23/2023	1.01	1.04
52	12/24/2023 - 12/30/2023	1.00	1.03
53	12/31/2023 - 12/31/2023	0.99	1.02

* PEAK SEASON

09-MAR-2024 18:41:40 830UPD 4_8601_PKSEASON.TXT

Signal Timings

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Phase	1 (EL)	2 (ET)	3 (WL)	4 (NT)	5 (ST)	6	7	8	9	10	11	12	13	14	15	16
Walk		7		7	7											
Ped Clearance		10		19	19											
Min Green	4	12	4	6	6											
Gap Ext	1.5	3	1.5	2	2											
Max1	12	50	12	20	25											
Max2																
Yellow Clr	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2				1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON											
Auto Flash Entry					ON											
Auto Flash Exit		ON														
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON														
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON														
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON					ON
Override Higher Preempt	ON					ON
Flash in Dwell	ON					ON
Link to Preempt						
Delay						
Min Duration						
Min Green		6	6	6	6	
Min Walk						
Ped Clear						
Track Green						
Min Dwell		8	8	8	8	
Max Presence		180	180	180	180	
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2	5	3	4	
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Veh 10							
Dwell Cyc Veh 11							
Dwell Cyc Veh 12							
Dwell Cyc Ped1							
Dwell Cyc Ped2							
Dwell Cyc Ped3							
Dwell Cyc Ped4							
Dwell Cyc Ped5							
Dwell Cyc Ped6							
Dwell vPed7							
Dwell Cyc Ped8							
Exit 1		3	1	4	5		
Exit 2							
Exit 3							
Exit 4							

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	48	2	1	10	50		15	82	15	23	25											
9		3	3	160	130	3	1	10	50		15	73	15	27	30											
15		4	4	180	160	4	1	10	50		15	80	15	33	37											
20		3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 2											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											
1		100	254																							
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 3											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											

1		100	254																								
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30												
23		100	254																								

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

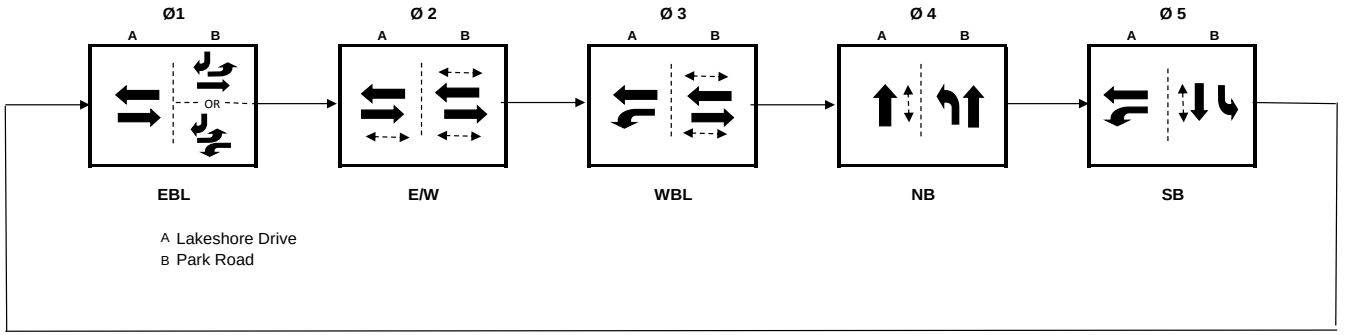
Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1												1	1	1	1	1		1																																2
5	1												1							1																																2
6					1								1																															1	1	1	1	1	1	1	2
7							1											1				1																														2
8							1						1	1	1	1	1						1																													2
9							1						1											1																												2
10									1				1							1	1	1	1	1	1	1																										2
11											1						1																																		2
12											1							1																																		2
13												1		1				1																																		2
14												1		1	1	1	1	1																																		2
15												1		1																																						2
16												1		1				1																																		1	2
17																																																				1
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23																																																				1
24																																																				1
25																																																				1

| | | |

Sequence of Operation for (3070) Hallandale Beach Blvd and Park Road / Lakeshore Drive Hallandale Beach



BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3070	**Initial Operation Date**	1969
Controller Type	2070 LN	**System Number**	
Modification Number	9	**Modification Date**	09/24/2013
Drawing/Project No	413791-1-52-01	**FPL Grid Number**	87470190709
Intersection	HALLANDALE BEACH BLVD. and PARK ROAD/LAKESHORE DRIVE		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2,6	5	4	8,3			
Direction	EBL	E/W	WBL	NB	SB			
Initial Green(MIN)	4	12	4	6	6			
Vehicle Ext.(GAP)	1.5	3.0	1.5	2.0	2.0			
Maximum Green I	12	50	12	20	25			
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0	4.0	4.0			
All Red Clearance	2.0	2.0	2.0	2.0	2.0			
Phase Recall	OFF	MIN	OFF	OFF	OFF			
Detector Delay				20-RT*				
Walk		7		7	7			
Pedestrian Clearance		10		19	19			
Permissive	YES		YES					
Flash Operation	RED	YELLOW	RED	RED	RED			

Attachment **3070.pdf**

NOTES:

1. * DELAY ON NORTHBOUND LAKESHORE DRIVE ONLY.
2. RIGHT ARROWS IN HEAD 8R (SBR) TIED TO PH1(NO OVERLAP).
3. MOD. 9 DEPLOYS SIGNAL ONTO ATMS.NOW.

Submitted By _____ **Approved By** _____

Sequence of Operation
Hallandale Beach Boulevard and I-95 (SR 9)
3069-24 and Higher

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
	1,5,2,7,3				AM Peak (M-F 07:00-10:00)															
Seq 2					Use phase 5 to increase SB								Use phase 7 to increase EB/ EBL							
	Ø1 N/S (17 Sec)				Ø5 S (40 Sec)				Ø2 E/W (28 Sec)				Ø7 EL (8 Sec)				Ø3 EWL (23 Sec)			
	1,5,2,3				DEFAULT and Midday Peak (M-F 10:00-14:30)															
Seq 3	Ø1 N/S (21 Sec)				Ø5 S (14 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,5,2,8,3				PM Peak (M-F 14:30-19:00)															
Seq 4					Use phase 5 to increase SB								Use phase 8 to increase WB/ WBL							
	Ø1 N/S (17 Sec)				Ø5 S (16 Sec)				Ø2 E/W (28 Sec)				Ø8 WL (16 Sec)				Ø3 EWL (20 Sec)			
	1,5,2,3				Special Plan for SB Congestion															
Seq 5					Use phase 5 to increase NB															
	Ø1 N/S (21 Sec)				Ø5 S (36 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,6,5,2,3				Special Plan fo NB Off-Ramp Congestion															
Seq 6					Use phase 6 to increase NB															
	Ø1 N/S (21 Sec)				Ø6 N (21 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							

NORTH

Active Movement

Pedestrian (Ch 13)

Detection, Phase 2 Max

Continuous

Double Clear: 3G/4Y, CH 6 (EB)

Preemption

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
	Ø9 10G, 4Y, 2 AR Clear				Ø10 Dwell 1 (Max Green = 12)				Ø11 Dwell 2 (Max Green = 12)				Ø2 Return			

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3069	**Initial Operation Date**	07/03/1957
Controller Type	TS2 (BIU)	**System Number**	
Modification Number	25	**Modification Date**	10/06/2023
Drawing/Project No	436111-1-52-01	**FPL Grid Number**	87470740903
Intersection	HALLANDALE BEACH BLVD. and I-95 INTERCHANGE (SR 9)		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number								
Direction	N/S	E/W	EWL		SB	NB	EBL	WBL
Initial Green(MIN)	6	10	4		4	4	4	4
Vehicle Ext.(GAP)	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Maximum Green I	15	20	20		10	10	6	6
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0		4.0	4.0	4.0	4.0
All Red Clearance	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Phase Recall	OFF	MAX	OFF		OFF	OFF	OFF	OFF
Detector Delay								
Walk		7						
Pedestrian Clearance		12						
Permissive			DUAL				DUAL	DUAL
Flash Operation	RED	RED	RED		RED	RED	RED	RED

Attachment **3069 DWG.pdf**

NOTES:

1. DOUBLE CLEARANCE CH. 6 (EB AT SB OFF RAMP): 3 GREEN, 4 YELLOW.
2. RAILROAD PREEMPTION (PHASES 9, 10,11 AND 12):
   (A) TRACK CLEAR (PHASE 9): 10G,4Y,2AR CH. 1,3,6,9,11,14.
   (B) DWELL 1 (PHASE 10): 12G,4Y,2AR CH. 1,3,5,9,11,14 "WBL".
   (C) DWELL 2 (PHASE 11): 12G,4Y,2AR CH.1,3,9,11,12,14 "SB OFF RAMP".
   (D) RETURN: PHASE 2 (E/W).
3. 3-SECTION WBL SIGNALS (CH. 9,11) UTILIZE FLASHING RED ARROWS. CH. 14, NBR, ALSO FLASHES RED.
4. SEQUENCE ACTIVATION TIMES:
   SEQUENCE 2 (AM PEAK): 0700-1000 M-F.
   SEQUENCE 3 (MIDDAY AND DEFAULT): 1000-1430 M-F, OVERNIGHT AND WEEKENDS.
   SEQUENCE 4 (PM PEAK): 1430-1900 M-F.
   SEQUENCES 5 & 6: AS NEEDED FOR INCIDENT MANAGEMENT.
5. MOD. 25 UPDATES SEQUENCE ACTIVATION TIMES.

Submitted By _____ **Approved By** _____

Appendix C

Growth Rate Calculations

FDOT Growth Rate Summary

Station Number	Location	Historical Growth- Linear				Historical Growth- Exponential				Historical Growth- Decaying Exponential			
		5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared
0297	SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95	-0.68%	50.00%	-0.53%	15.72%	-0.68%	50.00%	-0.55%	16.11%	-0.57%	32.89%	-0.30%	4.56%
9502	SW 40th Avenue -- north of County Line Road	-4.17%	10.00%	0.54%	0.57%	-5.16%	10.68%	0.68%	0.65%	-6.62%	21.35%	2.35%	7.02%
9633	SW 8th Avenue -- south of Hallandale Beach Boulevard	2.58%	3.18%	1.52%	6.89%	1.25%	1.07%	1.12%	5.00%	0.00%	0.02%	1.94%	11.58%
9755	S Park Road -- south of Pembroke Road	-6.76%	73.53%	-0.81%	3.09%	-7.57%	71.33%	-0.84%	2.77%	7.24%	34.41%	-8.07%	84.29%
Total		**-2.26%**	**34.18%**	**0.18%**	**6.57%**	**-3.04%**	**33.27%**	**0.10%**	**6.13%**	**0.01%**	**22.17%**	**-1.02%**	**26.86%**

SERPM Growth Rate Summary					
Street Name	**2015**	**2045**	**Difference**	**Growth Rate**	**Annual Growth Rate**
Hallandale Beach Boulevard	33,935	39,823	5,888	17.35%	0.58%
	36,845	42,684	5,839	15.85%	0.53%
	40,394	46,485	6,091	15.08%	0.50%
	41,980	48,567	6,587	15.69%	0.52%
	78,362	93,795	15,433	19.69%	0.66%
Total	**231,516**	**271,354**	**39,838**	**17.21%**	**0.57%**

FDOT Historic Growth Trends

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0297 - SR 858/HALLANDALE BCH BLVD - W OF SR 9/I-95

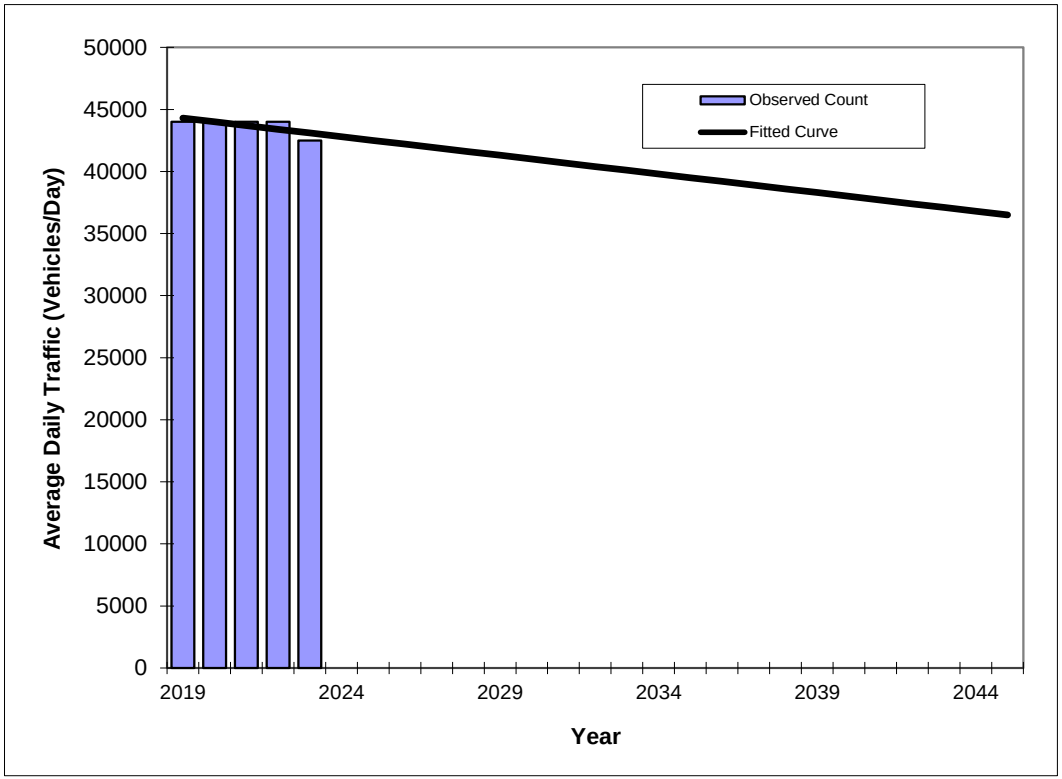
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	42500 C	E 20500	W 22000	9.00	57.90	8.30
2022	44000 C	E 21000	W 23000	9.00	57.00	8.30
2021	45500 C	E 22000	W 23500	9.00	53.80	6.60
2020	42000 F	E 21000	W 21000	9.00	53.90	6.60
2019	44000 C	E 22000	W 22000	9.00	54.60	6.60
2018	45500 C	E 23000	W 22500	9.00	54.50	8.40
2017	45000 C	E 22500	W 22500	9.00	51.90	5.20
2016	49500 C	E 24000	W 25500	9.00	54.10	5.20
2015	44000 C	E 21500	W 22500	9.00	54.00	3.20
2014	43500 C	E 21500	W 22000	9.00	54.20	3.60
2013	51000 F	E 25000	W 26000	9.00	53.60	2.60
2012	51000 C	E 25000	W 26000	9.00	52.20	5.90
2011	44500 C	E 21500	W 23000	9.00	52.50	5.90
2010	43500 C	E 20500	W 23000	8.35	52.69	5.90
2009	42500 C	E 21000	W 21500	8.53	53.89	6.80
2008	42000 C	E 20000	W 22000	8.81	54.16	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Trend Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

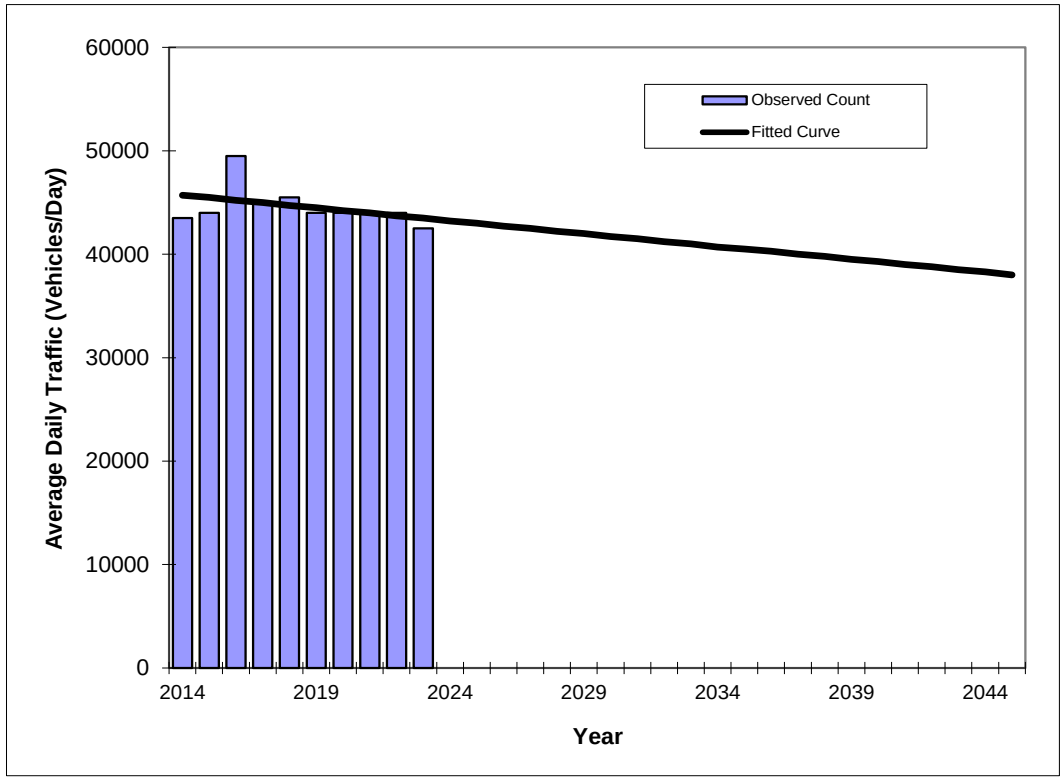
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



	Traffic (ADT/AADT)	
Year	**Count***	**Trend****
2014	43500	45700
2015	44000	45500
2016	49500	45200
2017	45000	45000
2018	45500	44700
2019	44000	44500
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	15.72%
Trend Annual Historic Growth Rate:	-0.53%
Printed:	9-Dec-24

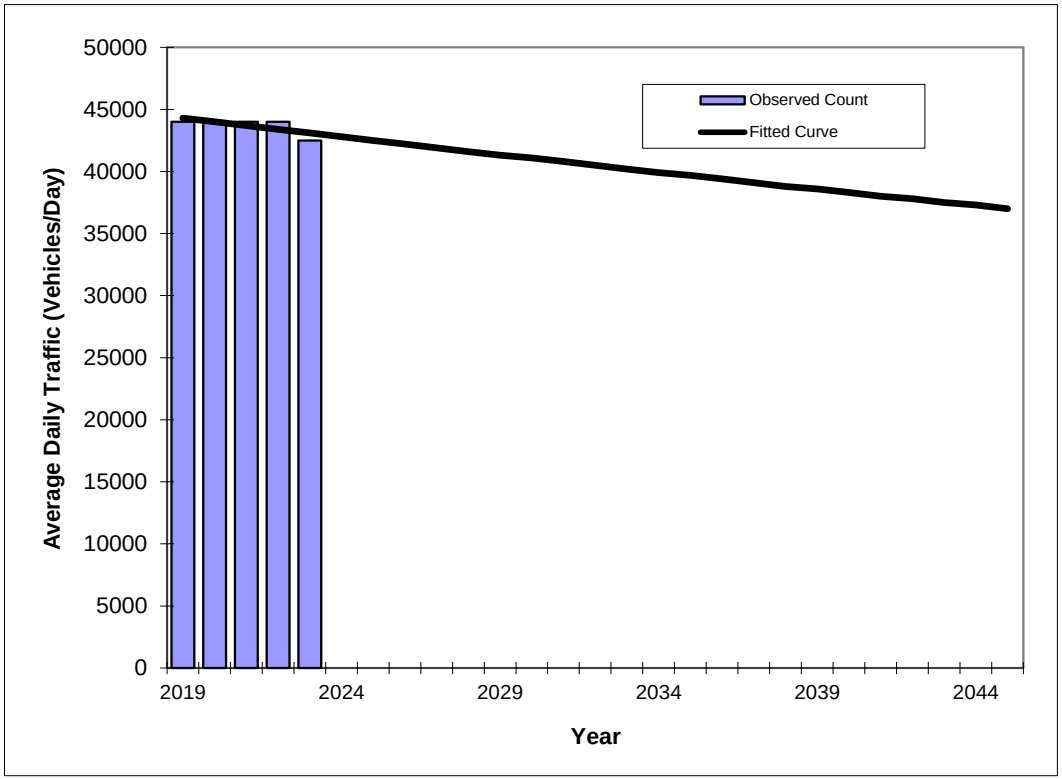
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Compounded Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

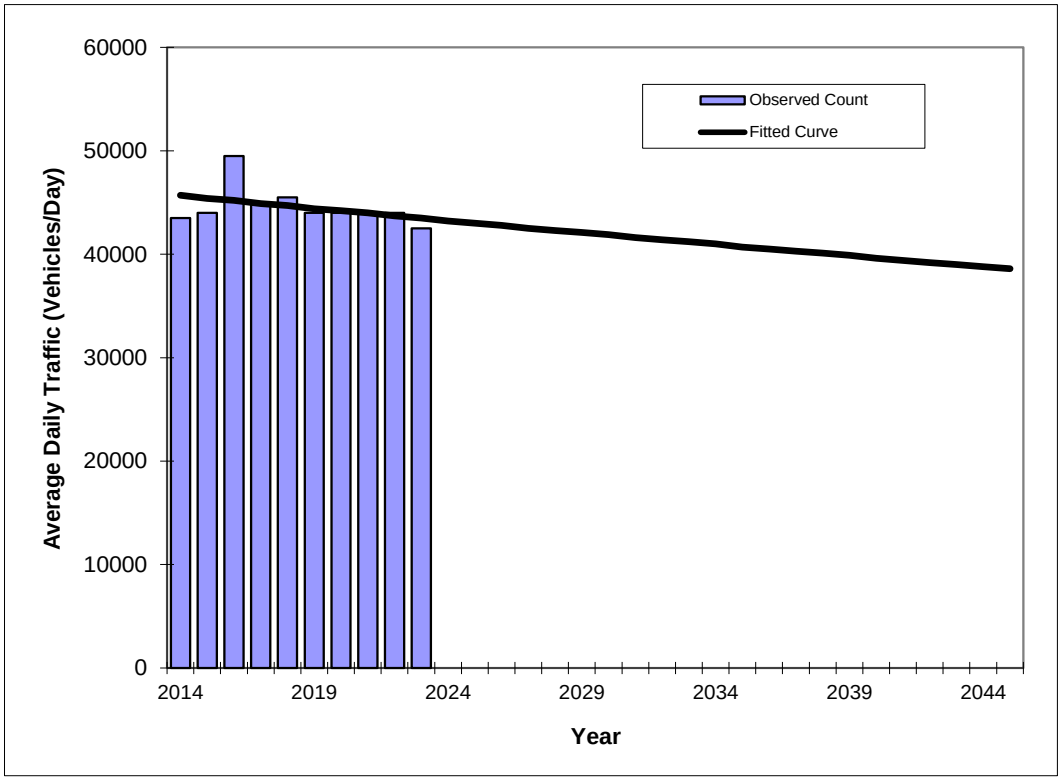
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



	Traffic (ADT/AADT)	
Year	**Count***	**Trend****
2014	43500	45700
2015	44000	45400
2016	49500	45200
2017	45000	44900
2018	45500	44700
2019	44000	44400
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	16.11%
Compounded Annual Historic Growth Rate:	-0.55%
Printed:	9-Dec-24

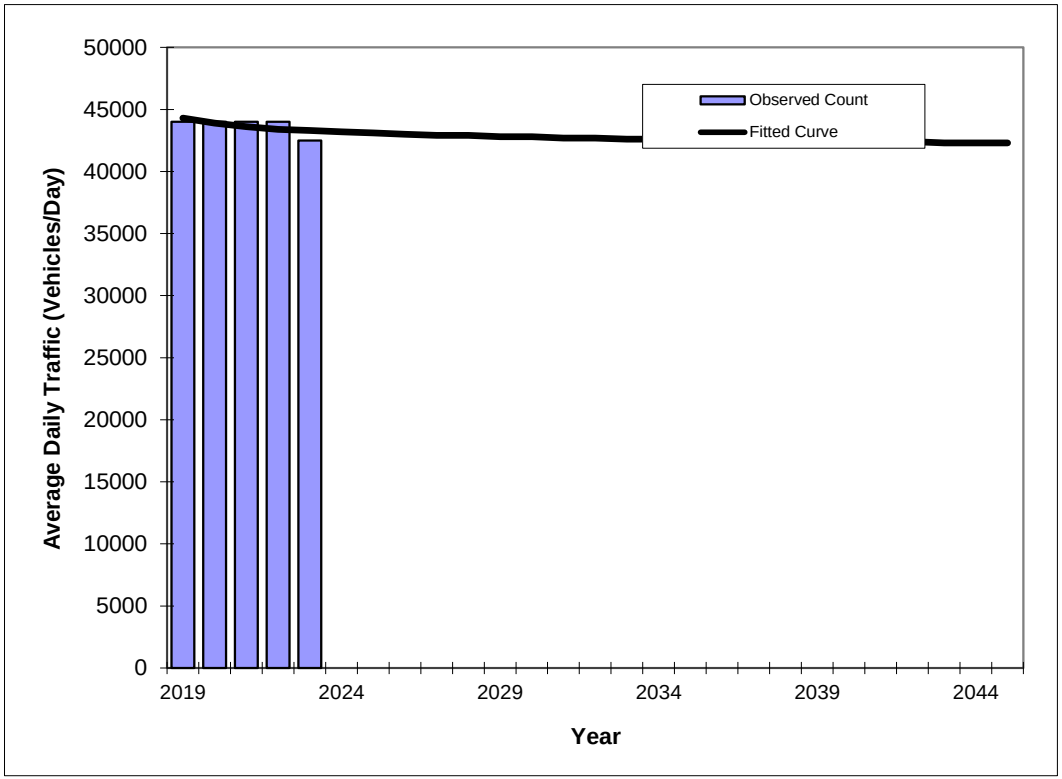
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	43900
2021	44000	43600
2022	44000	43400
2023	42500	43300

Trend R-squared:	32.89%
Compounded Annual Historic Growth Rate:	-0.57%
Printed:	9-Dec-24

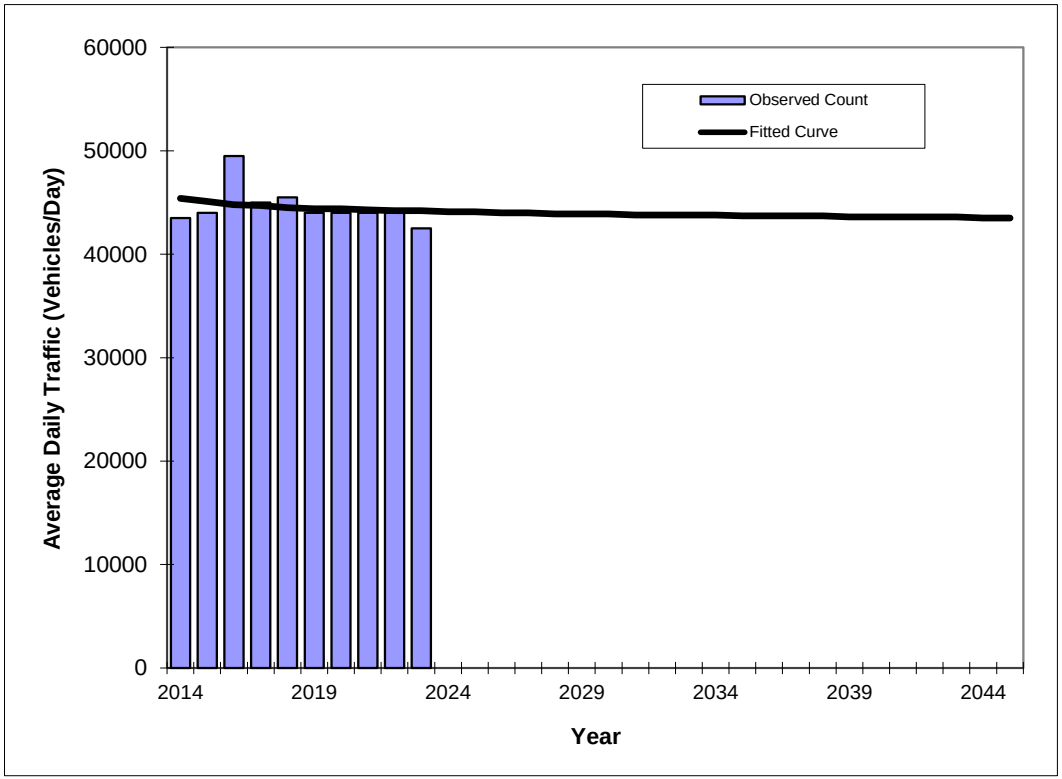
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45400
2015	44000	45100
2016	49500	44800
2017	45000	44700
2018	45500	44500
2019	44000	44400
2020	44000	44400
2021	44000	44300
2022	44000	44200
2023	42500	44200

Trend R-squared:	4.56%
Compounded Annual Historic Growth Rate:	-0.30%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9502 - SW 40 AVENUE, N OF COUNTY LINE ROAD

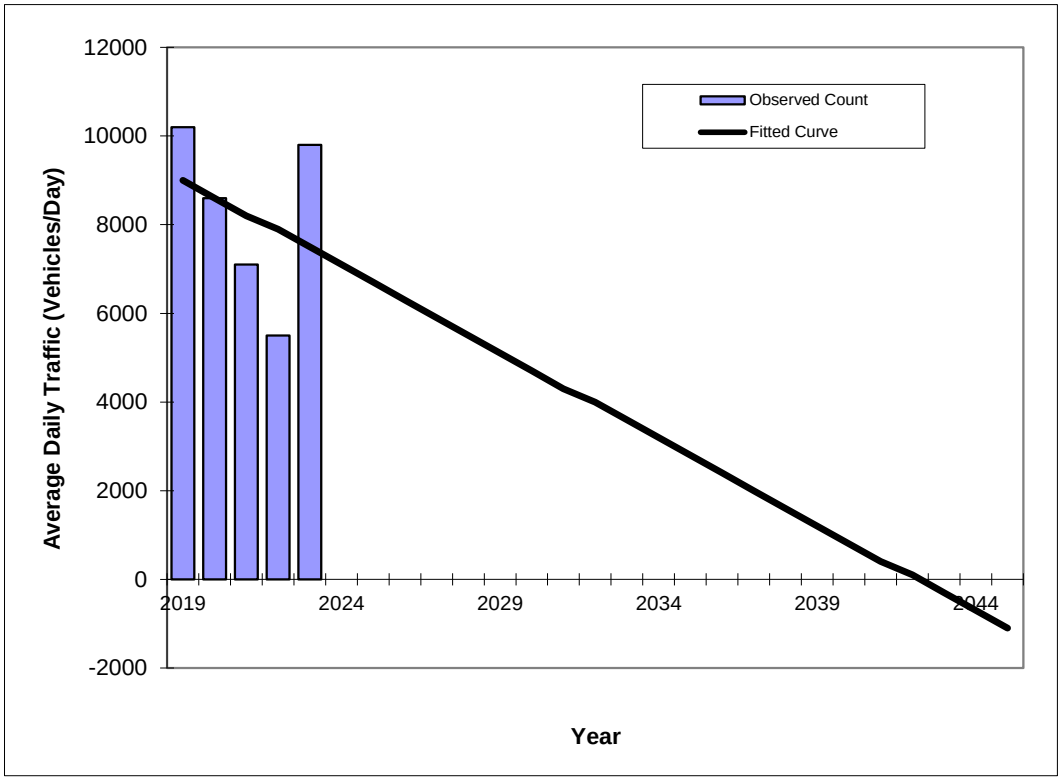
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	9800 C	N 5300	S 4500	9.00	57.90	3.00
2022	5500 S	N 2700	S 2800	9.00	57.00	5.40
2021	5500 F	N 2700	S 2800	9.00	53.80	14.30
2020	5500 C	N 2700	S 2800	9.00	53.90	8.80
2019	10200 T	N 4300	S 5900	9.00	54.60	5.50
2018	10200 S	N 4300	S 5900	9.00	54.50	6.00
2017	10200 F	N 4300	S 5900	9.00	51.90	6.20
2016	10200 C	N 4300	S 5900	9.00	54.10	2.90
2015	6200 V	0	0	9.00	54.00	3.40
2014	6100 R			9.00	54.20	7.40
2013	6000 T	0	0	9.00	53.60	7.60
2012	6000 S	0	0	9.00	52.20	5.90
2011	6000 F	0	0	9.00	52.50	6.30
2010	6000 C	N 0	S 0	8.35	52.69	9.30
2009	5600 F	0	0	8.53	53.89	5.30
2008	5800 C	N 0	S 0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9000
2020	8600	8600
2021	7100	8200
2022	5500	7900
2023	9800	7500

Trend R-squared:	10.00%
Trend Annual Historic Growth Rate:	-4.17%
Printed:	9-Dec-24

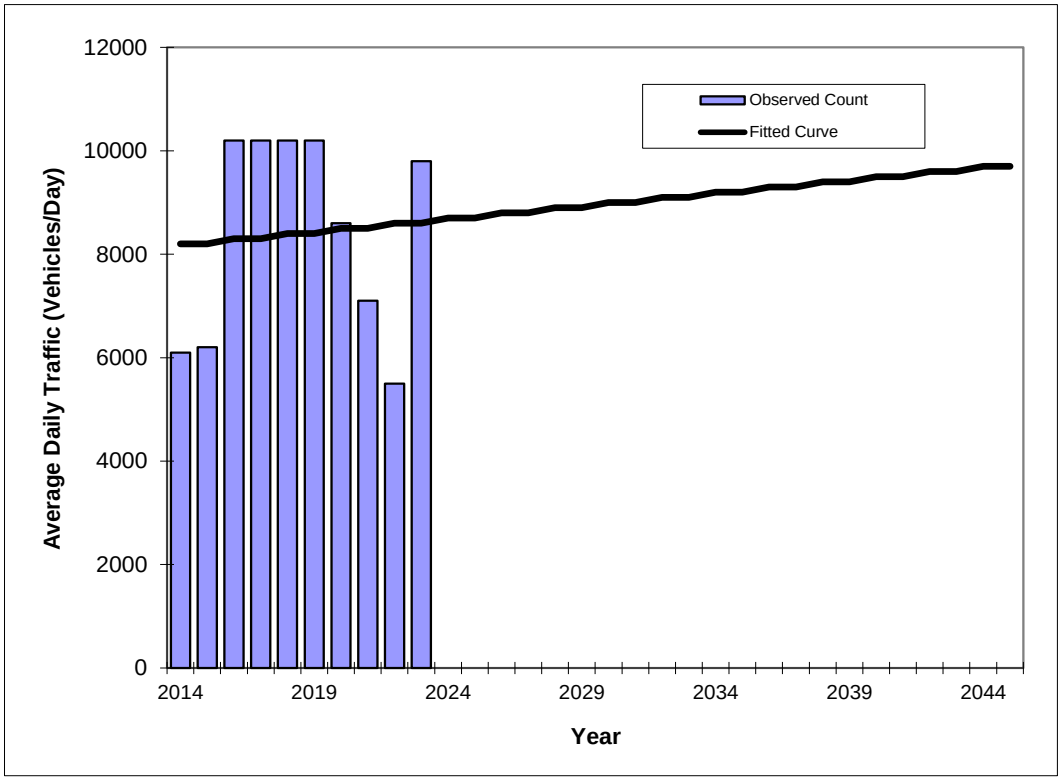
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	8200
2015	6200	8200
2016	10200	8300
2017	10200	8300
2018	10200	8400
2019	10200	8400
2020	8600	8500
2021	7100	8500
2022	5500	8600
2023	9800	8600

Trend R-squared:	0.57%
Trend Annual Historic Growth Rate:	0.54%
Printed:	9-Dec-24

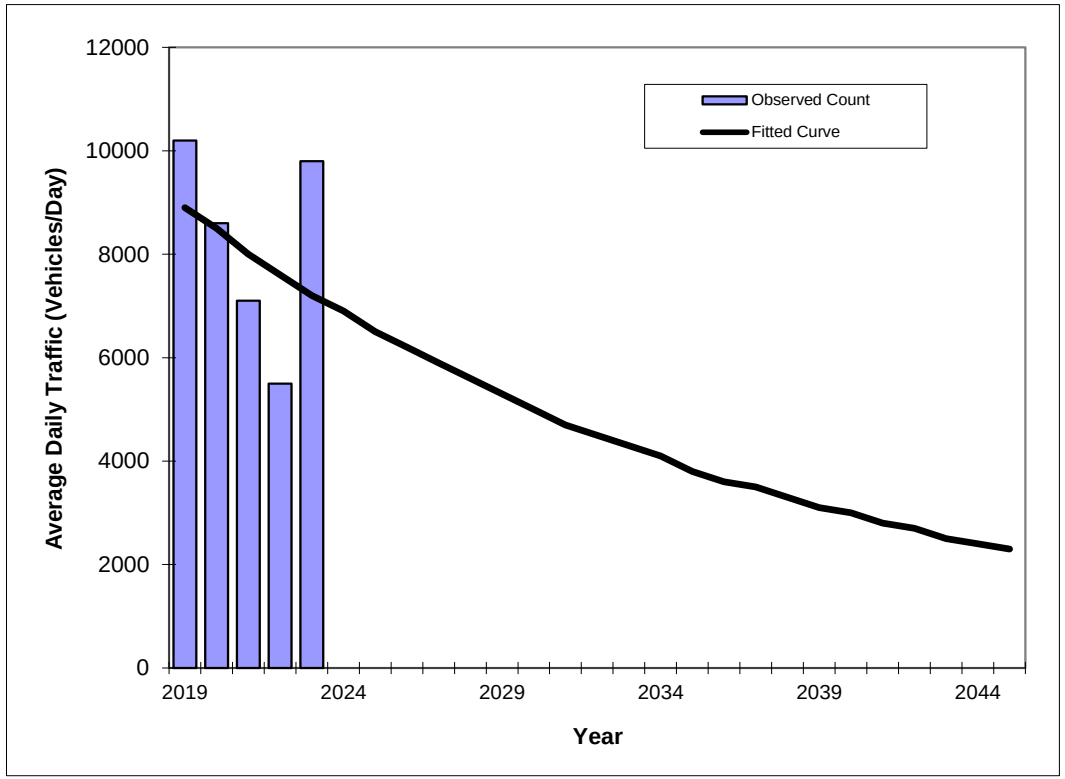
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	8900
2020	8600	8500
2021	7100	8000
2022	5500	7600
2023	9800	7200

Trend R-squared:	10.68%
Compounded Annual Historic Growth Rate:	-5.16%
Printed:	9-Dec-24

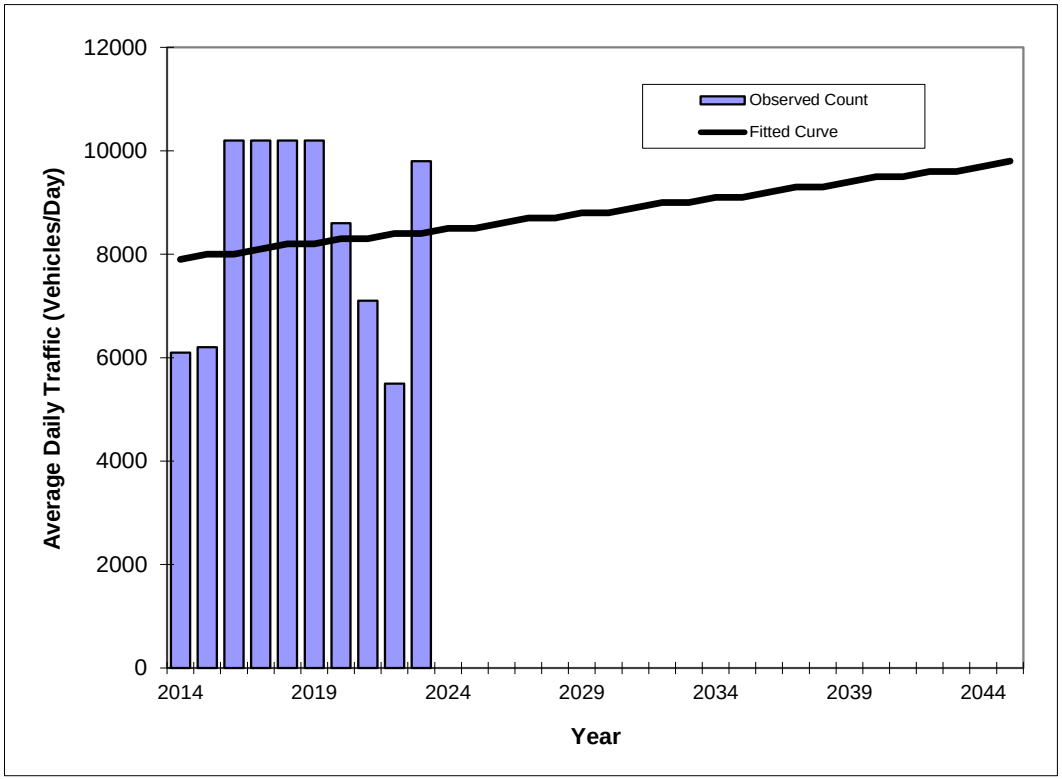
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7900
2015	6200	8000
2016	10200	8000
2017	10200	8100
2018	10200	8200
2019	10200	8200
2020	8600	8300
2021	7100	8300
2022	5500	8400
2023	9800	8400

*Axle-Adjusted

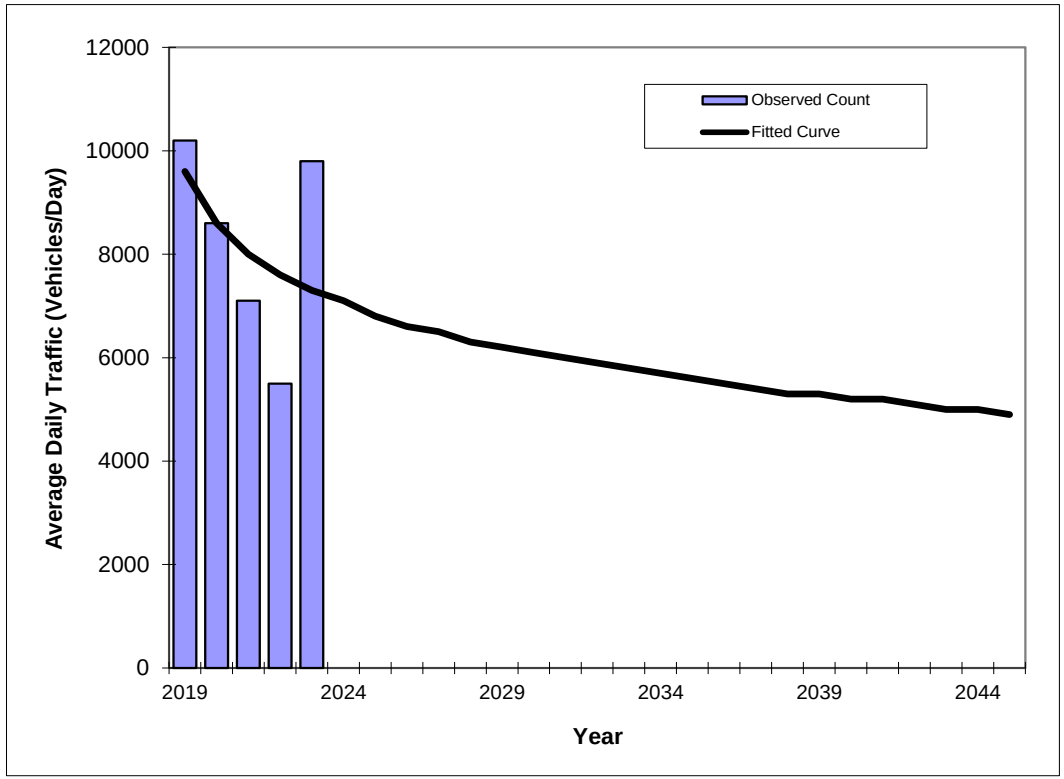
Trend R-squared:	0.65%
Compounded Annual Historic Growth Rate:	0.68%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9600
2020	8600	8600
2021	7100	8000
2022	5500	7600
2023	9800	7300

Trend R-squared:	21.35%
Compounded Annual Historic Growth Rate:	-6.62%
Printed:	9-Dec-24

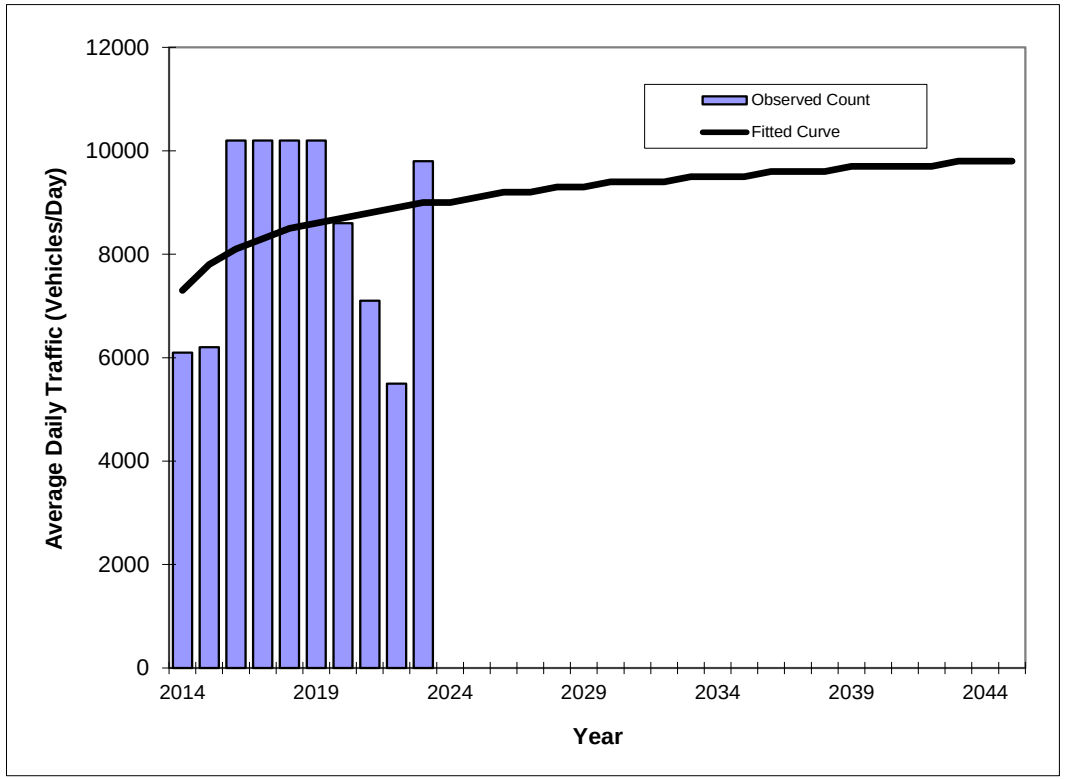
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7300
2015	6200	7800
2016	10200	8100
2017	10200	8300
2018	10200	8500
2019	10200	8600
2020	8600	8700
2021	7100	8800
2022	5500	8900
2023	9800	9000

Trend R-squared:	7.02%
Compounded Annual Historic Growth Rate:	2.35%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9633 - SW 8 AVE, S OF HALLANDALE BEACH BLVD

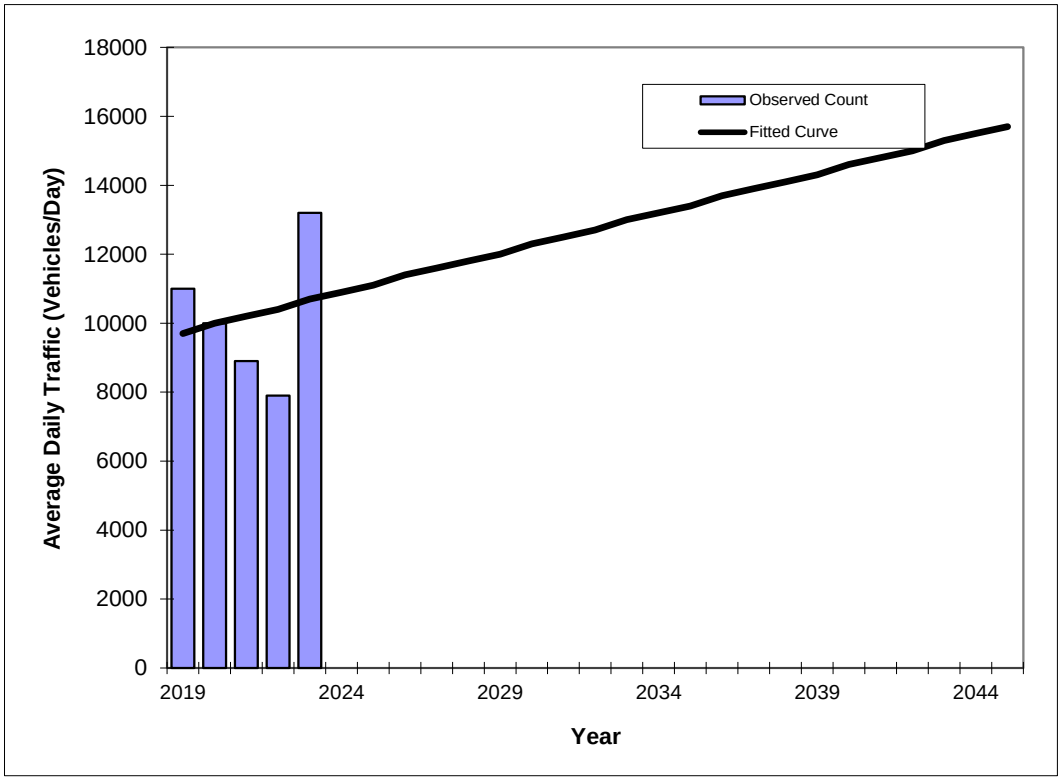
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	13200 C	N	6700	S	6500	9.00	57.90	3.00
2022	7900 S	N	4100	S	3800	9.00	57.00	5.40
2021	7900 F	N	4100	S	3800	9.00	53.80	14.30
2020	7900 C	N	4100	S	3800	9.00	53.90	8.80
2019	11000 T	N	5900	S	5100	9.00	54.60	5.50
2018	11000 S	N	5900	S	5100	9.00	54.50	6.00
2017	11000 F	N	5900	S	5100	9.00	51.90	6.20
2016	11000 C	N	5900	S	5100	9.00	54.10	2.90
2015	8700 V		0		0	9.00	54.00	3.40
2014	8500 R					9.00	54.20	7.40
2013	8400 T		0		0	9.00	53.60	7.60
2012	8400 S		0		0	9.00	52.20	5.90
2011	8400 F		0		0	9.00	52.50	6.30
2010	8400 C	N	0	S	0	8.35	52.69	9.30
2009	8400 F		0		0	8.53	53.89	5.30
2008	8600 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9700
2020	10000	10000
2021	8900	10200
2022	7900	10400
2023	13200	10700

Trend R-squared:	3.18%
Trend Annual Historic Growth Rate:	2.58%
Printed:	9-Dec-24

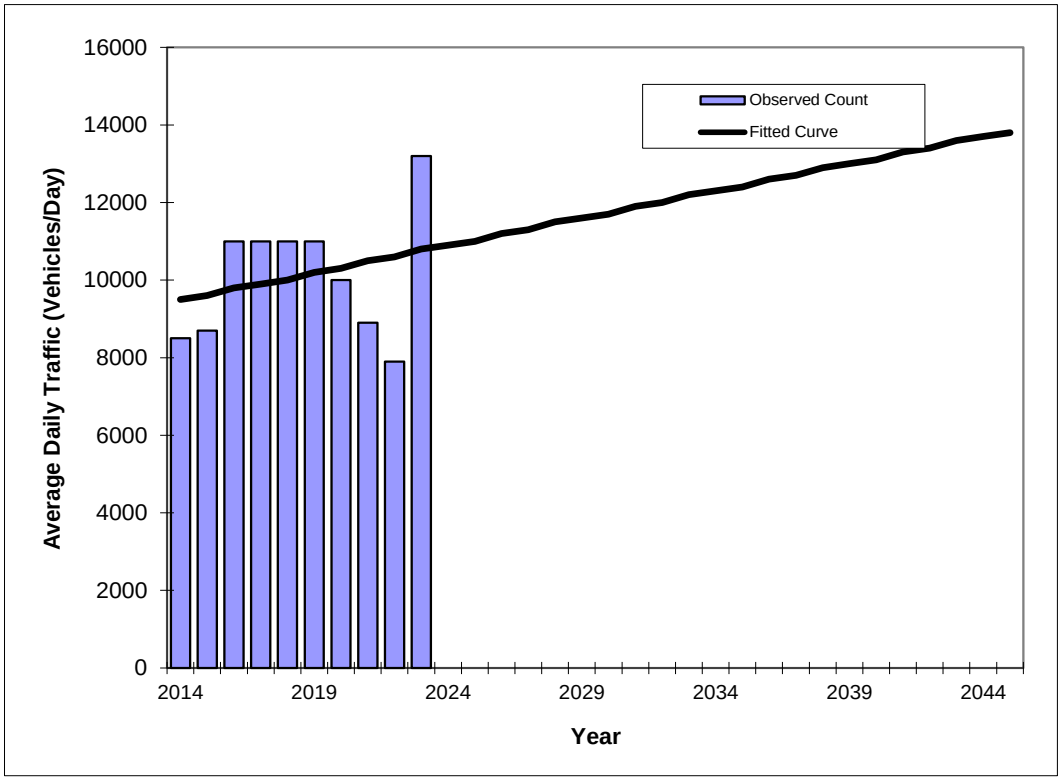
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9800
2017	11000	9900
2018	11000	10000
2019	11000	10200
2020	10000	10300
2021	8900	10500
2022	7900	10600
2023	13200	10800

Trend R-squared:	6.89%
Trend Annual Historic Growth Rate:	1.52%
Printed:	9-Dec-24

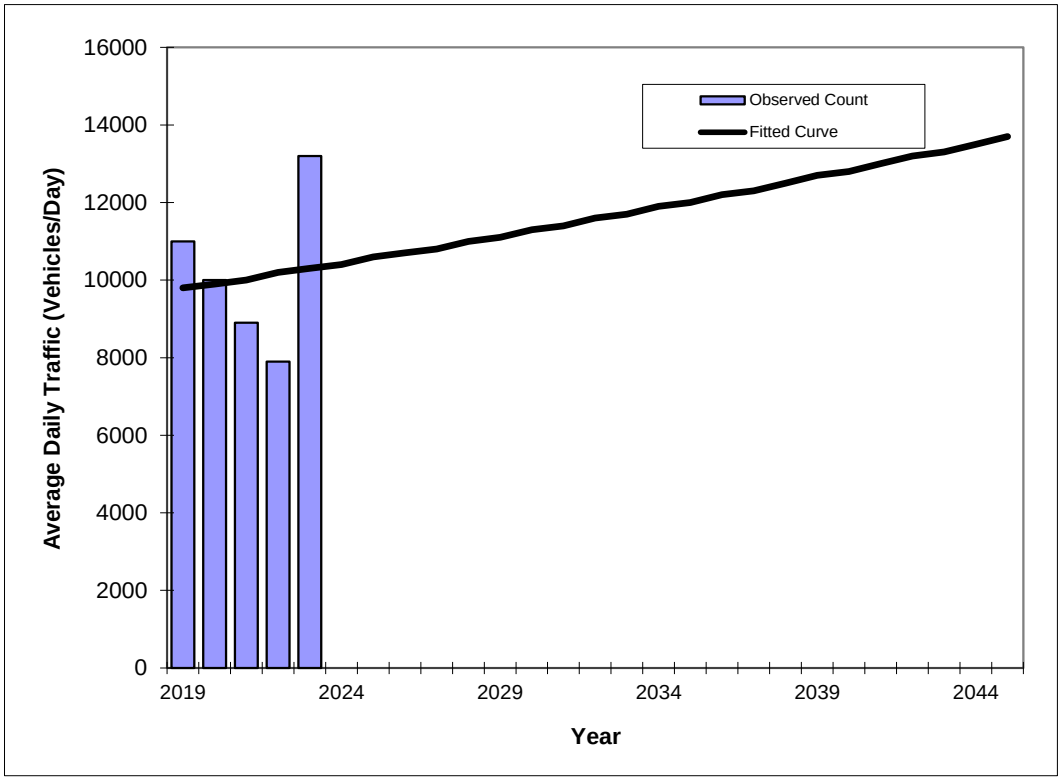
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9800
2020	10000	9900
2021	8900	10000
2022	7900	10200
2023	13200	10300

Trend R-squared:	1.07%
Compounded Annual Historic Growth Rate:	1.25%
Printed:	9-Dec-24

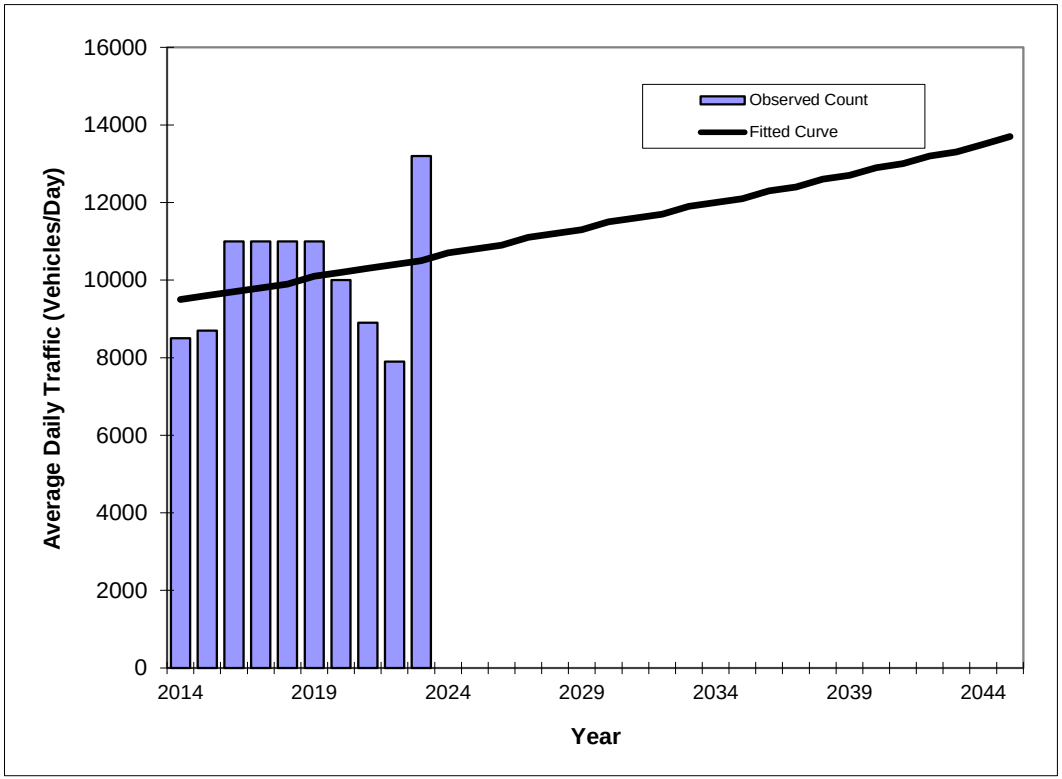
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9700
2017	11000	9800
2018	11000	9900
2019	11000	10100
2020	10000	10200
2021	8900	10300
2022	7900	10400
2023	13200	10500

*Axle-Adjusted

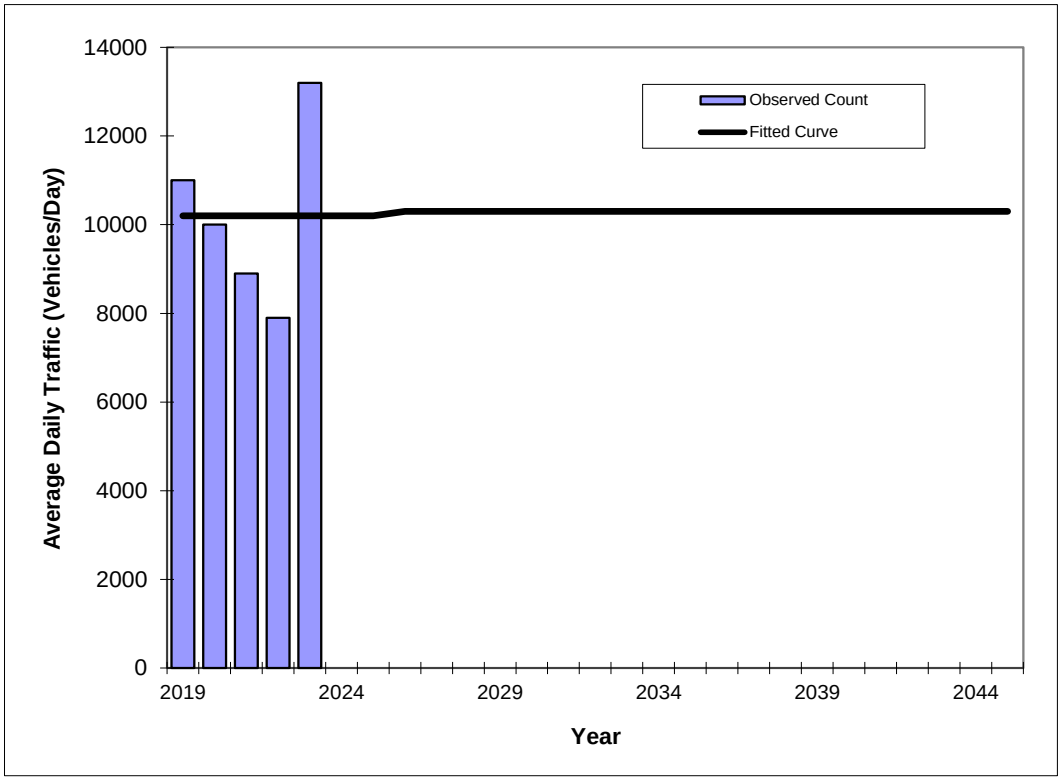
Trend R-squared:	5.00%
Compounded Annual Historic Growth Rate:	1.12%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	10200
2020	10000	10200
2021	8900	10200
2022	7900	10200
2023	13200	10200

Trend R-squared:	0.02%
Compounded Annual Historic Growth Rate:	0.00%
Printed:	9-Dec-24

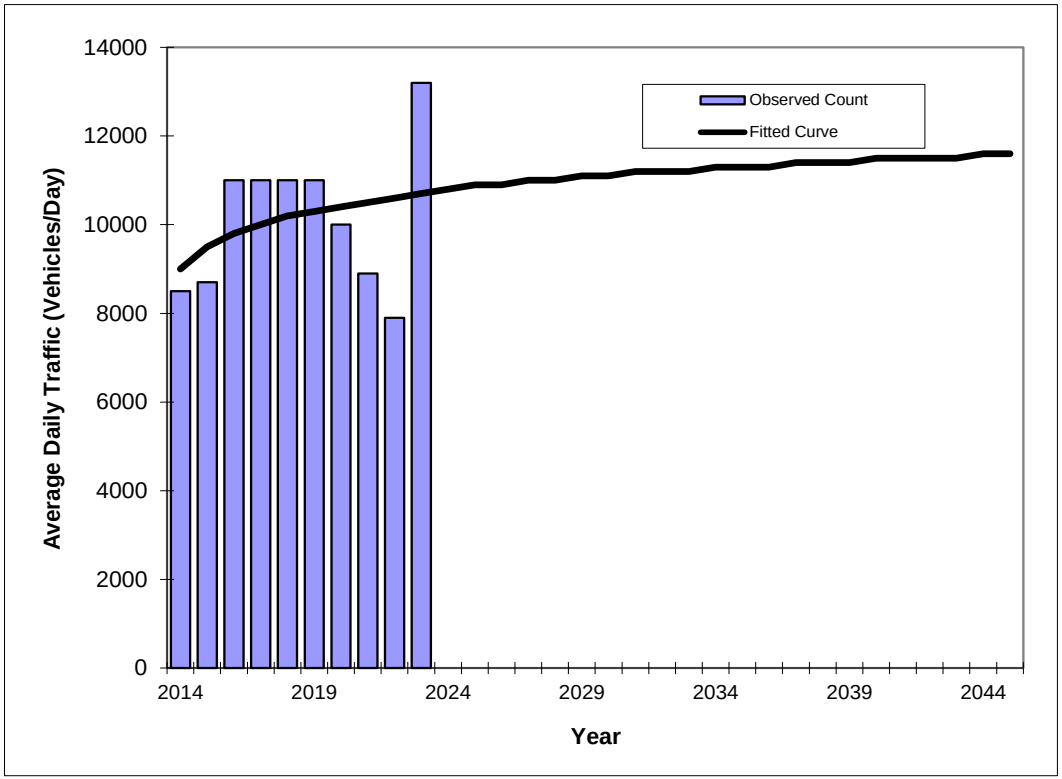
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9000
2015	8700	9500
2016	11000	9800
2017	11000	10000
2018	11000	10200
2019	11000	10300
2020	10000	10400
2021	8900	10500
2022	7900	10600
2023	13200	10700

Trend R-squared:	11.58%
Compounded Annual Historic Growth Rate:	1.94%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9755 - S PARK ROAD, S OF PEMBROKE ROAD

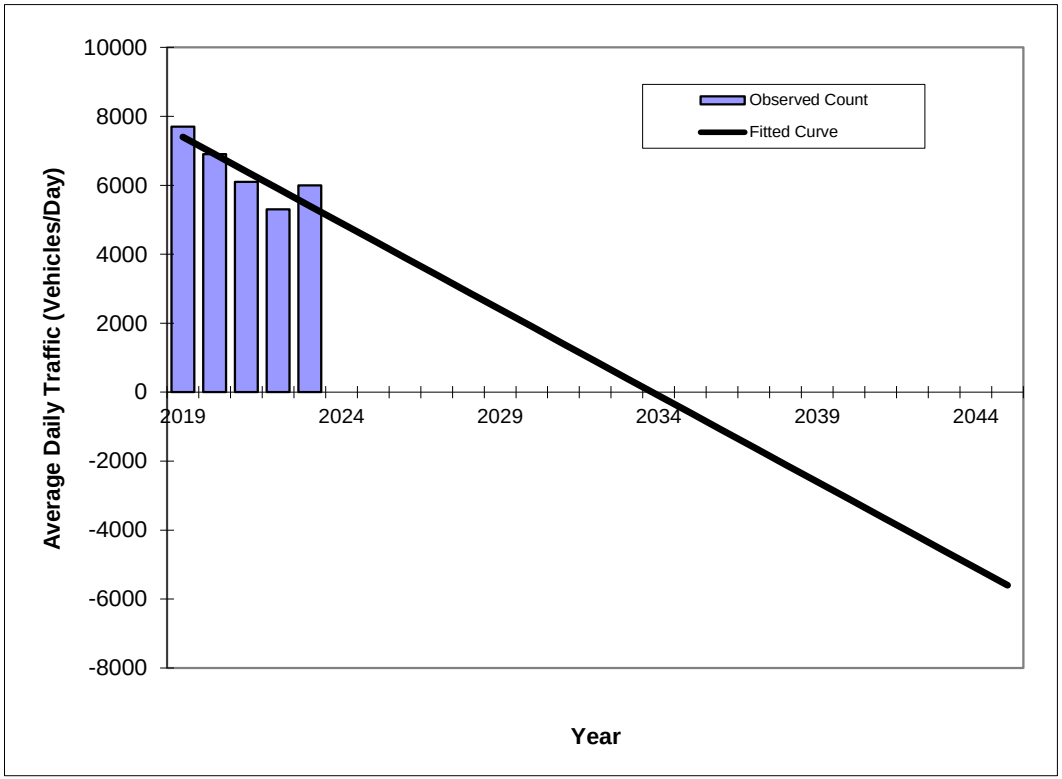
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	6000 C	N	2600	S	3400	9.00	57.90	3.00
2022	5300 S	N	2500	S	2800	9.00	57.00	5.40
2021	5300 F	N	2500	S	2800	9.00	53.80	14.30
2020	5300 C	N	2500	S	2800	9.00	53.90	8.80
2019	7700 T	N	3900	S	3800	9.00	54.60	5.50
2018	7700 S	N	3900	S	3800	9.00	54.50	6.00
2017	7700 F	N	3900	S	3800	9.00	51.90	6.20
2016	7700 C	N	3900	S	3800	9.00	54.10	2.90
2015	5700 R		0		0	9.00	54.00	3.40
2014	5600 T					9.00	54.20	7.40
2013	5600 S		0		0	9.00	53.60	7.60
2012	5600 F		0		0	9.00	52.20	5.90
2011	5600 C	N	0	S	0	9.00	52.50	6.30
2010	7300 F		0		0	8.35	52.69	9.30
2009	7300 C	N	0	S	0	8.53	53.89	5.30
2008	6500 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6400
2022	5300	5900
2023	6000	5400

Trend R-squared:	73.53%
Trend Annual Historic Growth Rate:	-6.76%
Printed:	9-Dec-24

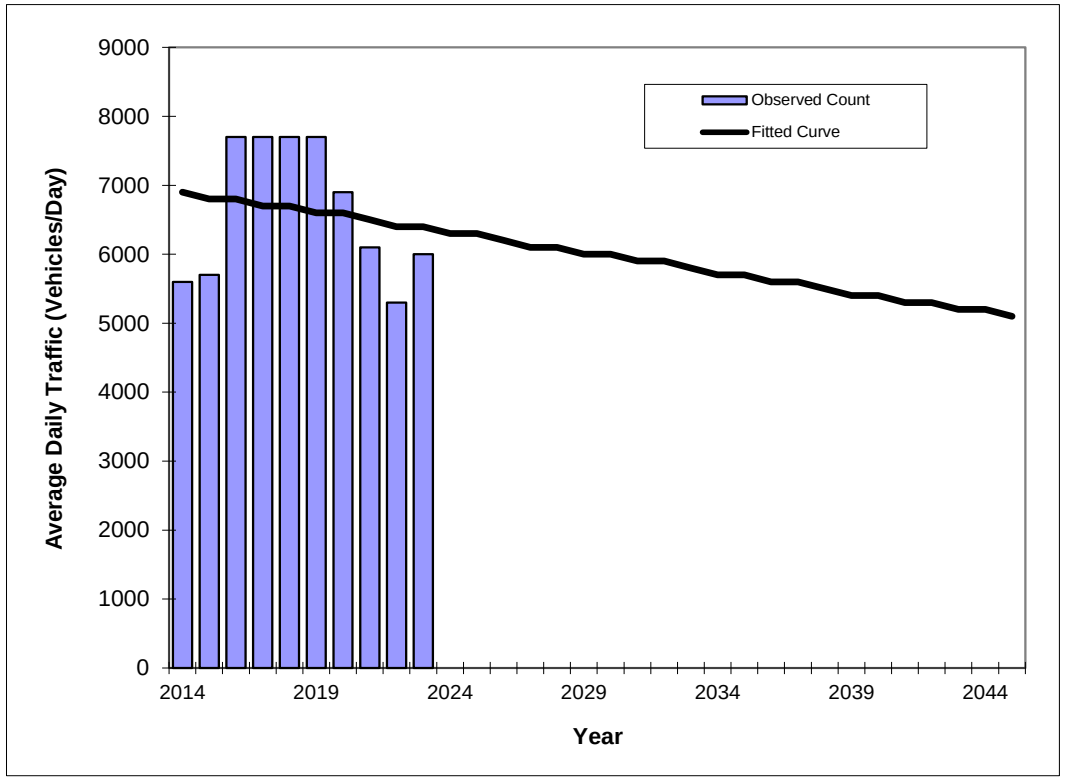
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6900
2015	5700	6800
2016	7700	6800
2017	7700	6700
2018	7700	6700
2019	7700	6600
2020	6900	6600
2021	6100	6500
2022	5300	6400
2023	6000	6400

Trend R-squared:	3.09%
Trend Annual Historic Growth Rate:	-0.81%
Printed:	9-Dec-24

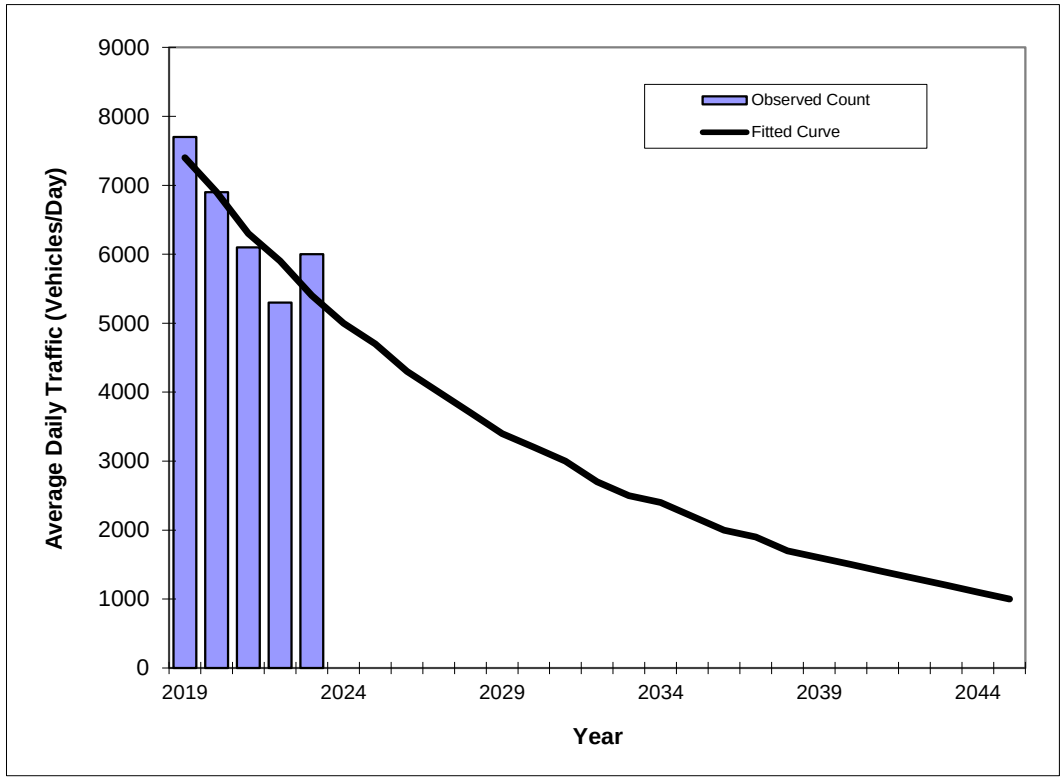
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6300
2022	5300	5900
2023	6000	5400

Trend R-squared:	71.33%
Compounded Annual Historic Growth Rate:	-7.57%
Printed:	9-Dec-24

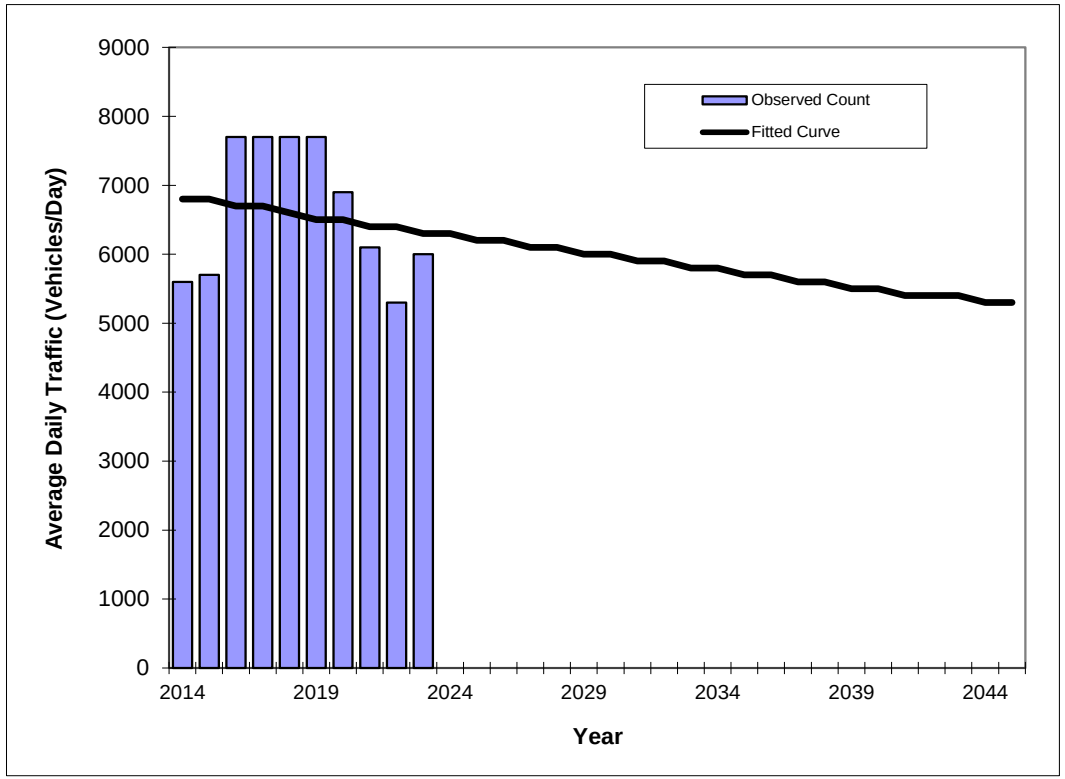
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6800
2015	5700	6800
2016	7700	6700
2017	7700	6700
2018	7700	6600
2019	7700	6500
2020	6900	6500
2021	6100	6400
2022	5300	6400
2023	6000	6300

Trend R-squared:	2.77%
Compounded Annual Historic Growth Rate:	-0.84%
Printed:	9-Dec-24

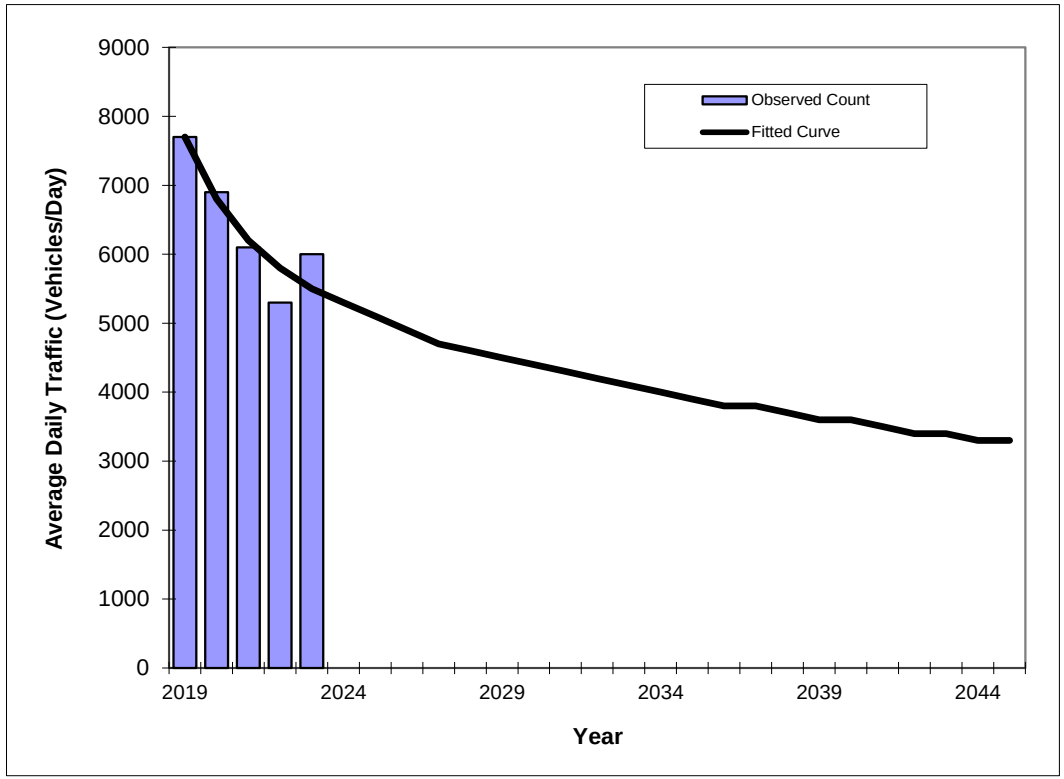
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7700
2020	6900	6800
2021	6100	6200
2022	5300	5800
2023	6000	5500

Trend R-squared:	84.29%
Compounded Annual Historic Growth Rate:	-8.07%
Printed:	9-Dec-24

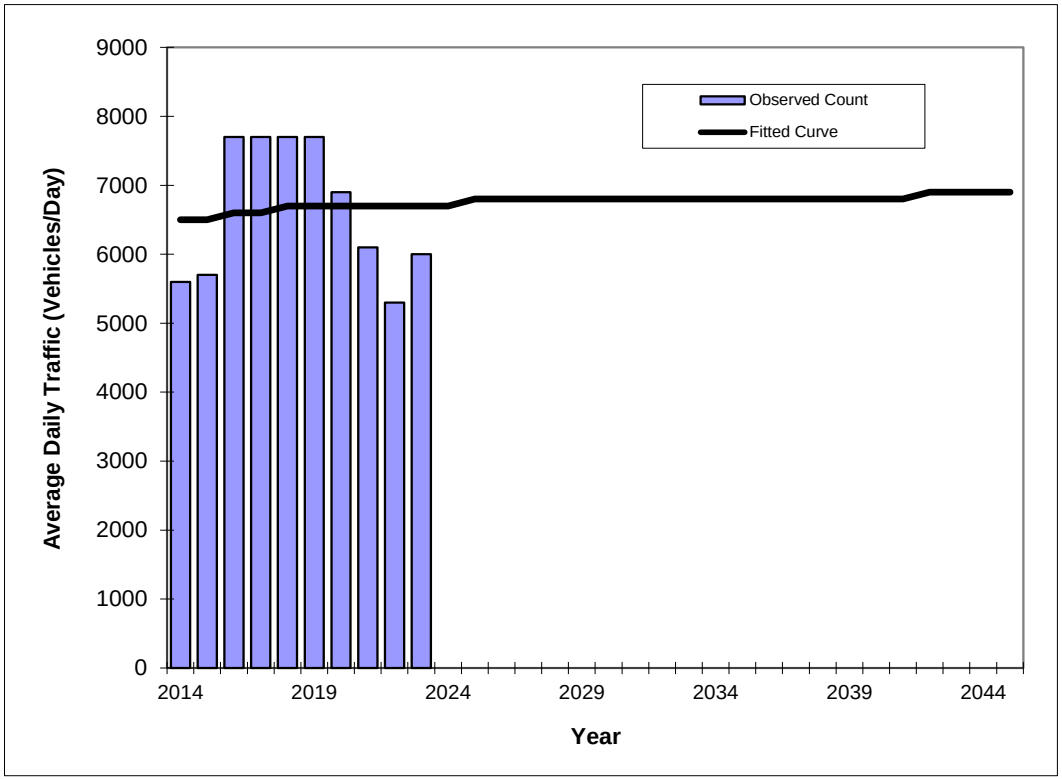
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



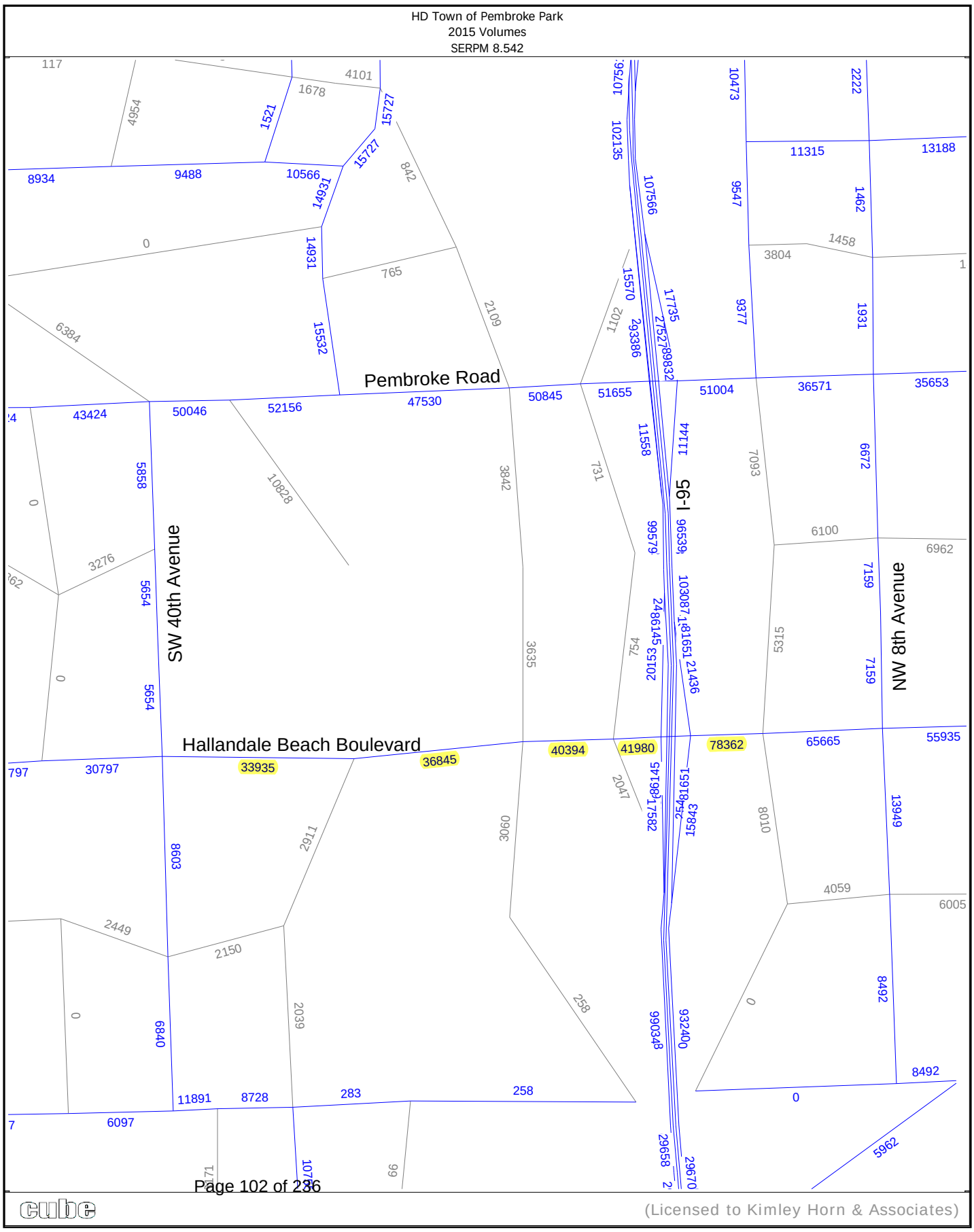
Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6500
2015	5700	6500
2016	7700	6600
2017	7700	6600
2018	7700	6700
2019	7700	6700
2020	6900	6700
2021	6100	6700
2022	5300	6700
2023	6000	6700

*Axle-Adjusted

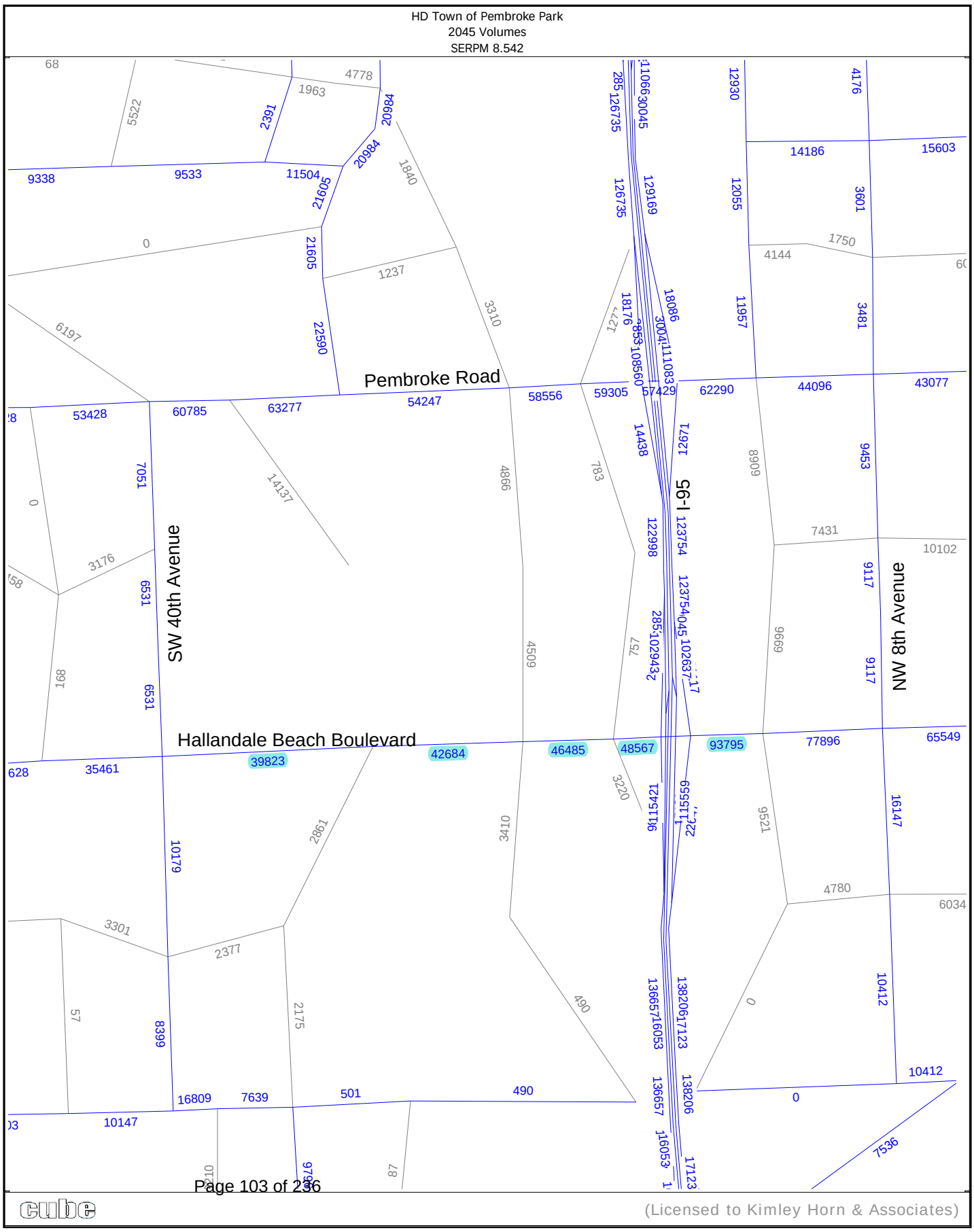
Trend R-squared:	0.70%
Compounded Annual Historic Growth Rate:	0.34%
Printed:	9-Dec-24

Decaying Exponential Growth Option

SERPM Analysis



(Licensed to Kimley Horn & Associates)


HD Town of Pembroke Park
2045 Volumes
SERPM 8.542
Pembroke Road
Hallandale Beach Boulevard
SW 40th Avenue
NW 8th Avenue
I-95
Page 103 of 236
cube
(Licensed to Kimley Horn & Associates)

Appendix D

Transit Route Information

For more details on our fares please visit our web site at Broward.org/BCT or call customer service: 954-357-8400.

Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.

Information: 954-357-8400

Hearing-speech impaired:
Florida Relay Service- 711 or 1-800-955-8771
TTY- 954-357-8302

This publication can be made available in alternative formats upon request.

This symbol is used on bus stop signs to indicate accessible bus stops.

BROWARD COUNTY
FLORIDA
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
An equal opportunity employer and provider of services.

Broward County Transit

ROUTE 28 ALL WEEK SCHEDULE

Memorial Hospital Miramar to Aventura Mall via Miramar Pkwy/Hallandale Beach Blvd

Effective 3/31/24



Safety Is Our Number One Priority

Mobile Ticketing App
Now Your **Phone** Is Your **Ticket** to ride BCT! Download the App today.

MyRide BROWARD.org
Real Time Bus Information
MyRide.Broward.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

MONDAY -FRIDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
	5:00a	5:07a	5:18a	5:34a	5:44a	5:57a
	5:25a	5:32a	5:43a	5:59a	6:09a	6:22a
5:30a	5:56a	6:05a	6:23a	6:51a	7:08a	7:26a
5:55a	6:21a	6:30a	6:48a	7:16a	7:33a	7:51a
6:20a	6:46a	6:55a	7:13a	7:41a	7:58a	8:16a
6:45a	7:12a	7:21a	7:38a	8:03a	8:21a	8:40a
7:10a	7:37a	7:46a	8:03a	8:28a	8:46a	9:05a
7:35a	8:02a	8:11a	8:28a	8:53a	9:11a	9:30a
8:04a	8:31a	8:40a	8:57a	9:22a	9:40a	9:59a
8:29a	8:56a	9:05a	9:22a	9:47a	10:05a	10:24a
8:56a	9:21a	9:30a	9:47a	10:09a	10:25a	10:44a
9:21a	9:46a	9:55a	10:12a	10:34a	10:50a	11:09a
9:48a	10:13a	10:22a	10:39a	11:01a	11:17a	11:36a
10:13a	10:38a	10:47a	11:04a	11:26a	11:42a	12:01p
10:39a	11:04a	11:13a	11:30a	11:52a	12:08p	12:27p
11:03a	11:28a	11:37a	11:54a	12:16p	12:32p	12:51p
11:28a	11:53a	12:02p	12:19p	12:41p	12:57p	1:16p
11:54a	12:19p	12:28p	12:45p	1:07p	1:23p	1:42p
12:21p	12:46p	12:55p	1:11p	1:34p	1:50p	2:12p
12:46p	1:11p	1:20p	1:36p	1:59p	2:15p	2:37p
1:09p	1:34p	1:43p	1:59p	2:22p	2:38p	3:00p
1:31p	1:56p	2:05p	2:21p	2:44p	3:00p	3:22p
1:56p	2:21p	2:30p	2:46p	3:09p	3:25p	3:47p
2:21p	2:48p	2:57p	3:16p	3:41p	3:57p	4:20p
2:47p	3:14p	3:23p	3:42p	4:07p	4:23p	4:46p
3:13p	3:40p	3:49p	4:08p	4:33p	4:49p	5:12p
3:42p	4:09p	4:18p	4:37p	5:02p	5:18p	5:41p
4:09p	4:36p	4:45p	5:04p	5:29p	5:45p	6:08p
4:38p	5:07p	5:16p	5:33p	5:55p	6:09p	6:27p
5:07p	5:36p	5:45p	6:02p	6:24p	6:38p	6:56p
5:36p	6:05p	6:14p	6:31p	6:53p	7:07p	7:25p
6:02p	6:31p	6:40p	6:57p	7:19p	7:33p	7:51p
6:28p	6:57p	7:06p	7:23p	7:45p	7:59p	8:17p
6:55p	7:20p	7:29p	7:45p	8:01p	8:12p	8:27p G
7:20p	7:45p	7:54p	8:10p	8:26p	8:37p	8:52p
7:47p	8:12p	8:21p	8:37p	8:53p	9:04p	9:19p
8:17p	8:42p	8:51p	9:07p	9:23p	9:34p	9:49p
8:47p	9:09p	9:17p	9:29p	9:43p	9:51p	10:06p
9:17p	9:39p	9:47p	9:59p	10:13p	10:21p	10:36p
9:47p	10:09p	10:17p	10:29p	10:43p	10:51p	11:06p
10:17p	10:39p	10:47p	10:59p	11:13p	11:21p	11:36p
10:47p	11:09p	11:17p	11:29p	11:43p	11:51p	12:06a G
11:17p	11:39p	11:47p	11:59p	12:13a	12:21a	12:36a G
11:45p	12:07a	12:15a	12:27a	12:41a	12:49a	1:04a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
5:15a	5:29a	5:45a	5:58a	6:11a	6:23a	6:41a
5:43a	5:57a	6:13a	6:26a	6:39a	6:51a	7:09a
6:08a	6:24a	6:45a	7:01a	7:15a	7:26a	7:50a
6:33a	6:49a	7:10a	7:26a	7:40a	7:51a	8:15a
6:56a	7:12a	7:33a	7:49a	8:03a	8:14a	8:38a
7:15a	7:31a	7:52a	8:08a	8:22a	8:33a	8:57a
7:40a	7:58a	8:29a	8:45a	8:58a	9:09a	9:29a
8:05a	8:23a	8:54a	9:10a	9:23a	9:34a	9:54a
8:30a	8:48a	9:19a	9:35a	9:48a	9:59a	10:19a
8:55a	9:13a	9:44a	10:00a	10:13a	10:24a	10:44a
9:20a	9:38a	10:09a	10:25a	10:38a	10:49a	11:09a
9:46a	10:04a	10:35a	10:51a	11:04a	11:15a	11:35a
10:14a	10:32a	11:03a	11:19a	11:32a	11:43a	12:03p
10:39a	10:58a	11:20a	11:35a	11:47a	11:58a	12:20p
11:04a	11:23a	11:45a	12:00p	12:12p	12:23p	12:45p
11:27a	11:46a	12:08p	12:23p	12:35p	12:46p	1:08p
11:52a	12:11p	12:33p	12:48p	1:00p	1:11p	1:33p
12:16p	12:35p	12:57p	1:12p	1:24p	1:35p	1:57p
12:40p	12:59p	1:21p	1:36p	1:48p	1:59p	2:21p
1:04p	1:26p	1:54p	2:13p	2:27p	2:38p	2:58p
1:29p	1:51p	2:19p	2:38p	2:52p	3:03p	3:23p
1:57p	2:19p	2:47p	3:06p	3:20p	3:31p	3:51p
2:25p	2:47p	3:15p	3:34p	3:48p	3:59p	4:19p
2:53p	3:15p	3:43p	4:02p	4:16p	4:27p	4:47p
3:19p	3:45p	4:16p	4:34p	4:48p	4:59p	5:23p
3:41p	4:07p	4:38p	4:56p	5:10p	5:21p	5:45p
4:05p	4:31p	5:02p	5:20p	5:34p	5:45p	6:09p
4:30p	4:56p	5:27p	5:45p	5:59p	6:10p	6:34p
4:59p	5:25p	5:56p	6:14p	6:28p	6:39p	7:03p
5:29p	5:54p	6:21p	6:38p	6:51p	7:00p	7:19p
5:59p	6:24p	6:51p	7:08p	7:21p	7:30p	7:49p G
6:25p	6:45p	7:05p	7:18p	7:29p	7:40p	7:58p
6:54p	7:14p	7:34p	7:47p	7:58p	8:09p	8:27p
7:22p	7:42p	8:02p	8:15p	8:26p	8:37p	8:55p
7:49p	8:09p	8:29p	8:42p	8:53p	9:04p	9:22p
8:09p	8:27p	8:45p	8:58p	9:09p	9:20p	9:38p G
8:34p	8:52p	9:10p	9:23p	9:34p	9:45p	10:03p
9:04p	9:22p	9:40p	9:53p	10:04p	10:15p	10:33p
9:34p	9:50p	10:05p	10:17p	10:27p	10:38p	10:53p
10:03p	10:19p	10:34p	10:46p	10:56p	11:07p	11:22p
10:27p	10:43p	10:58p	11:10p	11:20p	11:31p	11:46p G
10:57p	11:13p	11:28p	11:40p	11:50p	12:01a	12:16a G
11:27p	11:43p	11:58p	12:10a	12:20a	12:31a	12:46a G
11:57p	12:13a	12:28a	12:40a	12:50a	1:01a	1:16a G

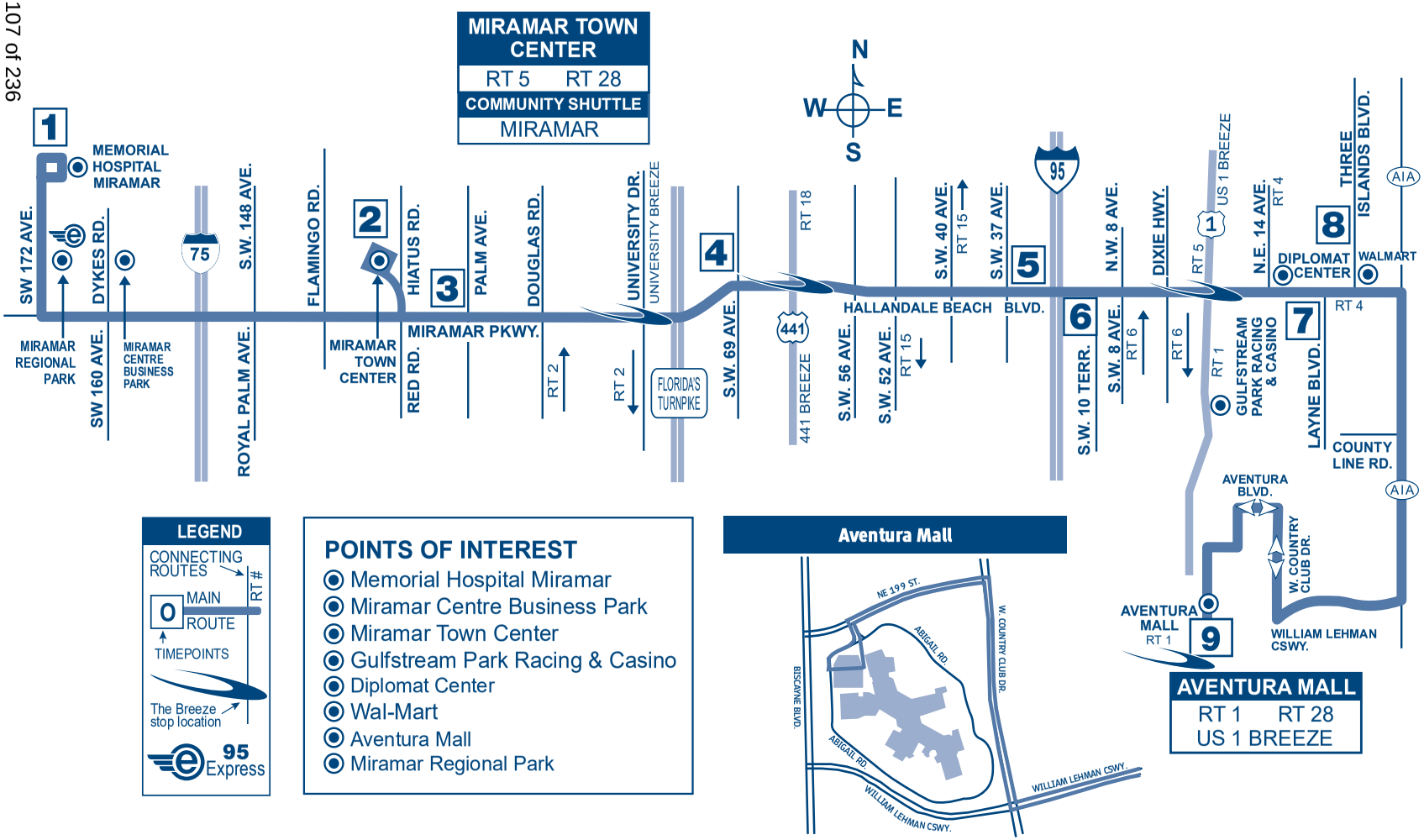
NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

ROUTE 28

Memorial Hospital Miramar to Aventura Mall

via Miramar Parkway/Hallandale Beach Boulevard



SATURDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	2	3	4	6	7	9
5:25a	5:45a	5:51a	6:04a	6:20a	6:31a	6:46a
5:48a	6:08a	6:14a	6:27a	6:43a	6:54a	7:09a
6:15a	6:35a	6:41a	6:54a	7:10a	7:21a	7:36a
6:45a	7:07a	7:15a	7:28a	7:45a	7:57a	8:14a
7:12a	7:34a	7:42a	7:55a	8:12a	8:24a	8:41a
7:42a	8:04a	8:12a	8:25a	8:42a	8:54a	9:11a
8:12a	8:34a	8:42a	8:55a	9:12a	9:24a	9:41a
8:42a	9:04a	9:12a	9:25a	9:42a	9:54a	10:11a
9:13a	9:35a	9:43a	9:56a	10:13a	10:25a	10:42a
9:45a	10:09a	10:18a	10:34a	10:53a	11:08a	11:27a
10:15a	10:39a	10:48a	11:04a	11:23a	11:38a	11:57a
10:45a	11:09a	11:18a	11:34a	11:53a	12:08p	12:27p
11:15a	11:39a	11:48a	12:04p	12:23p	12:38p	12:57p
11:45a	12:09p	12:18p	12:34p	12:53p	1:08p	1:27p
12:15p	12:39p	12:48p	1:04p	1:23p	1:38p	1:57p
12:45p	1:09p	1:18p	1:34p	1:53p	2:08p	2:27p
1:15p	1:39p	1:48p	2:04p	2:23p	2:38p	2:57p
1:40p	2:04p	2:13p	2:29p	2:48p	3:03p	3:23p
2:10p	2:34p	2:43p	2:59p	3:18p	3:33p	3:53p
2:41p	3:05p	3:14p	3:30p	3:49p	4:04p	4:24p
3:12p	3:36p	3:45p	4:01p	4:20p	4:35p	4:55p
3:43p	4:07p	4:16p	4:32p	4:51p	5:06p	5:26p
4:13p	4:37p	4:46p	5:02p	5:21p	5:36p	5:56p
4:43p	5:07p	5:16p	5:32p	5:51p	6:06p	6:26p
5:13p	5:37p	5:46p	6:02p	6:21p	6:36p	6:56p
5:38p	6:02p	6:11p	6:27p	6:46p	7:01p	7:21p
6:07p	6:31p	6:40p	6:56p	7:15p	7:30p	7:50p
6:38p	7:01p	7:10p	7:21p	7:36p	7:46p	8:00p G
7:06p	7:29p	7:38p	7:49p	8:04p	8:14p	8:28p
7:37p	8:00p	8:09p	8:20p	8:35p	8:45p	8:59p
8:08p	8:31p	8:40p	8:51p	9:06p	9:16p	9:30p
8:38p	9:01p	9:10p	9:21p	9:36p	9:46p	10:00p
9:10p	9:33p	9:42p	9:53p	10:08p	10:18p	10:32p
9:43p	10:06p	10:14p	10:24p	10:37p	10:47p	11:00p
10:14p	10:37p	10:45p	10:55p	11:08p	11:18p	11:31p
10:47p	11:10p	11:18p	11:28p	11:41p	11:51p	12:04a G
11:19p	11:42p	11:50p	12:00a	12:13a	12:23a	12:36a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	8	5	4	3	2	1
5:35a	5:50a	6:04a	6:16a	6:26a	6:40a	6:58a
6:02a	6:17a	6:31a	6:43a	6:53a	7:07a	7:25a
6:30a	6:45a	6:59a	7:11a	7:21a	7:35a	7:53a
6:59a	7:14a	7:28a	7:40a	7:50a	8:04a	8:22a
7:26a	7:42a	7:58a	8:12a	8:23a	8:36a	8:55a
7:57a	8:13a	8:29a	8:43a	8:54a	9:07a	9:26a
8:28a	8:44a	9:00a	9:14a	9:25a	9:38a	9:57a
8:55a	9:11a	9:27a	9:41a	9:52a	10:05a	10:24a
9:25a	9:43a	10:03a	10:18a	10:29a	10:41a	11:00a
9:55a	10:13a	10:33a	10:48a	10:59a	11:11a	11:30a
10:25a	10:43a	11:03a	11:18a	11:29a	11:41a	12:00p
10:55a	11:13a	11:33a	11:48a	11:59a	12:11p	12:30p
11:20a	11:38a	11:58a	12:13p	12:24p	12:36p	12:55p
11:45a	12:03p	12:23p	12:38p	12:49p	1:01p	1:20p
12:15p	12:33p	12:53p	1:08p	1:19p	1:31p	1:50p
12:45p	1:04p	1:25p	1:40p	1:52p	2:05p	2:24p
1:15p	1:34p	1:55p	2:10p	2:22p	2:35p	2:54p
1:45p	2:04p	2:25p	2:40p	2:52p	3:05p	3:24p
2:15p	2:34p	2:55p	3:10p	3:22p	3:35p	3:54p
2:45p	3:04p	3:25p	3:40p	3:52p	4:05p	4:24p
3:15p	3:34p	3:55p	4:10p	4:22p	4:35p	4:54p
3:43p	4:02p	4:23p	4:38p	4:50p	5:03p	5:22p
4:13p	4:34p	4:56p	5:10p	5:22p	5:33p	5:51p
4:43p	5:04p	5:26p	5:40p	5:52p	6:03p	6:21p
5:13p	5:34p	5:56p	6:10p	6:22p	6:33p	6:51p
5:43p	6:04p	6:26p	6:40p	6:52p	7:03p	7:21p
6:13p	6:34p	6:56p	7:10p	7:22p	7:33p	7:51p
6:43p	7:04p	7:26p	7:40p	7:52p	8:03p	8:21p
7:13p	7:34p	7:56p	8:10p	8:22p	8:33p	8:51p
7:38p	7:55p	8:11p	8:22p	8:32p	8:44p	9:00p G
8:05p	8:22p	8:38p	8:49p	8:59p	9:11p	9:27p
8:39p	8:56p	9:12p	9:23p	9:33p	9:45p	10:01p
9:11p	9:28p	9:44p	9:55p	10:05p	10:17p	10:33p
9:43p	10:00p	10:16p	10:27p	10:37p	10:49p	11:05p
10:13p	10:30p	10:46p	10:57p	11:07p	11:19p	11:35p G
10:46p	11:03p	11:19p	11:30p	11:40p	11:52p	12:08a G
11:14p	11:31p	11:47p	11:58p	12:08a	12:20a	12:36a G
11:44p	12:01a	12:17a	12:28a	12:38a	12:50a	1:06a G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

SUNDAY

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
8:00a	8:21a	8:29a	8:41a	8:59a	9:12a	9:29a
8:45a	9:06a	9:14a	9:26a	9:44a	9:57a	10:14a
9:25a	9:46a	9:54a	10:06a	10:24a	10:37a	10:54a
10:05a	10:27a	10:36a	10:51a	11:09a	11:23a	11:42a
10:45a	11:07a	11:16a	11:31a	11:49a	12:03p	12:22p
11:30a	11:52a	12:01p	12:16p	12:34p	12:48p	1:07p
12:15p	12:37p	12:46p	1:01p	1:19p	1:33p	1:52p
1:00p	1:22p	1:31p	1:46p	2:04p	2:18p	2:37p
1:45p	2:07p	2:16p	2:31p	2:49p	3:03p	3:22p
2:30p	2:53p	3:02p	3:15p	3:33p	3:46p	4:05p
3:15p	3:38p	3:47p	4:00p	4:18p	4:31p	4:50p
4:00p	4:23p	4:32p	4:45p	5:03p	5:16p	5:35p
4:45p	5:08p	5:17p	5:30p	5:48p	6:01p	6:20p
5:30p	5:53p	6:02p	6:15p	6:33p	6:46p	7:05p
6:15p	6:38p	6:46p	6:59p	7:14p	7:24p	7:40p
6:57p	7:20p	7:28p	7:41p	7:56p	8:06p	8:22p
7:42p	8:05p	8:13p	8:26p	8:41p	8:51p	9:07p G
8:22p	8:45p	8:53p	9:06p	9:21p	9:31p	9:47p G

WESTBOUND

To Memorial Hospital Miramar

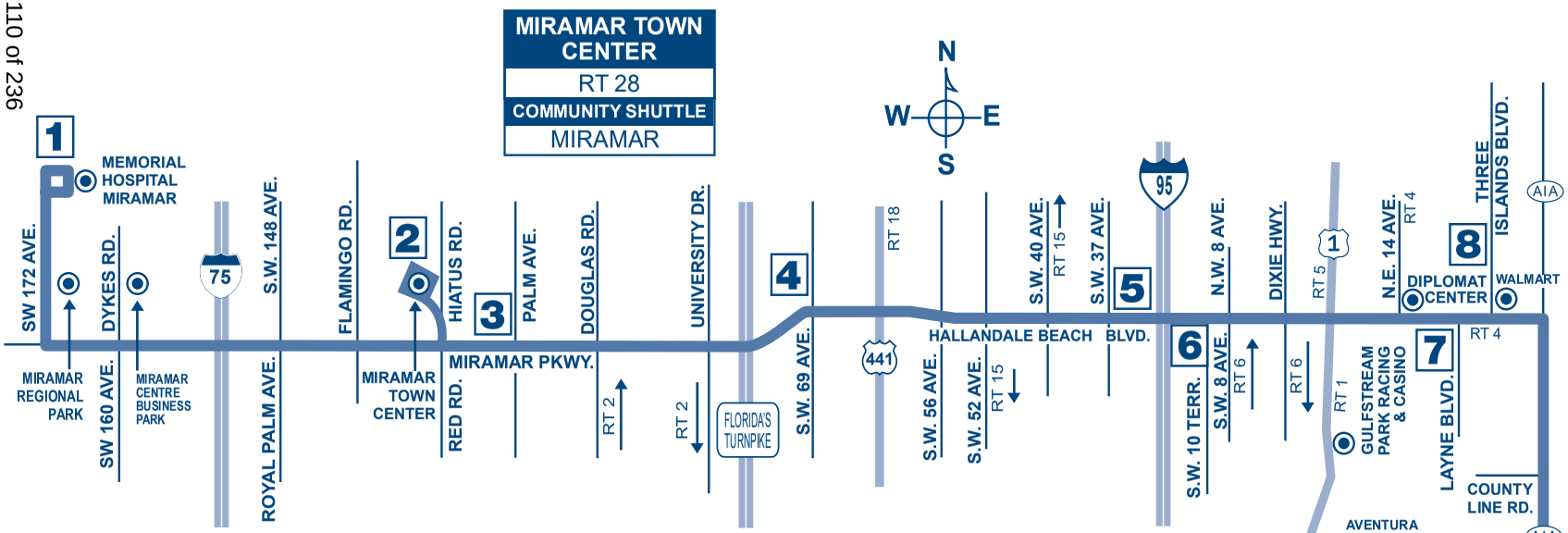
AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
7:45a	8:02a	8:18a	8:31a	8:42a	8:52a	9:10a
8:25a	8:42a	8:58a	9:11a	9:22a	9:32a	9:50a
9:05a	9:22a	9:38a	9:51a	10:02a	10:12a	10:30a
9:50a	10:07a	10:23a	10:36a	10:47a	10:57a	11:15a
10:30a	10:49a	11:08a	11:22a	11:33a	11:43a	12:03p
11:12a	11:31a	11:50a	12:04p	12:15p	12:25p	12:45p
11:57a	12:16p	12:35p	12:49p	1:00p	1:10p	1:30p
12:41p	1:00p	1:19p	1:33p	1:44p	1:54p	2:14p
1:26p	1:45p	2:04p	2:18p	2:29p	2:39p	2:59p
2:08p	2:29p	2:50p	3:05p	3:16p	3:26p	3:45p
2:53p	3:14p	3:35p	3:50p	4:01p	4:11p	4:30p
3:38p	3:59p	4:20p	4:35p	4:46p	4:56p	5:15p
4:21p	4:42p	5:03p	5:18p	5:29p	5:39p	5:58p
5:05p	5:26p	5:47p	6:02p	6:13p	6:23p	6:42p
5:50p	6:11p	6:32p	6:47p	6:58p	7:08p	7:27p
6:35p	6:55p	7:14p	7:27p	7:38p	7:47p	8:04p
7:20p	7:40p	7:59p	8:12p	8:23p	8:32p	8:49p G
7:55p	8:15p	8:34p	8:47p	8:58p	9:07p	9:24p G
8:35p	8:55p	9:14p	9:27p	9:38p	9:47p	10:04p G

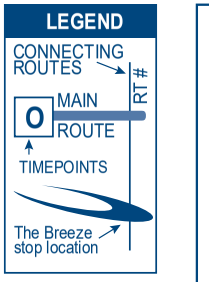
NUMBERS IN BOXES REFER TO TIME POINTS ON MAP
Times with the letter "G" after them indicate bus returns to garage.

ROUTE 28

Memorial Hospital Miramar to Aventura Mall

via Miramar Parkway/Hallandale Beach Boulevard





POINTS OF INTEREST

- Memorial Hospital Miramar
- Miramar Centre Business Park
- Miramar Town Center
- Gulfstream Park Racing & Casino
- Diplomat Center
- Wal-Mart
- Aventura Mall
- Miramar Regional Park



Customer Service

Monday - Friday.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.* Children (under 40 inches ride FREE)

Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

10 Ride Pass: 10 Rides any time, any day. Expires after the tenth ride is taken.

7 Day Pass: Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

31 Day Adult Pass: Unlimited rides for 31 consecutive days. Starts on the first day card is used.

31 Day Reduced Pass: Youth*, Seniors*, Disabled*, Medicare*, College Student*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

****Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

****Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

** Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

TRANSIT WATCH

WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.

TRANSFER POLICY - EFFECTIVE 7/10/11

TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a $1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the $1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the $1.00 upgrade fee when boarding Express buses.

PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays $.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a $.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

Appendix E

Trip Generation

Existing Development Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 1.29(X)	50%	50%	34	33	67	12.6%	9	30	28	58	0.0%	0	30	28	58	0.0%	0	30	28	58
2	Office Park	12	750	39.28	KSF	T = 9.97(X)	50%	50%	196	196	392	12.6%	49	172	171	343	0.0%	0	172	171	343	0.0%	0	172	171	343
								Total:	230	229	459	12.6%	58	202	199	401	0.0%	0	202	199	401	0.0%	0	202	199	401

Note: As the weekday rate for Office Park (LUC 750) is not available, the weekday rate for similar land use Business Park (LUC 770) was utilized.

Proposed Redevelopment Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 30.65(X)	50%	50%	2,085	2,085	4,170	12.6%	525	1,823	1,822	3,645	0.0%	0	1,823	1,822	3,645	42.0%	1,531	1,057	1,057	2,114
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 54.45(X)	50%	50%	201	201	402	12.6%	51	176	175	351	0.0%	0	176	175	351	40.0%	140	106	105	211
								Total:	2,286	2,286	4,572	12.6%	576	1,999	1,997	3,996	0.0%	0	1,999	1,997	3,996	41.8%	1,671	1,163	1,162	2,325

NET NEW TRIPS	961	963	1,924

Existing Development A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.08(X)	59%	41%	2	2	4	12.6%	1	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3
2	Office Park	12	750	39.28	KSF	T = 1.03(X)	89%	11%	36	4	40	12.6%	5	32	3	35	0.0%	0	32	3	35	0.0%	0	32	3	35
								Total:	38	6	44	12.6%	6	33	5	38	0.0%	0	33	5	38	0.0%	0	33	5	38

Proposed Redevelopment A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 1.5(X)	57%	43%	116	88	204	12.6%	26	101	77	178	0.0%	0	101	77	178	0.0%	0	101	77	178
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 3.93(X)	55%	45%	16	13	29	12.6%	4	14	11	25	0.0%	0	14	11	25	0.0%	0	14	11	25
								Total:	132	101	233	12.6%	29	115	88	203	0.0%	0	115	88	203	0.0%	0	115	88	203

NET NEW TRIPS	82	83	165

Existing Development P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.14(X)	48%	52%	3	4	7	12.6%	1	3	3	6	0.0%	0	3	3	6	0.0%	0	3	3	6
2	Office Park	12	750	39.28	KSF	T = 1.21(X)	15%	85%	7	41	48	12.6%	6	6	36	42	0.0%	0	6	36	42	0.0%	0	6	36	42
								Total:	10	45	55	12.6%	7	9	39	48	0.0%	0	9	39	48	0.0%	0	9	39	48

Proposed Redevelopment P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 2.28(X)	49%	51%	152	158	310	12.6%	39	133	138	271	0.0%	0	133	138	271	42.0%	114	77	80	157
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	Ln(T) = 0.68 Ln(X) + 2.77	50%	50%	31	31	62	12.6%	8	27	27	54	0.0%	0	27	27	54	40.0%	22	16	16	32
								Total:	183	189	372	12.6%	47	160	165	325	0.0%	0	160	165	325	41.9%	136	93	96	189

NET NEW TRIPS	84	57	141

Means of Transportation to Work

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

(24+43+0)/509 = 12.6%

Label	Census Tract 1005.01; Broward County; Florida	
	Estimate	Margin of Error
Total:	509	±173
Car, truck, or van:	403	±166
Drove alone	363	±160
Carpooled:	40	±34
In 2-person carpool	40	±34
In 3-person carpool	0	±15
In 4-person carpool	0	±15
In 5- or 6-person carpool	0	±15
In 7-or-more-person carpool	0	±15
Public transportation (excluding taxicab):	24	±39
Bus	24	±39
Subway or elevated rail	0	±15
Long-distance train or commuter rail	0	±15
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±15
Ferryboat	0	±15
Taxicab	0	±15
Motorcycle	0	±15
Bicycle	43	±62
Walked	0	±15
Other means	18	±27
Worked from home	21	±23

Table Notes

Means of Transportation to Work

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2022

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official sourc of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and dissemina the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the
Methodology
section.

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represent through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may diff from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-
The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of th median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associate with a median was larger than the median itself.

N
The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)
The estimate or margin of error is not applicable or not available.

median-
The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+
The median falls in the highest interval of an open-ended distribution (for example "250,000+").

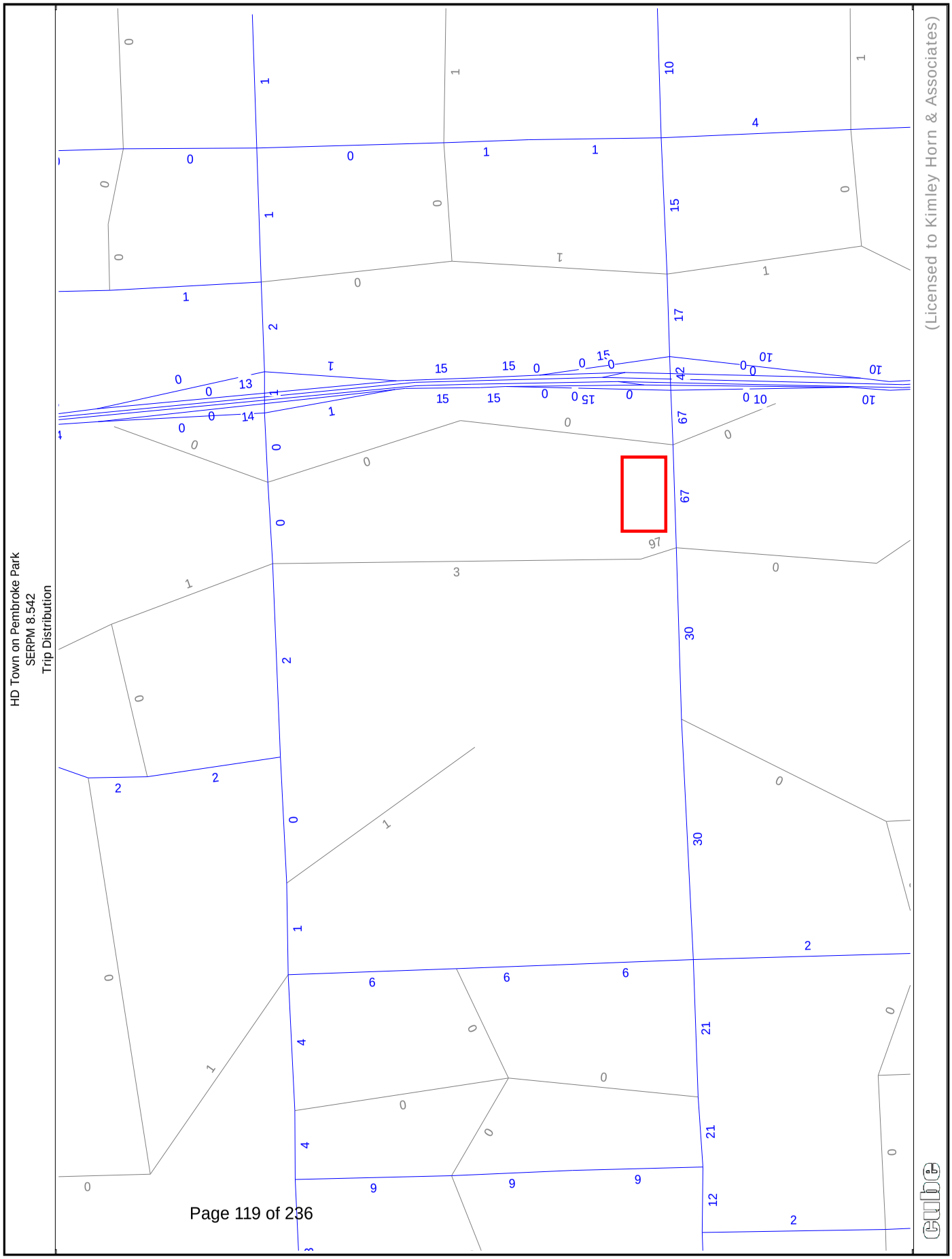
**
The margin of error could not be computed because there were an insufficient number of sample observations.

***
The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

*****

Appendix F

Trip Distribution


HD Town on Pembroke Park
SERPM 8.542
Trip Distribution
(Licensed to Kimley Horn & Associates)
cube

Appendix G

Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Lake Shore Drive
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.89
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		16	1,184	9		36	1,133	12		32	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**17**	**1,243**	**9**		**38**	**1,190**	**13**		**34**	**0**	**37**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		22	1,064	24		60	1,716	21		14	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**23**	**1,117**	**25**		**63**	**1,802**	**22**		**15**	**0**	**37**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	21	0		1	20	0		1	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**17**	**1,264**	**9**		**39**	**1,210**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	19	0		1	31	0		0	0	1		0	0	0
PM NON-PROJECT TRAFFIC		**23**	**1,136**	**25**		**64**	**1,833**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting							59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25				25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**17**	**1,289**	**9**		**39**	**1,235**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By							1									
	Valet																
	Net New			25				17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**23**	**1,161**	**25**		**64**	**1,851**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and S Park Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.91
PM PEAK HOUR FACTOR: 0.96

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		75	1,177	0	18	0	1,097	93		14	7	11		240	1	83
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**79**	**1,236**	**0**	**19**	**0**	**1,152**	**98**		**15**	**7**	**12**		**252**	**1**	**87**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		73	1,021	2	33	3	1,607	109		7	6	5		229	2	183
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**77**	**1,072**	**2**	**35**	**3**	**1,687**	**114**		**7**	**6**	**5**		**240**	**2**	**192**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		1	21	0	0	0	20	2		0	0	0		4	0	1
AM NON-PROJECT TRAFFIC		**80**	**1,257**	**0**	**19**	**0**	**1,172**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		1	18	0	1	0	29	2		0	0	0		4	0	3
PM NON-PROJECT TRAFFIC		**78**	**1,090**	**2**	**36**	**3**	**1,716**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting					41.0%		59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25		56		25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**56**	**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**80**	**1,282**	**0**	**75**	**0**	**1,197**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By					28		1									
	Valet																
	Net New			25		38		17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**66**	**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**78**	**1,115**	**2**	**102**	**3**	**1,734**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.93
PM PEAK HOUR FACTOR: 0.98

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,445	19		14	1,187	10		0	0	30		0	0	4
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,517**	**20**		**15**	**1,246**	**11**		**0**	**0**	**32**		**0**	**0**	**4**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,252	36		47	1,727	17		0	0	28		0	0	9
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,315**	**38**		**49**	**1,813**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	26	0		0	21	0		0	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,543**	**20**		**15**	**1,267**	**11**		**0**	**0**	**33**		**0**	**0**	**4**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	1		1	31	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,338**	**39**		**50**	**1,844**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting			41.0%				80.0%									20.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				68									13
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**68**	**0**		**0**	**0**	**0**		**0**	**0**	**13**
AM TOTAL TRAFFIC			**0**	**1,624**	**20**		**15**	**1,335**	**11**		**0**	**0**	**33**		**0**	**0**	**17**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				15									14
	Valet																
	Net New			63				47									8
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**62**	**0**		**0**	**0**	**0**		**0**	**0**	**22**
PM TOTAL TRAFFIC			**0**	**1,429**	**39**		**50**	**1,906**	**18**		**0**	**0**	**29**		**0**	**0**	**31**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and SW 31st Avenue
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.96
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	5	10	1,439	2		26	1,128	43		0	0	23		0	0	62
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS	**5**	**11**	**1,511**	**2**		**27**	**1,184**	**45**		**0**	**0**	**24**		**0**	**0**	**65**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	11	13	1,252	10		86	1,685	38		0	0	12		0	0	91
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS	**12**	**14**	**1,315**	**11**		**90**	**1,769**	**40**		**0**	**0**	**13**		**0**	**0**	**96**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH	0	0	26	0		0	20	1		0	0	0		0	0	1
AM NON-PROJECT TRAFFIC	**5**	**11**	**1,537**	**2**		**27**	**1,204**	**46**		**0**	**0**	**24**		**0**	**0**	**66**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH	0	0	23	0		2	30	1		0	0	0		0	0	2
PM NON-PROJECT TRAFFIC	**12**	**14**	**1,338**	**11**		**92**	**1,799**	**41**		**0**	**0**	**13**		**0**	**0**	**98**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering	10.0%	31.0%	-41.0%													
	Exiting			41.0%													21.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New	8	17	56				55									12
AM TOTAL PROJECT TRAFFIC		**8**	**17**	**56**	**0**		**0**	**55**	**0**		**0**	**0**	**0**		**0**	**0**	**12**
AM TOTAL TRAFFIC		**13**	**28**	**1,593**	**2**		**27**	**1,259**	**46**		**0**	**0**	**24**		**0**	**0**	**78**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By	6	21	1													14
	Valet																
	Net New	8	17	38				56									9
PM TOTAL PROJECT TRAFFIC		**14**	**38**	**39**	**0**		**0**	**56**	**0**		**0**	**0**	**0**		**0**	**0**	**23**
PM TOTAL TRAFFIC		**26**	**52**	**1,377**	**11**		**92**	**1,855**	**41**		**0**	**0**	**13**		**0**	**0**	**121**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: SW 27th Street and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.87
PM PEAK HOUR FACTOR: 0.86

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	19	4		3	58	0		6	0	7		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**20**	**4**		**3**	**61**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	36	14		2	43	0		14	0	28		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**38**	**15**		**2**	**45**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	1	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**20**	**4**		**3**	**62**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	1	0		0	1	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**39**	**15**		**2**	**46**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				2						2						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**20**	**6**		**3**	**62**	**0**		**8**	**0**	**7**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				3						2						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**3**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**39**	**18**		**2**	**46**	**0**		**17**	**0**	**29**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and South Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,475	0		0	1,211	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,549**	**0**		**0**	**1,272**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,280	0		0	1,791	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,344**	**0**		**0**	**1,881**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	27	0		0	22	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,576**	**0**		**0**	**1,294**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	0		0	32	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,367**	**0**		**0**	**1,913**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%	69.0%								
	Exiting			41.0%				21.0%									59.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				12	63								56
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**12**	**63**		**0**	**0**	**0**		**0**	**0**	**56**
AM TOTAL TRAFFIC			**0**	**1,657**	**0**		**0**	**1,306**	**63**		**0**	**0**	**0**		**0**	**0**	**56**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				-26	46								41
	Valet																
	Net New			63				9	64								38
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**-17**	**110**		**0**	**0**	**0**		**0**	**0**	**79**
PM TOTAL TRAFFIC			**0**	**1,458**	**0**		**0**	**1,896**	**110**		**0**	**0**	**0**		**0**	**0**	**79**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and East Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	58	0		0	62	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**61**	**0**		**0**	**65**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	62	0		0	91	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**65**	**0**		**0**	**96**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	1	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**62**	**0**		**0**	**66**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	2	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**66**	**0**		**0**	**98**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering										31.0%						
	Exiting				21.0%												
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				12						17						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**62**	**0**		**0**	**66**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By				14						21						
	Valet																
	Net New				9						17						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**66**	**0**		**0**	**98**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Bryan Road and West Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	13	0		0	7	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	42	0		0	16	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**44**	**0**		**0**	**17**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**45**	**0**		**0**	**17**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting						20.0%										
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New						13		2						2		
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**14**	**0**		**2**	**7**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By						14										
	Valet																
	Net New						8		2						3		
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**0**	**0**		**3**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**45**	**0**		**3**	**17**	**0**

Appendix H

Intersection Capacity Analysis Worksheets

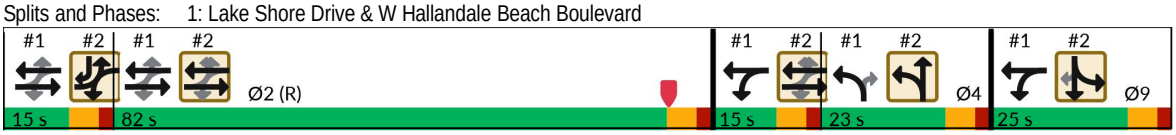
Existing A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1243	38	1190	34	37				
Future Volume (vph)	17	1243	38	1190	34	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1407	43	1352	38	42
v/c Ratio	0.41	0.65	0.09	0.43	0.43	0.19
Control Delay (s/veh)	52.5	23.0	1.3	1.2	87.3	2.0
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.5	23.2	1.3	1.4	87.3	2.0
Queue Length 50th (ft)	11	519	3	49	40	0
Queue Length 95th (ft)	#55	608	m5	53	80	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2170	507	3153	188	296
Starvation Cap Reductn	0	0	0	678	0	0
Spillback Cap Reductn	0	177	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.71	0.08	0.55	0.20	0.14

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Future Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.12	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		216	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1397	10	43	1337	15	38	0	42	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	40	0	0	0
Lane Group Flow (vph)	19	1407	0	43	1352	0	38	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Effective Green, g (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2145		485	3114		76		68			
v/s Ratio Prot		c0.40		0.02	c0.38		c0.02					
v/s Ratio Perm	0.25			0.05					0.00			
v/c Ratio	0.41	0.66		0.09	0.43		0.50		0.03			
Uniform Delay, d1	16.5	20.5		8.2	1.8		74.9		73.3			
Progression Factor	1.00	1.00		0.62	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.7	21.1		5.1	0.9		76.7		73.4			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.1			1.0			75.0			0.0	
Approach LOS		C			A			E			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	12.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		

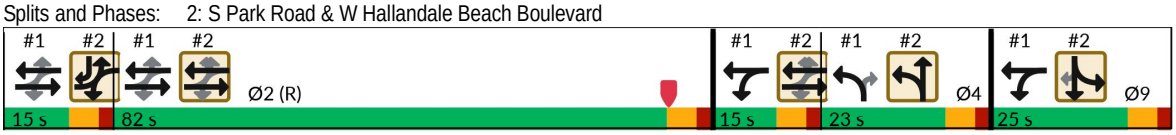
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Future Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	87	1358	21	1266	108	37	138	140	96
v/c Ratio	0.27	0.67	0.07	0.63	0.12	0.37	0.57	0.58	0.21
Control Delay (s/veh)	7.7	10.1	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.7	10.5	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Length 50th (ft)	1	562	7	454	3	25	141	143	0
Queue Length 95th (ft)	m24	202	18	527	31	65	223	225	43
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	321	2012	297	2012	898	195	248	249	461
Starvation Cap Reductn	0	222	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.76	0.07	0.63	0.12	0.19	0.56	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Future Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	249	3539			206	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	87	1358	0	21	0	1266	108	16	8	13	277	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	87	1358	0	0	21	1266	63	0	25	0	138	140
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Effective Green, g (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	319	1988			294	1988	843		74		241	242
v/s Ratio Prot	c0.03	c0.38			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.15				0.04		0.04					
v/c Ratio	0.27	0.68			0.07	0.64	0.08		0.33		0.57	0.58
Uniform Delay, d1	14.5	24.9			14.5	23.9	16.0		74.3		63.9	64.0
Progression Factor	0.69	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.6			0.0	0.5	0.0		1.0		2.0	2.1
Delay (s)	10.1	9.4			14.6	24.4	16.0		75.3		66.0	66.1
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.5				23.6			75.3			60.9
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.63		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	66.9%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	87
Future Volume (vph)	87
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	96
RTOR Reduction (vph)	72
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.2
Effective Green, g (s)	39.2
Actuated g/C Ratio	0.25
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	442
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.2
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.2
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Future Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1631	22	16	1340	12	0	0	34	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1658	0	0	-	-	834	-	-	685
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	380	-	-	0	0	954	0	0	1071
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	379	-	-	-	-	947	-	-	1061
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.95	8.41
HCM LOS			A	A

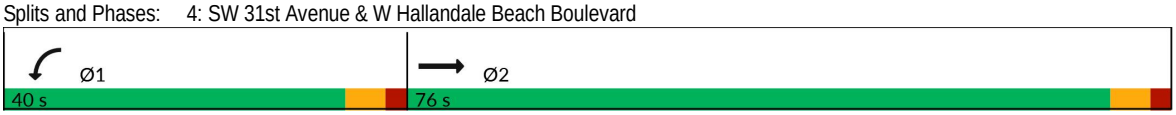
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	947	-	-	379	-	-	1061
HCM Lane V/C Ratio	0.036	-	-	0.043	-	-	0.004
HCM Control Delay (s/veh)	8.9	-	-	14.9	-	-	8.4
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1511	27	1184	24	65
Future Volume (vph)	11	1511	27	1184	24	65
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	24.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.4
Natural Cycle: 50
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	17	1576	28	1282	25	71
v/c Ratio	0.01	0.34	0.23	0.25	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	100	48	0	0	0
Internal Link Dist (ft)		245		358		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4704	627	5055	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.04	0.25	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Future Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5084		1770	5056				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5084		1770	5056				1591		
Peak-hour factor, PHF	0.96	0.92	0.96	0.96	0.96	0.96	0.92	0.96	0.92	0.96	0.92	0.92
Adj. Flow (vph)	5	12	1574	2	28	1233	49	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	17	1576	0	28	1282	0	0	0	25	0	0
Confl. Peds. (#/hr)				9	9			3		1		
Confl. Bikes (#/hr)				8								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	4333		49	5056				1591		
v/s Ratio Prot			c0.31		0.02	0.25						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.36		0.57	0.25				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		9.6	0.1				0.0		
Delay (s)		0.0	1.8		57.7	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.5	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	65
Future Volume (vph)	65
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	71
RTOR Reduction (vph)	0
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	61	6	7
Future Vol, veh/h	20	4	3	61	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	70	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

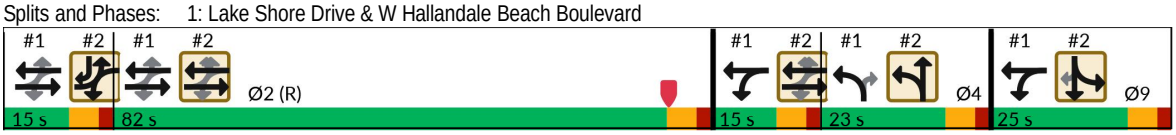
Future Background A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1264	39	1210	35	38				
Future Volume (vph)	17	1264	39	1210	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



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Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1430	44	1375	39	43
v/c Ratio	0.41	0.66	0.09	0.43	0.43	0.20
Control Delay (s/veh)	52.6	23.4	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.6	23.6	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	537	3	50	41	0
Queue Length 95th (ft)	#55	625	m5	54	81	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2166	502	3151	188	296
Starvation Cap Reductn	0	0	0	674	0	0
Spillback Cap Reductn	0	172	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.72	0.09	0.56	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Future Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.11	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		206	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1420	10	44	1360	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1430	0	44	1375	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2140		479	3112		77		69			
v/s Ratio Prot		c0.40		0.02	c0.39		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.67		0.09	0.44		0.51		0.03			
Uniform Delay, d1	16.6	20.9		8.6	1.8		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.8	21.5		5.3	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.5			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	13.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

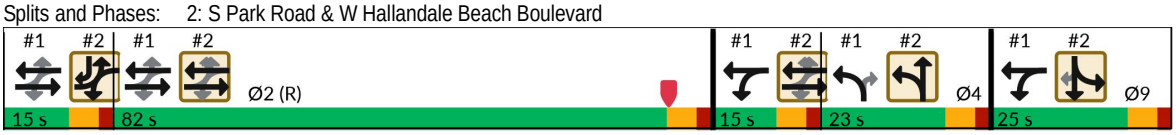
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Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Future Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



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Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1381	21	1288	110	37	140	142	97
v/c Ratio	0.28	0.69	0.07	0.64	0.12	0.37	0.58	0.58	0.21
Control Delay (s/veh)	9.7	10.1	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.7	10.5	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Length 50th (ft)	1	577	7	466	4	25	143	145	0
Queue Length 95th (ft)	m27	206	18	540	33	65	225	229	45
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	312	2012	289	2012	898	195	249	250	460
Starvation Cap Reductn	0	221	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.77	0.07	0.64	0.12	0.19	0.56	0.57	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Future Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	238	3539			196	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1381	0	21	0	1288	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1381	0	0	21	1288	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Effective Green, g (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	310	1988			287	1988	843		75		242	243
v/s Ratio Prot	c0.03	c0.39			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.04		0.04					
v/c Ratio	0.28	0.69			0.07	0.65	0.08		0.33		0.58	0.58
Uniform Delay, d1	14.9	25.2			15.0	24.1	16.1		74.2		63.9	64.0
Progression Factor	0.89	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.7			0.0	0.6	0.0		0.9		2.1	2.3
Delay (s)	13.4	9.5			15.0	24.7	16.1		75.1		66.0	66.3
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.7				23.9			75.1			61.1
Approach LOS		A				C			E			E

Intersection Summary			
HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	67.6%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Future Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1659	22	16	1362	12	0	0	35	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1686	0	0	-	-	848	-	-	696
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	371	-	-	0	0	944	0	0	1061
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	369	-	-	-	-	937	-	-	1052
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.99	8.44
HCM LOS			A	A

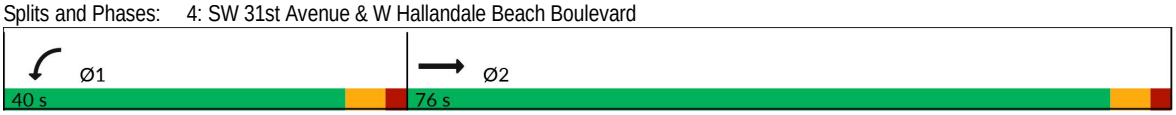
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	937	-	-	369	-	-	1052
HCM Lane V/C Ratio	0.038	-	-	0.044	-	-	0.004
HCM Control Delay (s/veh)	9	-	-	15.2	-	-	8.4
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1537	27	1204	24	66
Future Volume (vph)	11	1537	27	1204	24	66
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	16	1603	28	1302	25	69
v/c Ratio	0.01	0.34	0.23	0.26	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	103	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5001	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.05	0.26	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Future Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5004				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5004				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	5	11	1601	2	28	1254	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	16	1603	0	28	1302	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5004				1576		
v/s Ratio Prot			c0.32		0.02	0.26						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.37		0.58	0.26				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.39		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	66
Future Volume (vph)	66
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	69
RTOR Reduction (vph)	0
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	62	6	7
Future Vol, veh/h	20	4	3	62	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	71	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

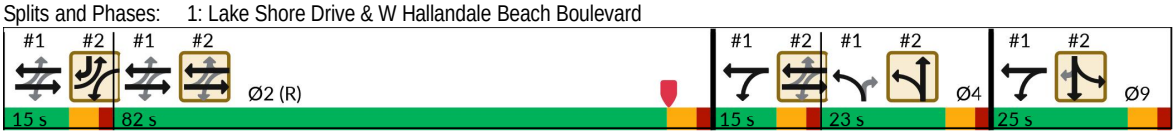
Future Total A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1289	39	1235	35	38				
Future Volume (vph)	17	1289	39	1235	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1458	44	1403	39	43
v/c Ratio	0.41	0.68	0.09	0.44	0.43	0.20
Control Delay (s/veh)	53.0	24.2	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	53.0	24.4	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	574	3	52	41	0
Queue Length 95th (ft)	#56	655	m5	56	82	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2155	497	3151	188	296
Starvation Cap Reductn	0	0	0	676	0	0
Spillback Cap Reductn	0	154	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.73	0.09	0.57	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Future Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3533		1770		1583			
Flt Permitted	0.04	1.00		0.10	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		193	3533		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1448	10	44	1388	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1458	0	44	1403	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.60	0.60		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2129		476	3113		77		69			
v/s Ratio Prot		c0.41		0.02	c0.40		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.68		0.09	0.45		0.51		0.03			
Uniform Delay, d1	16.8	21.5		9.2	1.9		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.7		0.0	0.0		1.9		0.1			
Delay (s)	19.0	22.3		5.6	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		22.2			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	13.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

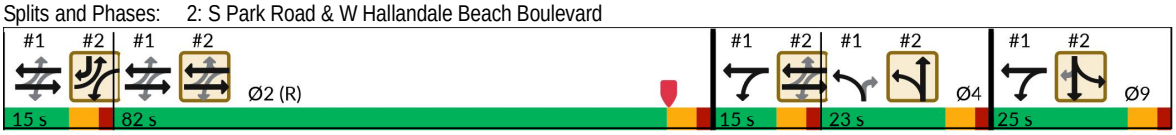
2: S Park Road & W Hallandale Beach Boulevard

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Future Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1409	82	1315	110	37	140	142	97
v/c Ratio	0.29	0.70	0.30	0.65	0.12	0.37	0.56	0.57	0.21
Control Delay (s/veh)	11.9	10.0	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.9	10.4	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Length 50th (ft)	1	573	29	489	4	25	143	145	0
Queue Length 95th (ft)	m28	210	51	566	33	66	229	232	46
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	300	2012	276	2012	898	195	254	255	460
Starvation Cap Reductn	0	219	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.79	0.30	0.65	0.12	0.19	0.55	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Future Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.12	1.00			0.10	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	226	3539			184	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1409	0	82	0	1315	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1409	0	0	82	1315	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Effective Green, g (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.15	0.15
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	298	1988			274	1988	843		75		247	248
v/s Ratio Prot	0.03	c0.40			c0.03	0.37			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.04					
v/c Ratio	0.30	0.71			0.30	0.66	0.08		0.33		0.57	0.57
Uniform Delay, d1	15.6	25.5			17.3	24.4	16.1		74.2		63.4	63.5
Progression Factor	1.10	0.34			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	0.6	0.0		0.9		1.8	2.0
Delay (s)	17.3	9.3			17.6	25.1	16.1		75.1		65.2	65.5
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.8				24.0			75.1			60.5
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	69.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Future Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1746	22	16	1435	12	0	0	35	0	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1773	0	0	-	-	892	-	-	733
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	343	-	-	0	0	913	0	0	1032
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	341	-	-	-	-	906	-	-	1023
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.18	9.14	8.58
HCM LOS			A	A

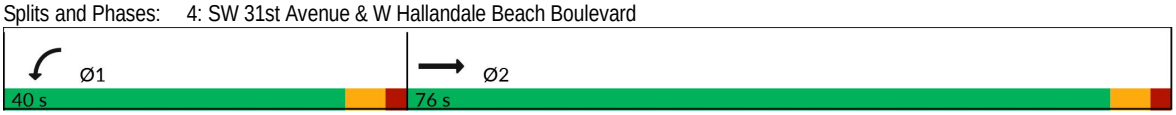
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	906	-	-	341	-	-	1023
HCM Lane V/C Ratio	0.039	-	-	0.047	-	-	0.018
HCM Ctrl Dly (s/v)	9.1	-	-	16.1	-	-	8.6
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	28	1593	27	1259	24	78
Future Volume (vph)	28	1593	27	1259	24	78
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	43	1661	28	1359	25	81
v/c Ratio	0.02	0.36	0.23	0.27	0.02	0.05
Control Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	109	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5006	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.05	0.27	0.02	0.05

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Future Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5005				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5005				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	14	29	1659	2	28	1311	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	43	1661	0	28	1359	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5005				1576		
v/s Ratio Prot			c0.33		0.02	0.27						
v/s Ratio Perm		0.02								0.02		
v/c Ratio		0.02	0.39		0.58	0.27				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.3			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.40		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	39.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	81
RTOR Reduction (vph)	0
Lane Group Flow (vph)	81
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.05
v/c Ratio	0.05
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.8					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	6	3	62	8	7
Future Vol, veh/h	20	6	3	62	8	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	7	3	71	9	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		26	27
Stage 1	-	-		26	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1221	1763
Stage 1	-	-		1206	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1221	1763
Mov Cap-2 Maneuver	-	-		1221	-
Stage 1	-	-		1206	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.56
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1426	-	-
HCM Lane V/C Ratio	0.012	-	-
HCM Ctrl Dly (s/v)	7.6	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1657	1306	63	0	56
Future Vol, veh/h	0	1657	1306	63	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1801	1420	68	0	61

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	710
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	1050
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	1050
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	8.64
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1050
HCM Lane V/C Ratio	-	-	-	0.058
HCM Ctrl Dly (s/v)	-	-	-	8.6
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.2

Intersection						
Int Delay, s/veh	1.3					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	12	17	62	66	0
Future Vol, veh/h	0	12	17	62	66	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	13	18	67	72	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	176	72	72	0	-	0
Stage 1	72	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1111	1706	1522	-	-	-
Stage 1	1187	-	-	-	-	-
Stage 2	1163	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1097	1706	1522	-	-	-
Mov Cap-2 Maneuver	1097	-	-	-	-	-
Stage 1	1172	-	-	-	-	-
Stage 2	1163	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.13	1.59	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	387	-	1706	-	-
HCM Lane V/C Ratio	0.012	-	0.008	-	-
HCM Ctrl Dly (s/v)	7.4	0	7.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	3.5					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	2	14	0	2	7
Future Vol, veh/h	13	2	14	0	2	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	14	2	15	0	2	8

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	27	15	0	0	15	0
Stage 1	15	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1220	1780	-	-	1596	-
Stage 1	1230	-	-	-	-	-
Stage 2	1232	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1219	1780	-	-	1596	-
Mov Cap-2 Maneuver	1219	-	-	-	-	-
Stage 1	1230	-	-	-	-	-
Stage 2	1230	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	7.87	0	1.61
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1272	400	-
HCM Lane V/C Ratio	-	-	0.013	0.001	-
HCM Ctrl Dly (s/v)	-	-	7.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

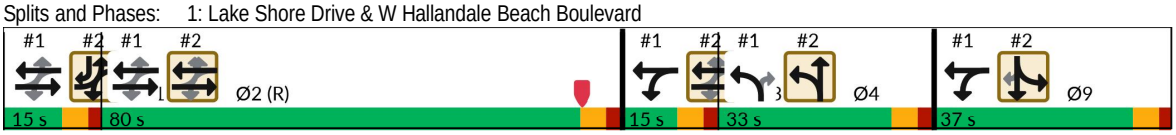
Existing P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1117	63	1802	15	37				
Future Volume (vph)	23	1117	63	1802	15	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1202	66	1920	16	39
v/c Ratio	0.59	0.61	0.10	0.59	0.25	0.22
Control Delay (s/veh)	89.3	30.1	1.5	5.5	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.8	0.0	0.0
Total Delay (s/veh)	89.3	30.3	1.5	6.4	92.8	2.8
Queue Length 50th (ft)	20	526	7	158	19	0
Queue Length 95th (ft)	#87	647	m8	m143	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1986	678	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	189	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.67	0.10	0.82	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Future Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3526		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.15	1.00		0.95		1.00			
Satd. Flow (perm)	74	3526		274	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1176	26	66	1897	23	16	0	39	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	38	0	0	0
Lane Group Flow (vph)	24	1201	0	66	1920	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Effective Green, g (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.56	0.56		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1962		647	3188		54		47			
v/s Ratio Prot		0.34		0.03	c0.54		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.61		0.10	0.60		0.30		0.03			
Uniform Delay, d1	26.2	26.8		7.1	1.9		85.4		84.6			
Progression Factor	1.00	1.00		1.12	2.73		1.00		1.00			
Incremental Delay, d2	13.0	0.4		0.0	0.1		1.1		0.1			
Delay (s)	39.2	27.2		7.9	5.2		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		27.5			5.3			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	14.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	64.7%	ICU Level of Service	C
Analysis Period (min)	15		

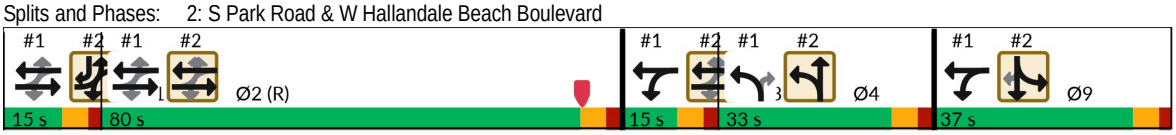
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Future Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	80	1119	39	1757	119	18	125	127	200
v/c Ratio	0.32	0.64	0.12	1.00	0.15	0.26	0.32	0.33	0.30
Control Delay (s/veh)	69.8	12.6	16.0	66.4	7.5	75.3	57.8	57.9	5.5
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	69.8	13.0	16.0	66.4	7.5	75.3	57.8	57.9	5.6
Queue Length 50th (ft)	38	548	18	~1093	17	15	126	128	0
Queue Length 95th (ft)	#112	164	39	#1266	55	46	190	193	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	249	1754	339	1754	777	266	403	404	673
Starvation Cap Reductn	0	237	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	44
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.74	0.12	1.00	0.15	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Future Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			266	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	80	1117	2	36	3	1757	119	7	6	5	250	2
RTOR Reduction (vph)	0	0	0	0	0	0	46	0	5	0	0	0
Lane Group Flow (vph)	80	1119	0	0	39	1757	73	0	13	0	125	127
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Effective Green, g (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Actuated g/C Ratio	0.61	0.49			0.61	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	249	1731			337	1732	721		53		385	387
v/s Ratio Prot	c0.04	0.32			0.01	c0.50			c0.01		0.07	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.32	0.65			0.12	1.01	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.1	34.3			18.8	46.0	24.7		85.2		57.7	57.8
Progression Factor	2.34	0.33			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.5			0.1	25.3	0.0		0.9		0.2	0.2
Delay (s)	82.6	11.8			18.8	71.2	24.7		86.1		57.9	58.0
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				67.3			86.1			50.0
Approach LOS		B				E			F			D

Intersection Summary

HCM 2000 Control Delay (s/veh)	48.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	79.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	192
Future Volume (vph)	192
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	200
RTOR Reduction (vph)	131
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.4
Effective Green, g (s)	62.4
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	595
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	40.0
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	40.1
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Future Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1342	39	50	1850	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1384	0	0	-	-	695	-	-	947
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	486	-	-	0	0	1062	0	0	874
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	484	-	-	-	-	1057	-	-	864
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.5	9.21
HCM LOS			A	A

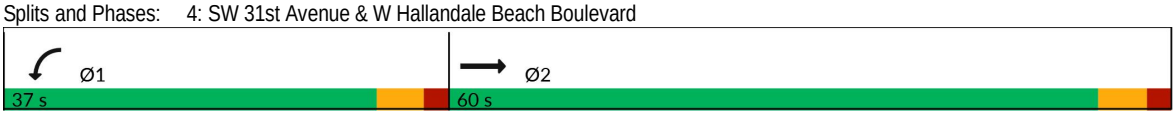
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1057	-	-	484	-	-	864
HCM Lane V/C Ratio	0.028	-	-	0.103	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.3	-	-	9.2
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1315	90	1769	13	96
Future Volume (vph)	14	1315	90	1769	13	96
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1396	95	1905	14	104
v/c Ratio	0.02	0.35	0.49	0.38	0.01	0.06
Control Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Length 50th (ft)	0	74	51	0	0	0
Queue Length 95th (ft)	0	110	88	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4029	667	5070	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.35	0.14	0.38	0.01	0.06

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Future Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5077		1770	5068				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5077		1770	5068				1591		
Peak-hour factor, PHF	0.95	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.92	0.92
Adj. Flow (vph)	13	15	1384	12	95	1862	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1396	0	95	1905	0	0	0	14	0	0
Confl. Peds. (#/hr)				5	5			1		1		
Confl. Bikes (#/hr)				7								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	64.1		7.6	83.7				83.7		
Effective Green, g (s)		83.7	64.1		7.6	83.7				83.7		
Actuated g/C Ratio		1.00	0.77		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	3888		160	5068				1591		
v/s Ratio Prot			0.27		0.05	0.38						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.36		0.59	0.38				0.01		
Uniform Delay, d1		0.0	3.2		36.6	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.9	0.2				0.0		
Delay (s)		0.0	3.4		40.5	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	96
Future Volume (vph)	96
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	104
RTOR Reduction (vph)	0
Lane Group Flow (vph)	104
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.06
v/c Ratio	0.06
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	38	15	2	45	15	29
Future Vol, veh/h	38	15	2	45	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	44	17	2	52	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		55	57
Stage 1	-	-		53	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1725
Stage 1	-	-		1171	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1197	1725
Mov Cap-2 Maneuver	-	-		1197	-
Stage 1	-	-		1171	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1499	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

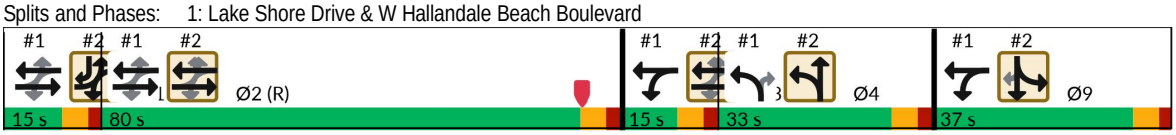
Future Background P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1136	64	1833	15	38				
Future Volume (vph)	23	1136	64	1833	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1222	67	1952	16	40
v/c Ratio	0.59	0.62	0.10	0.60	0.25	0.22
Control Delay (s/veh)	91.5	30.9	1.5	6.3	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.9	0.0	0.0
Total Delay (s/veh)	91.5	31.1	1.5	7.2	92.8	2.8
Queue Length 50th (ft)	20	552	8	181	19	0
Queue Length 95th (ft)	#87	663	m8	m142	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1972	677	3235	265	341
Starvation Cap Reductn	0	0	0	895	0	0
Spillback Cap Reductn	0	167	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.68	0.10	0.83	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Future Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.14	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		261	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1196	26	67	1929	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1221	0	67	1952	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Effective Green, g (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1947		646	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.55		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.63		0.10	0.61		0.30		0.03			
Uniform Delay, d1	26.7	27.6		7.5	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.14	3.06		1.00		1.00			
Incremental Delay, d2	13.0	0.5		0.0	0.1		1.1		0.1			
Delay (s)	39.6	28.1		8.6	5.9		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		28.3			6.0			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	15.7	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

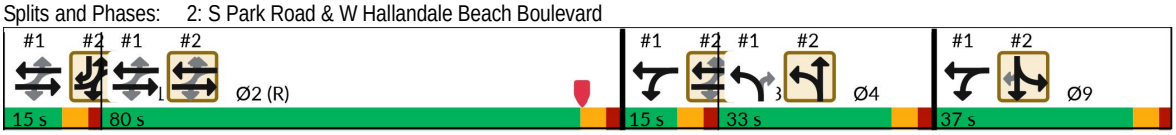
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Future Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1137	41	1788	121	18	127	129	203
v/c Ratio	0.33	0.65	0.13	1.02	0.16	0.26	0.32	0.33	0.30
Control Delay (s/veh)	71.0	12.4	16.3	71.5	7.8	75.3	57.3	57.4	5.5
Queue Delay	0.0	0.5	0.0	1.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.0	12.9	16.3	72.5	7.8	75.3	57.3	57.4	5.6
Queue Length 50th (ft)	42	562	19	~1175	18	15	126	128	0
Queue Length 95th (ft)	m110	166	40	#1305	57	46	193	196	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	245	1749	327	1749	775	266	410	411	677
Starvation Cap Reductn	0	238	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	5	0	0	0	0	49
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.75	0.13	1.03	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Future Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			254	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1135	2	38	3	1788	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1137	0	0	41	1788	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Effective Green, g (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	244	1725			326	1726	718		53		393	394
v/s Ratio Prot	c0.04	0.32			0.01	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.33	0.66			0.13	1.04	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.3	34.8			19.4	46.1	24.9		85.2		57.1	57.2
Progression Factor	2.41	0.32			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.6			0.1	31.6	0.0		0.9		0.2	0.2
Delay (s)	85.3	11.6			19.5	77.7	24.9		86.1		57.3	57.4
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				73.2			86.1			49.6
Approach LOS		B				E			F			D

Intersection Summary			
HCM 2000 Control Delay (s/veh)	51.3	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	80.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

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Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Future Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1365	40	51	1882	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1408	0	0	-	-	708	-	-	963
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	475	-	-	0	0	1052	0	0	864
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	474	-	-	-	-	1047	-	-	853
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.54	9.27
HCM LOS			A	A

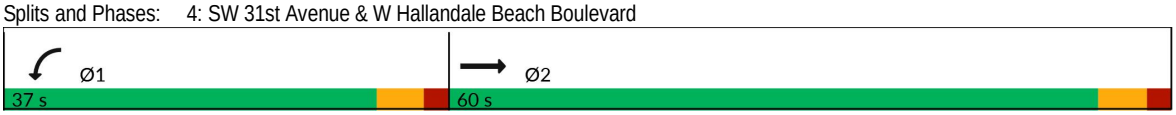
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1047	-	-	474	-	-	853
HCM Lane V/C Ratio	0.028	-	-	0.108	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.5	-	-	9.3
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1338	92	1799	13	98
Future Volume (vph)	14	1338	92	1799	13	98
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1420	97	1937	14	103
v/c Ratio	0.02	0.36	0.50	0.39	0.01	0.07
Control Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	78	53	0	0	0
Queue Length 95th (ft)	0	116	90	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1760	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.15	0.39	0.01	0.07

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Future Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1760	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1760	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	13	15	1408	12	97	1894	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1420	0	97	1937	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1760	3838		163	5016				1576		
v/s Ratio Prot			0.28		0.06	0.39						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.37		0.60	0.39				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.8	0.2				0.0		
Delay (s)		0.0	3.5		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.5			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.45		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	98
Future Volume (vph)	98
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	103
RTOR Reduction (vph)	0
Lane Group Flow (vph)	103
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.07
v/c Ratio	0.07
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	15	2	46	15	29
Future Vol, veh/h	39	15	2	46	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	17	2	53	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		56	58
Stage 1	-	-		54	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1723
Stage 1	-	-		1169	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1196	1723
Mov Cap-2 Maneuver	-	-		1196	-
Stage 1	-	-		1169	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1498	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

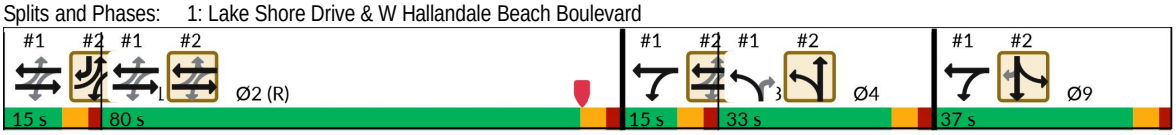
Future Total P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1161	64	1851	15	38				
Future Volume (vph)	23	1161	64	1851	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1248	67	1971	16	40
v/c Ratio	0.59	0.64	0.10	0.61	0.25	0.22
Control Delay (s/veh)	92.3	31.7	1.6	6.7	92.8	2.8
Queue Delay	0.0	0.2	0.0	1.0	0.0	0.0
Total Delay (s/veh)	92.3	31.9	1.6	7.7	92.8	2.8
Queue Length 50th (ft)	20	583	8	196	19	0
Queue Length 95th (ft)	#89	695	m8	m145	49	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1960	672	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	160	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.69	0.10	0.84	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Future Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.13	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		245	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1222	26	67	1948	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1247	0	67	1971	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Effective Green, g (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1935		642	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.56		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.64		0.10	0.62		0.30		0.03			
Uniform Delay, d1	27.0	28.3		8.0	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.15	3.25		1.00		1.00			
Incremental Delay, d2	13.0	0.6		0.0	0.1		1.1		0.1			
Delay (s)	40.0	28.9		9.2	6.3		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		29.1			6.4			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	16.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

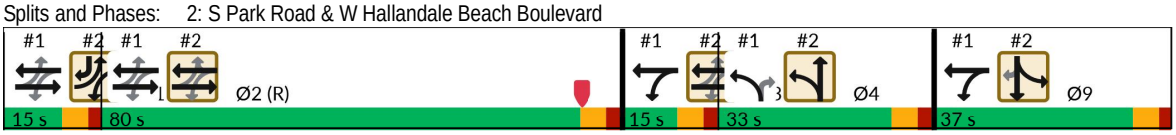
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Future Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1163	109	1806	121	18	127	129	203
v/c Ratio	0.34	0.66	0.35	1.03	0.16	0.26	0.32	0.32	0.30
Control Delay (s/veh)	71.6	12.2	18.4	74.3	7.8	75.3	56.9	57.0	5.5
Queue Delay	0.0	0.6	0.0	2.8	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.6	12.8	18.4	77.1	7.8	75.3	56.9	57.0	5.6
Queue Length 50th (ft)	44	590	54	~1217	18	16	128	130	0
Queue Length 95th (ft)	m107	169	91	#1349	58	47	196	200	60
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	239	1749	314	1749	775	266	413	414	677
Starvation Cap Reductn	0	236	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	13	0	0	0	0	48
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.77	0.35	1.04	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Future Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.13	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			239	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1161	2	106	3	1806	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1163	0	0	109	1806	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Effective Green, g (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.24	0.24
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	238	1725			313	1726	718		53		398	400
v/s Ratio Prot	0.04	0.33			c0.04	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.05					
v/c Ratio	0.34	0.67			0.35	1.05	0.10		0.25		0.32	0.32
Uniform Delay, d1	35.6	35.2			21.7	46.1	24.9		85.2		56.7	56.7
Progression Factor	2.41	0.31			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	34.9	0.0		0.9		0.2	0.2
Delay (s)	86.1	11.5			22.0	81.0	24.9		86.1		56.8	56.9
Level of Service	F	B			C	F	C		F		E	E
Approach Delay (s/veh)		16.3				74.5			86.1			49.4
Approach LOS		B				E			F			D

Intersection Summary

HCM 2000 Control Delay (s/veh)	52.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.76		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	81.3%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1565
Flt Permitted	1.00
Satd. Flow (perm)	1565
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Future Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1458	40	51	1945	18	0	0	30	0	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1501	0	0	-	-	754	-	-	995
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	438	-	-	0	0	1015	0	0	843
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	436	-	-	-	-	1010	-	-	832
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.36	8.67	9.5
HCM LOS			A	A

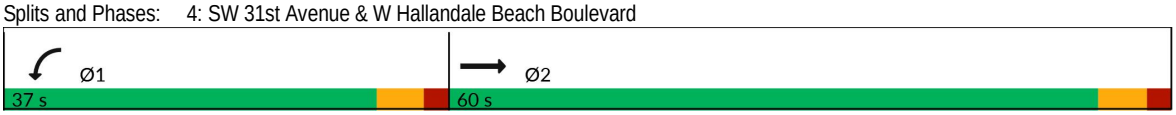
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1010	-	-	436	-	-	832
HCM Lane V/C Ratio	0.029	-	-	0.117	-	-	0.038
HCM Ctrl Dly (s/v)	8.7	-	-	14.3	-	-	9.5
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	52	1377	92	1855	13	121
Future Volume (vph)	52	1377	92	1855	13	121
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	82	1461	97	1996	14	127
v/c Ratio	0.05	0.37	0.50	0.40	0.01	0.08
Control Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	81	53	0	0	0
Queue Length 95th (ft)	0	120	90	0	0	0
Internal Link Dist (ft)		245		512		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1758	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.37	0.15	0.40	0.01	0.08

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Future Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1758	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1758	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	27	55	1449	12	97	1953	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	82	1461	0	97	1996	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1758	3838		163	5016				1576		
v/s Ratio Prot			0.29		0.06	0.40						
v/s Ratio Perm		0.05								0.01		
v/c Ratio		0.05	0.38		0.60	0.40				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.1	0.3		3.8	0.2				0.0		
Delay (s)		0.1	3.6		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.46		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	121
Future Volume (vph)	121
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	127
RTOR Reduction (vph)	0
Lane Group Flow (vph)	127
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.08
v/c Ratio	0.08
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	18	2	46	17	29
Future Vol, veh/h	39	18	2	46	17	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	21	2	53	20	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		58	60
Stage 1	-	-		56	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1197	1721
Stage 1	-	-		1167	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1195	1721
Mov Cap-2 Maneuver	-	-		1195	-
Stage 1	-	-		1167	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.52
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1480	-	-
HCM Lane V/C Ratio	0.036	-	-
HCM Ctrl Dly (s/v)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1458	1896	110	0	79
Future Vol, veh/h	0	1458	1896	110	0	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1585	2061	120	0	86

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1030
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	820
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	820
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	820
HCM Lane V/C Ratio	-	-	-	0.105
HCM Ctrl Dly (s/v)	-	-	-	9.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	23	38	66	98	0
Future Vol, veh/h	0	23	38	66	98	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	25	41	72	107	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	261	107	107	0	-	0
Stage 1	107	-	-	-	-	-
Stage 2	154	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1053	1662	1478	-	-	-
Stage 1	1161	-	-	-	-	-
Stage 2	1126	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1022	1662	1478	-	-	-
Mov Cap-2 Maneuver	1022	-	-	-	-	-
Stage 1	1127	-	-	-	-	-
Stage 2	1126	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.2	2.74	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	658	-	1662	-	-
HCM Lane V/C Ratio	0.028	-	0.015	-	-
HCM Ctrl Dly (s/v)	7.5	0	7.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

Intersection						
Int Delay, s/veh	2.4					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	22	2	45	0	3	17
Future Vol, veh/h	22	2	45	0	3	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	24	2	49	0	3	18

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	74	49	0	0	49	0
Stage 1	49	-	-	-	-	-
Stage 2	25	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1185	1735	-	-	1552	-
Stage 1	1204	-	-	-	-	-
Stage 2	1222	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1183	1735	-	-	1552	-
Mov Cap-2 Maneuver	1183	-	-	-	-	-
Stage 1	1204	-	-	-	-	-
Stage 2	1220	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.03	0	1.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1215	270	-
HCM Lane V/C Ratio	-	-	0.021	0.002	-
HCM Ctrl Dly (s/v)	-	-	8	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Appendix I

Turn Lane Analysis Worksheets

A.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

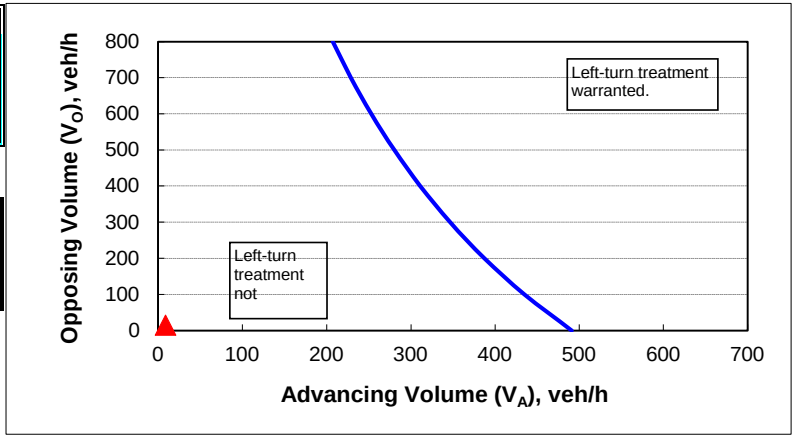
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	9
Opposing volume (V_O), veh/h:	14

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	483
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

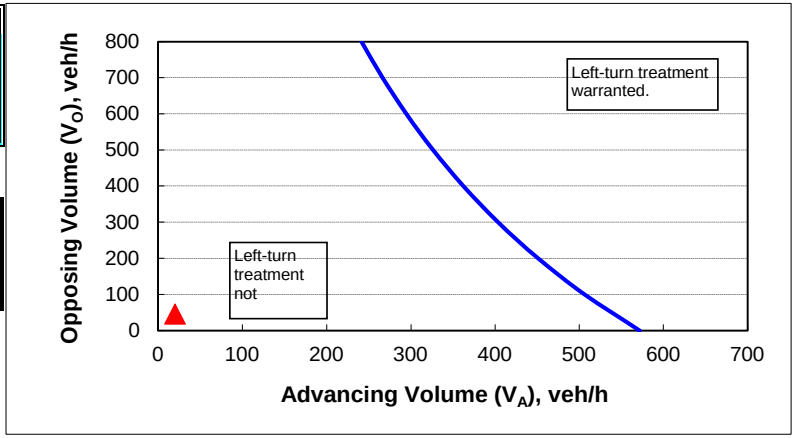
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	15%
Advancing volume (V_A), veh/h:	20
Opposing volume (V_O), veh/h:	45

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	541
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

A.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

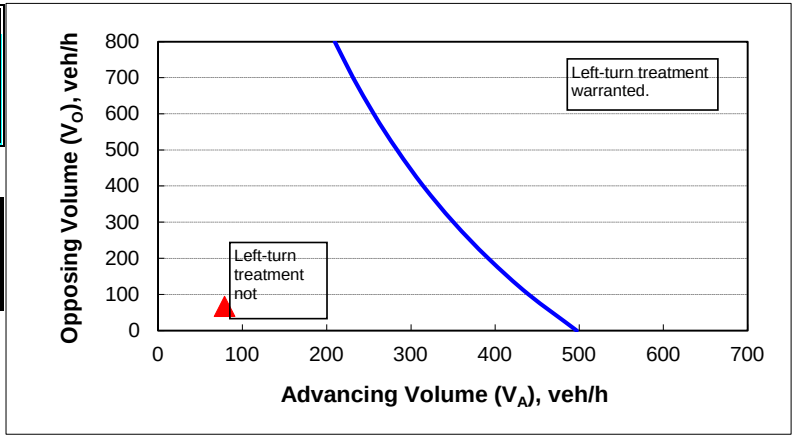
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	79
Opposing volume (V_O), veh/h:	66

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	458
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

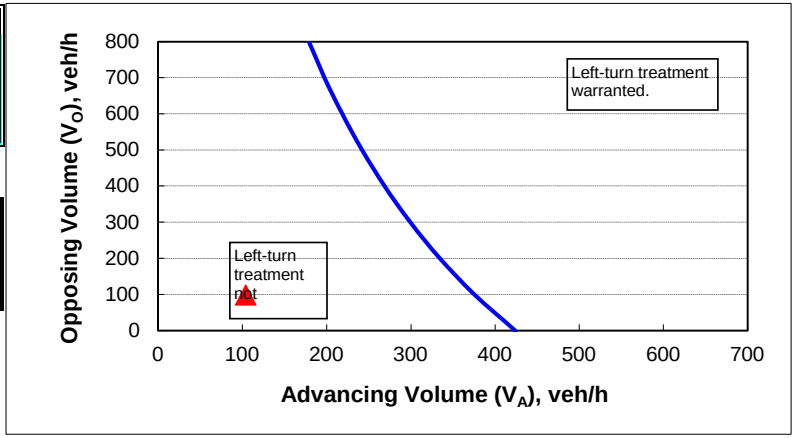
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	37%
Advancing volume (V_A), veh/h:	104
Opposing volume (V_O), veh/h:	98

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	376
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn

January 22, 2026

Town of Pembroke Park
Mr. Stanley W. Merantus, MSCE
Public Services Director
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

Re: Home Depot
Parking Demand Analysis
Town of Pembroke Park, Florida

Dear Mr. Merantus:

Kimley-Horn and Associates, Inc. has performed a parking demand analysis to determine the anticipated parking demand to support the parking ratio for the proposed home improvement store in the Town of Pembroke Park, located at 3131 W Hallandale Beach Boulevard, Florida. The proposed redevelopment will include a 107,874-sf home improvement store, a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Currently the site proposed for redevelopment is occupied by 52,084-sf of mini-warehouse space, 39,280-sf of office space, and a vacant drive-in bank. A site plan is provided in Attachment A. The following section summarizes the parking analysis.

CODE PARKING REQUIREMENTS

The proposed redevelopment consists of a 107,874-sf home improvement store with a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Based on similar sites, approximately 50 employees are expected to be on site on average during any given time. Article VII- Section 28-301 of the Town of Pembroke Park Land Development Code defines the parking requirements for commercial developments in the Town of Pembroke Park. Based upon these requirements, the site parking requirements were calculated as summarized in Table 1, below. Application of the City's parking requirements identified a code-required parking supply of one (1) parking space for every 300-sf floor area. In addition, one (1) parking space must be provided for every four (4) persons employed or intended to be employed in such business. Based on these parking rates, a total of 399 parking spaces are expected to be required by City code.

Table 1: Town of Pembroke Park Required Parking

Use	Intensity	Code Parking Rate	Required Parking
Commercial Space	107,874(1) sf	1 Space / 300 sf	360
	7,381 sf	1 Space/ 300 sf	25
	50(2) Home Depot Employees	1 Space / 4 Employees	13
	4(2) Out Parcel Employees	1 Space / 4 Employees	1
Total Code-Required Parking			**399**

Note: (1) Section 28-301 applies only to square footage contained within the building. Because the garden center is not with the building, that square footage has been excluded for this calculation.
(2) Average number of expected employees on site at any given time

The current site plan proposes a total of 283 parking spaces on-site, 116 parking spaces fewer than code-required. The following sections provide the analysis that will be used in the parking study to support the parking supply variance of the project.

DATA EVALUATION OF PARKING RATIOS

We have reviewed and evaluated the parking demand data to determine the anticipated parking requirements for the proposed redevelopment in comparison to the requirements defined in the Town of Pembroke Park Code. The following evaluation has been undertaken using data obtained from Parking inventory and demand data collected at a similar facility located at 1951 S State Road 7 in West Park, FL 33023. Parking inventory and demand data collection was conducted during two (2) 17 hour periods, (6 A.M. to 11 P.M.) in one-hour increments during (1) one typical weekday (Tuesday, Wednesday, or Thursday) and one (1) weekend (Friday or Saturday).

Parking Supply Rates Derived from Local Data

An evaluation of parking demand was conducted by evaluating parking supply and demand data collected at a surrogate site located at 1951 S State Road 7 in West Park, Florida. The collected parking data is provided as Attachment B.

As discussed previously, typical weekday and weekend parking demand data was collected at the study site from 6:00 A.M to 11:00 P.M. on Thursday, May 08, 2025, and from 6:00 A.M. to 11:00 P.M. on Saturday, May 10, 2025. An inventory of existing parking spaces was also taken during data collection. Parking demand data was collected during a typical weekday and weekend for 17 hours in order to identify the overall peak parking demand and calculate the peak parking occupancy. In order to provide a conservative analysis, the appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) was applied based on the dates of data collection to the collected parking data to adjust for peak season conditions. Parking demand rates were calculated based on the observed demand at the count site and the existing commercial square footage of the study site. Table 2 summarizes the demand observations for the study site. As shown, the peak weekday and weekend demand ratio from the study sites is 2.28 spaces/ksf and 2.35 spaces/ksf.

Table 2: Local Parking Demand Rate

Site			**Surrogate Site (1951 S State Road 7)**
Total Parking Supply			**534**
Observed Parking Demand (Spaces)		Weekday	284
		Weekend	293
PSCF			1.01
Peak Season Parking Demand (Spaces)		Weekday	287
		Weekend	296
Study Site Commercial Space Area (Square feet)			125,822 sf(1)
Parking Demand Rate	**Per Ksf**	**Weekday**	**2.28 spaces/ksf**
		Weekend	**2.35 spaces/ksf**
Proposed Site Home Improvement Store Area (Square feet)			**107,874 sf**
Project Peak Home Improvement Store Parking Demand			**254 spaces**

Note: (1) It is assumed that the adjusted building square footage, which is based on Broward County's property appraiser website, excludes the garden center. This was verified by conducting a cursory review of an aerial image.

Based on the determined peak parking demand of 2.35 spaces per ksf, the proposed home improvement store is projected to have a peak parking demand of 254 spaces. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. The current site plan proposes 283 parking spaces on-site, which is equal to the projected demand of 279 spaces, as shown in Table 3.

Table 3: Parking Demand

Site	Home Improvement Store
Project Peak Home Improvement Store Parking Demand	254 spaces
Commercial Outparcel Required Parking	26 spaces
Total Projected Peak Parking Demand	**280 spaces**

CONCLUSION

Although the minimum parking required was determined to be 399 spaces based on the city code requirements, the projected peak parking demand for the proposed home improvement store was calculated to be 254 spaces based on data collected at a comparable local site. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. Therefore, the provided parking supply of 283 spaces is expected to be sufficient for the sites peak parking demand. Table 4 summarizes the results of the parking demand analysis.

Table 4: Parking Demand Analysis Results

Evaluation	Proposed Parking	1: City Code Requirements	2: Total Projected Peak Parking Demand
Expected Parking Demand	283 spaces	399 spaces	280 spaces

Should you have any questions regarding this analysis, please feel free to contact me.

KIMLEY-HORN AND ASSOCIATES, INC.

Derek J. d'Adesky, P.E.



Attachments

Attachment A – Location Map
Attachment B – Parking Demand Data



Derek Jeffrey d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

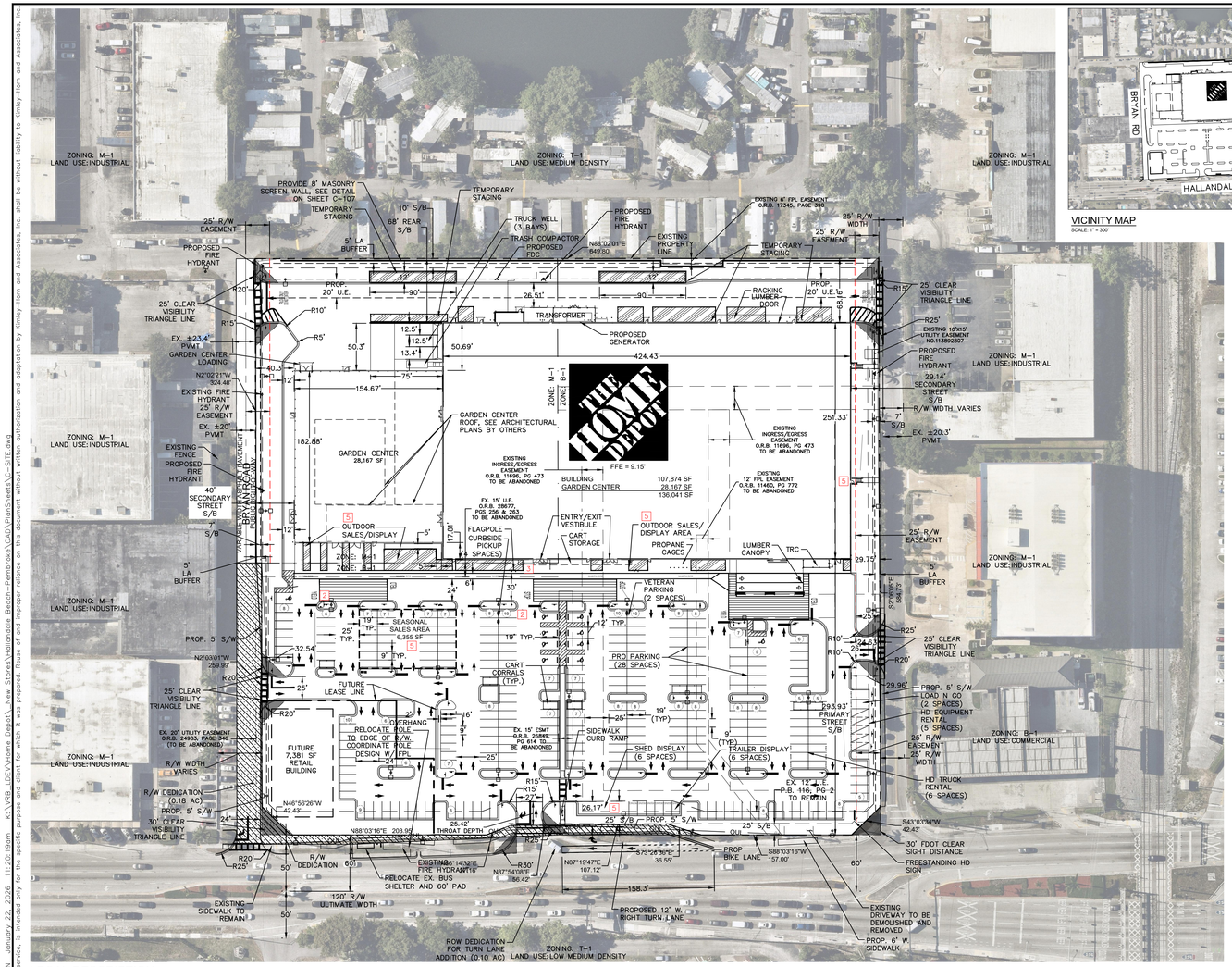
Derek d'Adesky Digitally signed by Derek d'Adesky Date: 2026.01.22 16:42:48 -05'00'

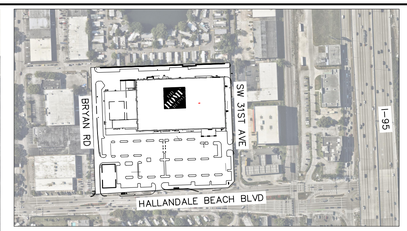
Printed copies of this document are not considered signed and sealed and the signature must be verified on

\\kimley-horn.com\fl_ftl1\ftl_tpto\047096448 hd town of pembroke park\parking\memo\2025 05 27 home depot parking demand study.docx

Attachment A

Site Plan





VICINITY MAP
SCALE: 1" = 300'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1/ 300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1/ 300 SF	26 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADING	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
[4] LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2
25-PR-01 DRC 2
25-P-01 DRC 2
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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
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PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	290 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS, P.E. LICENSE No. 85883 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 10/02/2025

No	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By: Connett, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 29, 2026 11:20:18am K:\VRB_LSE\K-Home Depot_New Stores\Hallandale Beach-Pembroke\CAD\Plan Sheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment B

Parking Data

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/8/2025

Day: Thursday

Space Type	LOT-001					
	Regular	Handicap	Pro Customer Parking	Rental today	Reserved Curside Pickup	Illegal
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	116	7	3	17	2	0
7:00 AM	103	6	4	17	1	1
8:00 AM	214	11	4	17	0	0
9:00 AM	254	9	5	17	1	1
10:00 AM	269	9	5	17	1	2
11:00 AM	264	11	5	17	0	0
12:00 PM	246	12	5	16	0	0
1:00 PM	234	12	3	16	0	1
2:00 PM	212	12	4	16	1	1
3:00 PM	201	10	5	17	0	1
4:00 PM	168	8	4	16	0	0
5:00 PM	178	7	5	16	1	0
6:00 PM	162	12	5	17	1	0
7:00 PM	145	9	5	17	1	0
8:00 PM	122	3	5	17	2	0
9:00 PM	90	5	2	17	0	1
10:00 PM	89	2	3	17	1	1

Notes: ***LOT-001 (Regular) -*** *1 large vehicle occupied 2 spaces for the entire study , counted as 2 occupancy.*

1 trailer occupied 2 spaces for the entire study, counted as 2 occupancy.

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/10/2025

Day: Saturday

	LOT-001					
Space Type	**Regular**	**Handicap**	**Pro Customer Parking**	**Rental today**	**Reserved Curside Pickup**	**Illegal**
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	64	1	3	15	1	1
7:00 AM	98	2	4	15	2	0
8:00 AM	145	2	4	14	0	0
9:00 AM	186	6	5	14	0	0
10:00 AM	251	11	5	12	1	0
11:00 AM	273	12	5	11	3	1
12:00 PM	256	11	5	11	2	1
1:00 PM	268	13	5	11	2	2
2:00 PM	234	10	2	11	0	1
3:00 PM	242	13	5	12	3	0
4:00 PM	178	11	5	12	1	0
5:00 PM	174	7	5	14	2	0
6:00 PM	140	7	5	13	2	0
7:00 PM	114	9	5	13	2	0
8:00 PM	115	5	4	14	1	0
9:00 PM	97	4	3	14	0	0
10:00 PM	96	4	3	14	0	0

Notes: ***LOT-001 (Regular) -*** *1 large trailer truck occupied 9 spaces from 6am-10pm, counted as 9 occupancy.*

2 food truck occupied 3 spaces each from 11am-6pm, counted as 6 occupancy.

Peak Season Conversion Factor

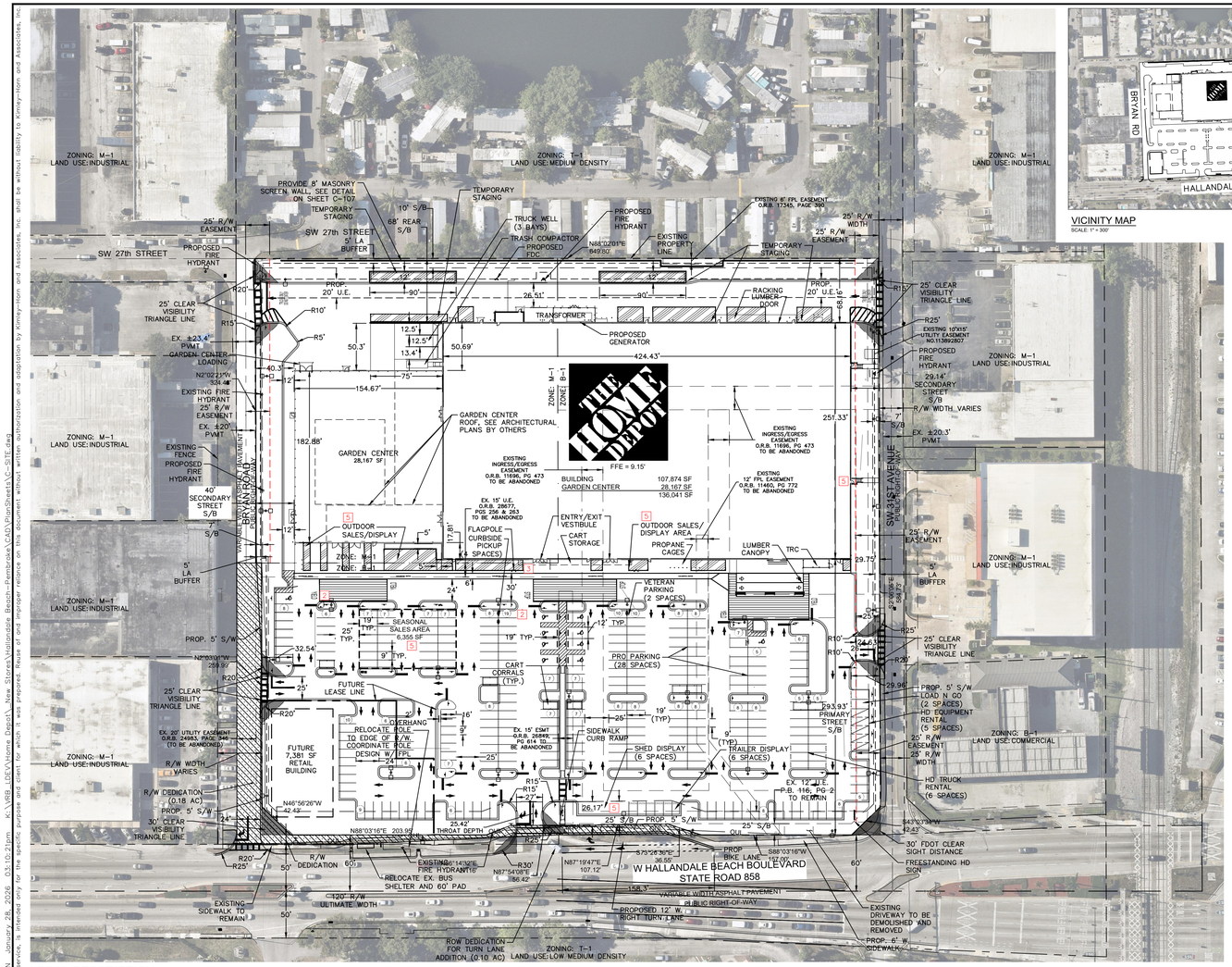
2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

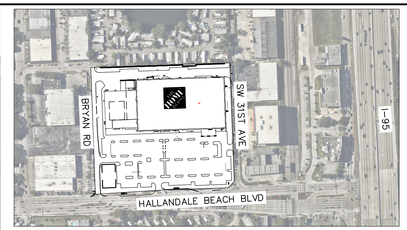
MOCF: 0.99

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.00
2	01/07/2024 - 01/13/2024	1.01	1.02
3	01/14/2024 - 01/20/2024	1.04	1.05
4	01/21/2024 - 01/27/2024	1.03	1.04
5	01/28/2024 - 02/03/2024	1.02	1.03
6	02/04/2024 - 02/10/2024	1.01	1.02
7	02/11/2024 - 02/17/2024	1.00	1.01
8	02/18/2024 - 02/24/2024	1.00	1.01
9	02/25/2024 - 03/02/2024	1.00	1.01
10	03/03/2024 - 03/09/2024	0.99	1.00
11	03/10/2024 - 03/16/2024	0.99	1.00
12	03/17/2024 - 03/23/2024	0.99	1.00
13	03/24/2024 - 03/30/2024	0.99	1.00
14	03/31/2024 - 04/06/2024	0.99	1.00
15	04/07/2024 - 04/13/2024	0.99	1.00
16	04/14/2024 - 04/20/2024	0.99	1.00
17	04/21/2024 - 04/27/2024	0.99	1.00
18	04/28/2024 - 05/04/2024	1.00	1.01
19	05/05/2024 - 05/11/2024	1.00	1.01
20	05/12/2024 - 05/18/2024	1.00	1.01
21	05/19/2024 - 05/25/2024	1.01	1.02
22	05/26/2024 - 06/01/2024	1.02	1.03
23	06/02/2024 - 06/08/2024	1.03	1.04
24	06/09/2024 - 06/15/2024	1.04	1.05
25	06/16/2024 - 06/22/2024	1.04	1.05
26	06/23/2024 - 06/29/2024	1.04	1.05
27	06/30/2024 - 07/06/2024	1.04	1.05
28	07/07/2024 - 07/13/2024	1.04	1.05
29	07/14/2024 - 07/20/2024	1.04	1.05
30	07/21/2024 - 07/27/2024	1.02	1.03
31	07/28/2024 - 08/03/2024	1.01	1.02
32	08/04/2024 - 08/10/2024	1.00	1.01
33	08/11/2024 - 08/17/2024	0.99	1.00
34	08/18/2024 - 08/24/2024	0.99	1.00
35	08/25/2024 - 08/31/2024	0.99	1.00
36	09/01/2024 - 09/07/2024	1.00	1.01
37	09/08/2024 - 09/14/2024	1.00	1.01
38	09/15/2024 - 09/21/2024	1.00	1.01
*39	09/22/2024 - 09/28/2024	1.00	1.01
*40	09/29/2024 - 10/05/2024	1.00	1.01
*41	10/06/2024 - 10/12/2024	1.00	1.01
*42	10/13/2024 - 10/19/2024	1.00	1.01
*43	10/20/2024 - 10/26/2024	1.00	1.01
*44	10/27/2024 - 11/02/2024	0.99	1.00
*45	11/03/2024 - 11/09/2024	0.99	1.00
*46	11/10/2024 - 11/16/2024	0.99	1.00
*47	11/17/2024 - 11/23/2024	0.99	1.00
*48	11/24/2024 - 11/30/2024	0.99	1.00
*49	12/01/2024 - 12/07/2024	0.99	1.00
*50	12/08/2024 - 12/14/2024	0.99	1.00
*51	12/15/2024 - 12/21/2024	0.99	1.00
52	12/22/2024 - 12/28/2024	1.01	1.02
53	12/29/2024 - 12/31/2024	1.04	1.05

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 4_8601_PKSEASON.TXT





VICINITY MAP
SCALE: 1" = 300'

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	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	267 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS, No. 85883, STATE OF FLORIDA, PROFESSIONAL ENGINEER, DATE: 10/02/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

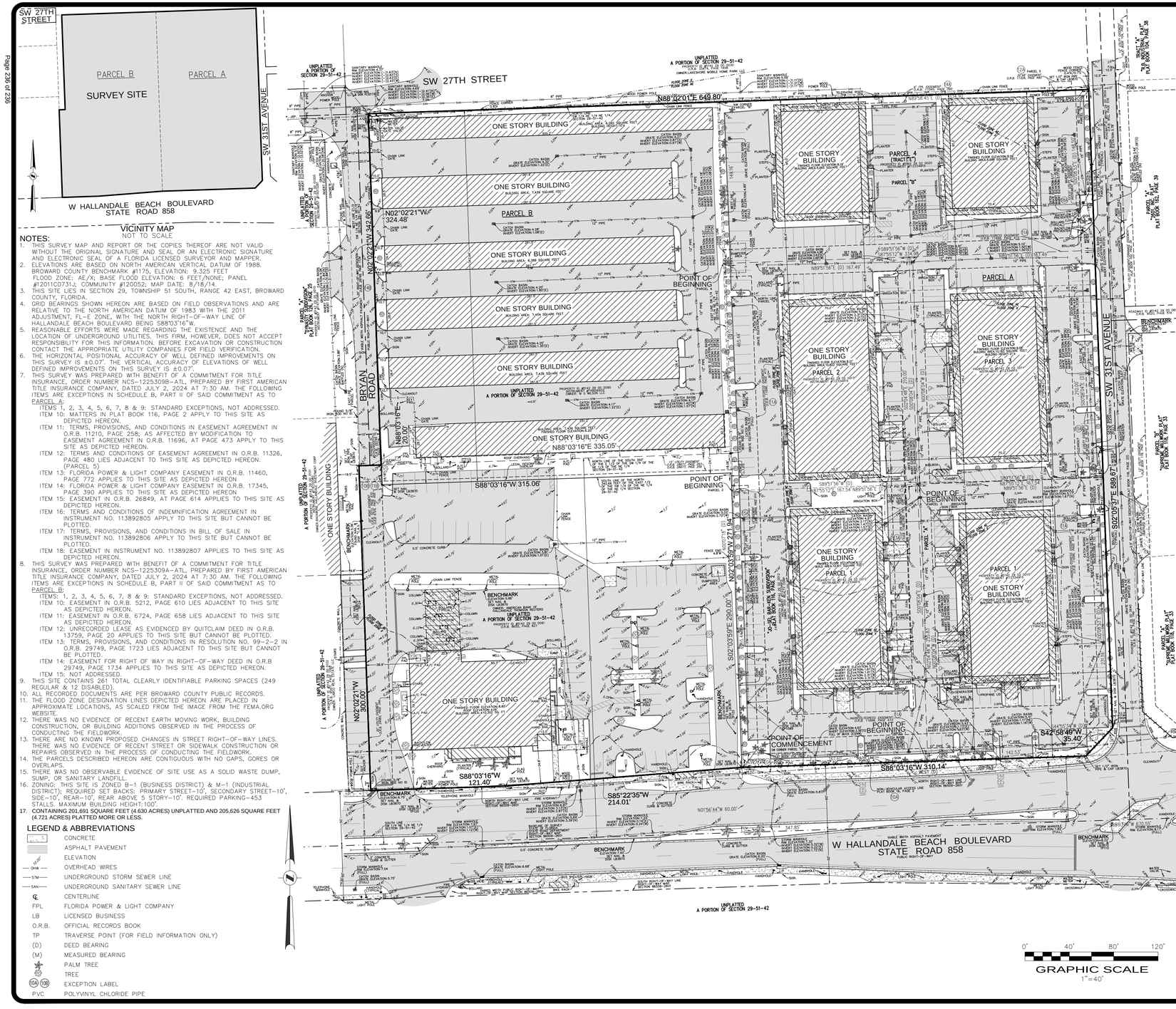
KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By: Connett, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 28, 2026 03:10:21pm K:\VRB_LDE\Work Depot_New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
ELEV.	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
10A 10B	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID TRACT "E" IS FULLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP: 12/17/24

John F Pulice

Digitally signed by John F Pulice
Date: 2025.06.09 14:26:22 -04'00'

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-5/19/25	AS
1	74291-ORIGINAL SURVEY-12/7/24	AS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

Agenda Item Report

Subject:	Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen File No.: 25-SP-02 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center. RESOLUTION NO: 2026-018 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

	A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01-25-SP-02 Home Depot
02- Site Plan Application
03-Site Plan Narrative - Home Depot
04-Plat Determination Letter - Home Depot
05-Colored Elevations
06-Site Plan
07-Survey
Resolution NO: 2026-018

Town of Pembroke Park

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

TO: Planning and Zoning Board

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

MEETING DATE: March 5, 2026

SUBJECT: 25-SP-02 / Home Depot Site Plan Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST:
The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

COMPANION ITEMS TO BE CONSIDERED:

- 25-PR-01 Parking Reduction
- 25-P-01 Special Permit
- 25-SV-04 Sign Variance

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:

NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND

The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.

PROJECT ANALYSIS

The proposed project includes one building with a garden center, with a total of 136,041 square feet.

The proposed site plan was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Landscape Architect, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made prior to Town Council approval. The project will be required to pay impact fees at the time of building permit.

Comprehensive Plan and Zoning Analysis

The subject land is identified on the Town's Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "C" Commercial.

The M-1 zoning district is intended for industrial uses certain large retail uses; the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "I" Industrial. The M-1 Industrial Zoning District was amended per Ordinance No. 2025-004 to allow for certain large retail uses within the district. A commercial flex allocation application was submitted concurrently with the site plan application to allow for commercial uses within the M-1 zoning district. Per Sec. 28-211.5.m, commercial flexibility can be requested for retail uses with a minimum building square footage of 75,000 square feet as part of a unified development site with direct access to Hallandale Beach Boulevard.

Site Zoning Requirements

The maximum height allowed on the site is 100 feet. The proposed height of the big box retail is 37'.

Use	Front Setback (W. Hallandale Beach Blvd.)		Side Setback (Bryan Road)		Side Setback (SW 31st Ave)		Rear Setback	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Big Box Retail	10 ft	293.97 ft	10 ft	40 ft	10 ft	29.77 ft	10 ft	68 ft

Waivers
Using Section 13.5-38.e.2.- Impervious surface requirements for all uses, the applicant is requesting a wavier for the maximum impervious requirement of 0.80. The applicant is proposing 84.2% of impervious area coverage.

Architecture
The proposed project is compatible with the surrounding parcels. Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

The proposed project follows design guidelines from Home Depot corporation; the applicant has worked closely with the Town Planner to achieve an architectural style that aligns with the Town's building design and Home Depot's aesthetic.

Parking/Traffic
A parking reduction is being requested under application 25-PR-01. The proposed development will provide 283 parking spaces. An additional 33 accessory parking spaces—used for Load-N-Go, truck rental, trailer displays, equipment rental, and the cart corral—are not included in the 283-space total. The project's primary access point is from W. Hallandale Beach Boulevard, with Bryan Road and SW 31st Avenue serving as secondary access points. The applicant has submitted an FDOT letter for W. Hallandale Beach Boulevard and has complied with all FDOT requirements.

Traffic Impact Analysis
As part of the application the applicant provided a Traffic Impact Analysis. The Traffic Impact Analysis details the projected vehicle trip the proposed uses on site will generate. The report determined that the proposed project will not degrade the level of service on W. Hallandale Beach.

Plat
A platting determination letter from the Broward County Planning Council, dated February 24, 2025, for a "non-residential development" confirmed that replatting is not required.

RECOMMENDATION

The Consultant Town planner recommends approval subject to the following conditions.

1. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.
2. At time of application for a Building Permit, the Property Owner shall provide a copy of all approved plans associated with the Home Depot development to the Building Department.
3. The Project will be required to pay impact fees at the time of building permit.
4. Provide copies of the recorded right-of-way easement of Bryan Road and SW 31st Avenue, prior to the issuance of the building permit.
5. Left turn subject to approval by FDOT prior to the issuance of the Certificate of Occupancy (CO).
6. Provide right-of-way dedication and/or right-of-way easement to Broward County to comply with the Broward Trafficways Plan prior to the issuance of the Certification of Occupancy (CO).
7. The site is a combination of seven (7) parcels. Provide a Unity of Title Agreement or Lot Combination; Unity of Title or Lot combination, prior to the issuance building permit.
8. All existing easements that are proposed to be abandoned and that are encroaching onto the proposed building must be abandoned prior to the issuance of the building permit.
9. All DRC comments must be satisfied prior to Town Commission.

ATTACHMENTS
Application
Project Narrative
Plat Letter from Broward County
Color Elevations
Site Plan
Survey

Town of Pembroke Park

Planning and Zoning Division

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

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	9.13 ac	Site Plan Review
Address		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -0013
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for Site Plan approval to redevelop the above-described Property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:48 -04'00' 08 / 11 / 2025

Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC & Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated January 27, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Site Plan Narrative

Dear Mr. Vonder-Meulen:

INTRODUCTION

Home Depot USA, Inc. (the "Applicant") is requesting development approvals to build a 107,874 square foot Home Depot store with a 28,157 square foot garden center and an approximately 7,381 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The uses within the 7,381 square foot commercial building have not been determined as of this time; however, any future development on the outparcel will be subject to review by the Town in accordance with the regulations in effect at the time applications are submitted.

PROJECT CONTACT

Tracy Lautenschlager
Greenberg Traurig, P.A.
401 E. Las Olas Blvd., Suite 2000,
Fort Lauderdale, FL 33301
Tel. 954.768.8270
Email: tracy.lautenschlager@gtlaw.com

LOCATION AND PROPERTY CONTROL NUMBER

The Property is comprised of seven (7) folio numbers, which are listed below:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)

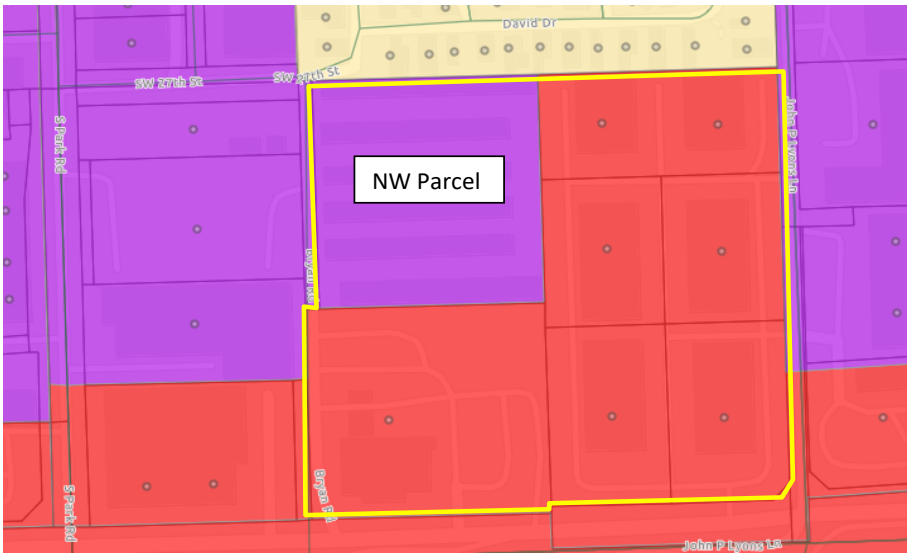
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
- 3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

An aerial of the Property is shown below. The Property is north of Hallandale Beach Boulevard, west of I-95, near Bryan Road and SW 31 Avenue.



LAND USE AND ZONING

As shown on the map below, the Property, with the exception of the NW Parcel, has a B-1 zoning designation and a "Commercial" land use designation. The NW Parcel has a M-1 zoning designation and an "Industrial Land Use" designation. The M-1 zoning regulations were recently amended to permit a large retail use such as the proposed Home Depot store.



SUBJECT REQUEST

To allow for the development of the Project, the Applicant is requesting the following approvals from the Town Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

HISTORY

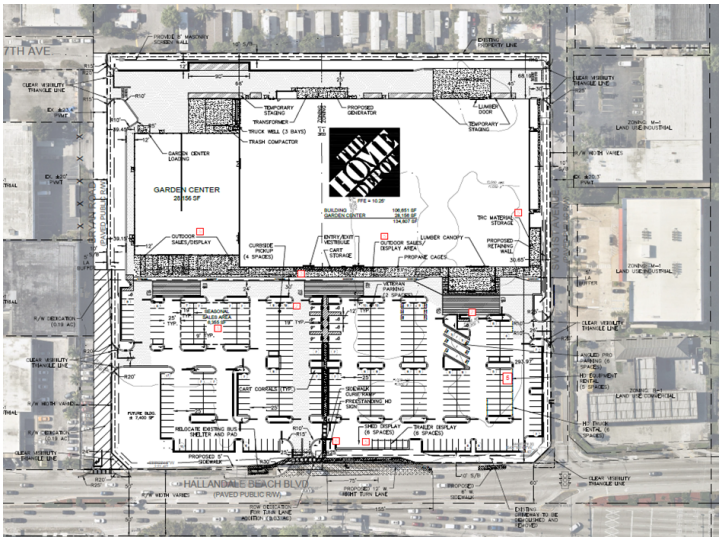
As shown in the aerial above, the Property is developed with 6 commercial/industrial office buildings to the east, 6 self-storage buildings to the northwest of the Property, and a bank at the southwest corner of the Property. All of these buildings will be demolished to accommodate the Project.

SURROUNDING PROPERTIES

To the east and west of the Property are industrial and commercial buildings, including a self-storage facility, a RaceTrac gas station, and Goodwill. To the north of the Property is the Lakeshore Mobile Home Park.

SITE PLAN

The Site Plan for the Home Depot proposes a 107,874 square foot Home Depot store with a 28,157 square foot garden center and an approximately 7,381 square foot commercial outparcel at the southwest corner of the Property.



Parking for the Home Depot will be in the front of the building with approximately 255 parking spaces. In addition to the 255 parking spaces, the parking area will include load-n-go parking spots, truck rental spaces, trailer and shed display spaces, equipment rental spaces and cart corrals. These features are unique to a Home Depot type of use and enhance and improve the efficient operation of the site.

The Property will have one main entry along Hallandale Beach Boulevard as well as two supplemental curb cuts along Bryan Road and SW 31st Avenue for access to the parking field. The Project is proposing a 12' wide right turn into the Property from Hallandale Beach Boulevard. Loading and racking for the Project will be in the rear of the Property and will be accessible through two additional curb cuts along Bryan Road and SW 31st Avenue.

CONCLUSION

The Project will provide a significant beneficial redevelopment of the area and economic impact for the Town of Pembroke Park. As noted in the Economic Impact Analysis prepared by consulting group EY, the Project will create 115 one-year construction jobs, 184 long-term jobs with an average salary of $44,500 per employee, approximately $2,000,000.00 in new property tax in the first 10 years, and approximately $180,000.00 in annual taxes to the Town.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

BROWARD COUNTY Planning Council

February 24, 2025

Cushla E. Talbut
Greenberg Traurig
401 East Las Olas Boulevard, Suite 2000
Fort Lauderdale, Florida 33301

Via Email Only

Dear Ms. Talbut:

Re: Platting requirements for a parcel legally described as Parcels A and B, "Jo-Sel Bar-Ken Subdivision," according to the Plat thereof, as recorded in Plat Book 116, Page 2, of the Public Records of Broward County, Florida, together with a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the northwest corner of Hallandale Beach Boulevard and John P-Lyons Lane/Southwest 31 Avenue, in the Town of Pembroke Park.

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

Regarding the portion of the proposed development located within the "Jo-Sel Bar-Ken Subdivision," Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 31, 1983. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. It is noted that per BCLUP Policy 2.17.6, to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require development is set back from identified rights-of-way while providing an administrative relief process to ensure the set back does not deny all beneficial use of the property.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. Jo-Sel Bar-Ken Subdivision) is combined with unplatted lands (i.e. a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East), BCLUP Policy 2.13.1 **would not require platting** if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the post-1953 portion constitutes a majority of the enlarged parcel (4.7 acres) and the development parcel is less than 10 acres total (9.3 acres).

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The Town of Pembroke Park's platting requirements should be investigated.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

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

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

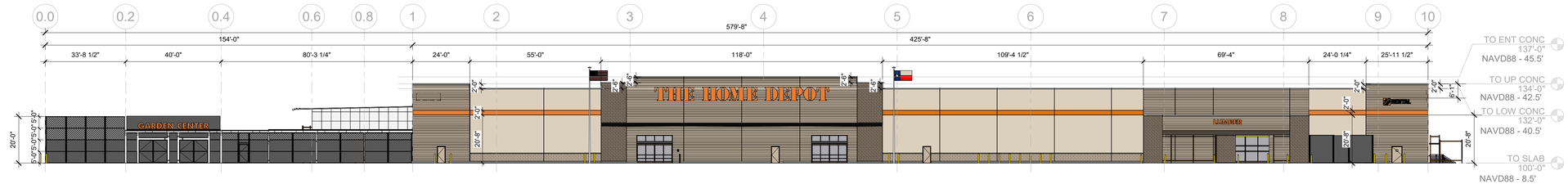
Respectfully,

Barbara Blake Boy
Executive Director

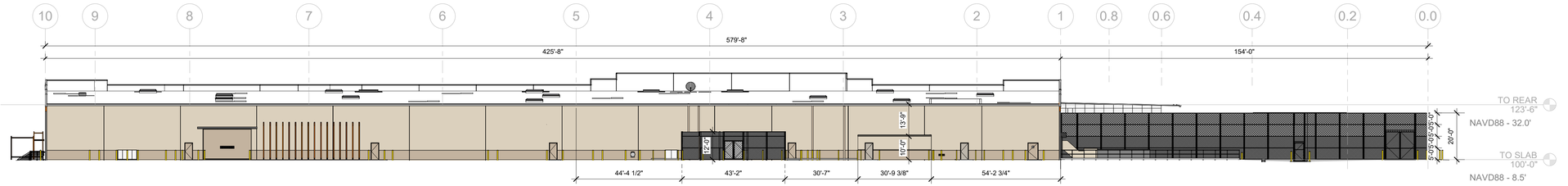
BBB:HHA

cc/email: David Lynch, Town Manager
Town of Pembroke Park

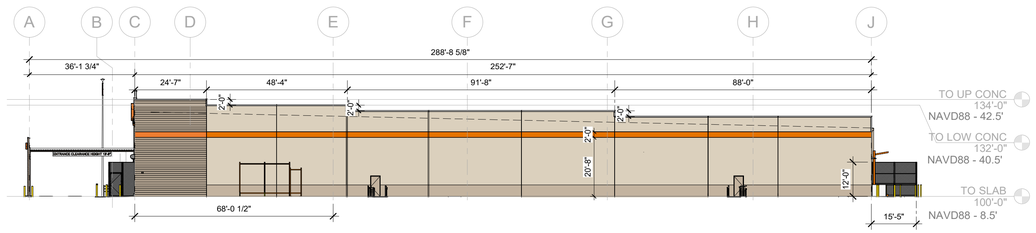
Mike Vonder Meulen, AICP, Town Planning Consultant
Town of Pembroke Park



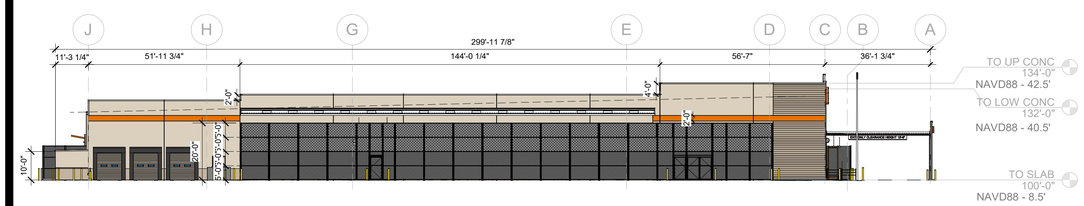
1 exterior elevation - front (south)
SCALE | 3/64" = 1'-0"



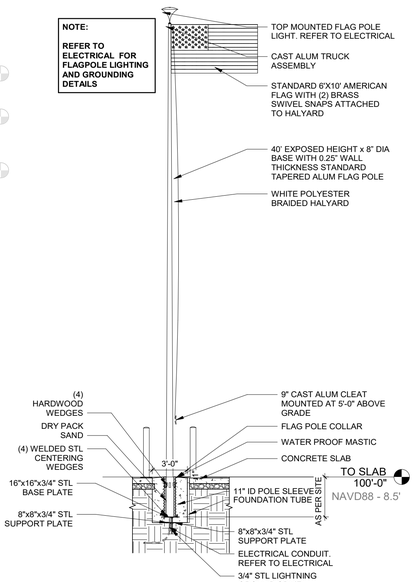
2 exterior elevation - rear (north)
SCALE | 3/64" = 1'-0"



3 exterior elevation - trc side (east)
SCALE | 3/64" = 1'-0"



4 exterior elevation - garden center side (west)
SCALE | 3/64" = 1'-0"



5 detail - flag pole
SCALE | 3/16" = 1'-0"

exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	METAL	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	TILT PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	TILT PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	TILT PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED	DARK GREY	STANDARD
9	SECURITY FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
10	CHAIN LINK FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	NATURAL	STANDARD
14	SIGNAGE	METAL	PRE-FINISHED	ORANGE	CUSTOM
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRONZE ANODIZED	STANDARD
16	LIGHTING	METAL	PRE-FINISHED	BRONZE	STANDARD
17	EQUIPMENT	STEEL	PRE-FINISHED	GRAY	STANDARD
18	OVERHEAD COILING DOOR PERFORATED	STEEL	PRE-FINISHED	GRAY	STANDARD
19	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD
20	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD

paint finish schedule

MARK	PITT COLOR NAME AND NO.
P-1	THD HOMER BUCKET ORANGE*
P-2	THD BEIGE*
P-3	THD SUEDE*
P-4	"WICKER BASKET" PPG1020-6
P-5	THD BRONZE*
P-6	CLOUDY SLATE PPG0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	PACKAGED WHITE (NO TINT)
P-10	STARLESS SKY PPG0995-7
P-11	
P-12	PREFINISHED STANDARD MANUFACTURER'S WHITE

*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR CODE



Concrete Tilt-up Color Palette



Concrete Tilt-Up Textures

architect + engineer

ARCHITECT:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

STRUCTURAL:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

MEP ENGINEER:
Acies Engineering
400 N. McCarthy Blvd.,
Suite 250
Milpitas, CA 95035

FP & FA ENGINEER:
Code Consultants, INC.
2043 Woodland Parkway
Suite 300
St. Louis, MO 63146

owner

THE HOME DEPOT
2455 PACES FERRY ROAD,
C-19
ATLANTA, GA 30339-4024
PHONE: (770) 433-8211

project info

PEMBROKE PARK

HALLANDALE BEACH
BOULEVARD
PEMBROKE PARK, FL 33021

project no. | 202404100

issue dates

#	Description	Date
	SITE PLAN COMMENTS	09/22/25
	SITE PLAN COMMENTS	10/13/25
	SITE PLAN COMMENTS	01/09/26

designed by: AS
checked by: JB
prototype version: 26H1

seal

SITE PLAN REVIEW FOR REFERENCE ONLY NOT FOR CONSTRUCTION

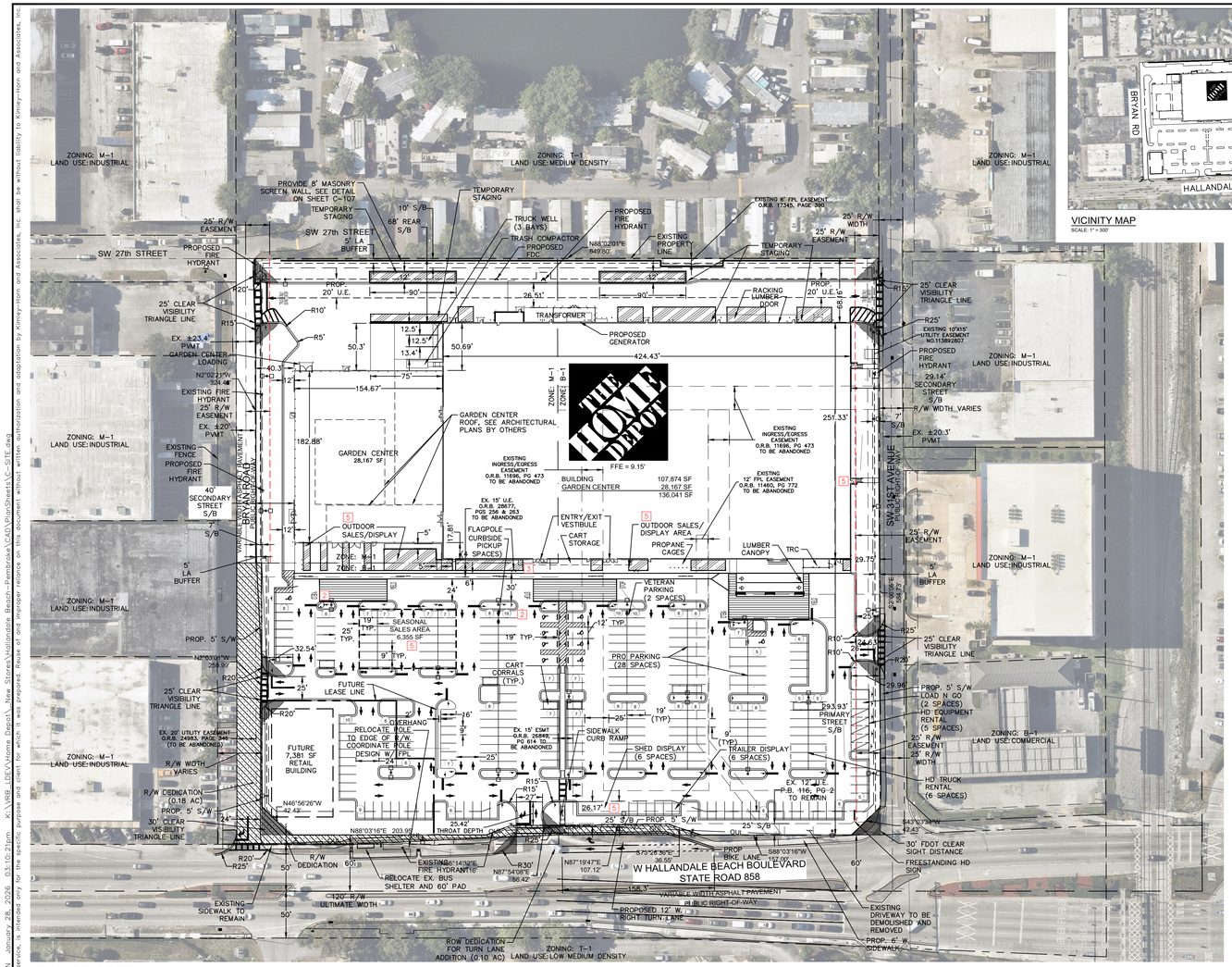
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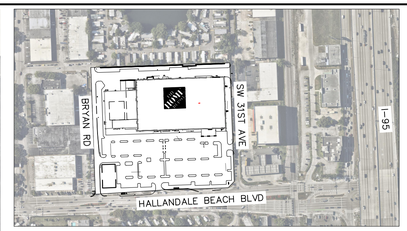
EXTERIOR ELEVATIONS

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general | civil | landscaping | structural | architectural | interiors | equipment | plumbing | mechanical | electrical | technology | refrigeration | fire protection | fire alarm





VICINITY MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2
25-PR-01 DRC 2
25-P-01 DRC 2
25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING, DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 /300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1 /300 SF	26 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADING	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
[4] LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	267 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS — No. 85883 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 10/02/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

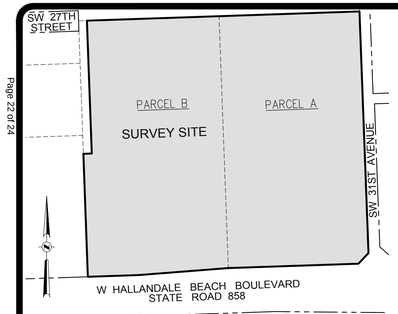
KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By:Connett, Nick Sheet Set:HALLANDALE Layout:C-100 OVERALL SITE PLAN January 28, 2026 03:10:21pm K:\WEB_LIB\Work Depot_New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



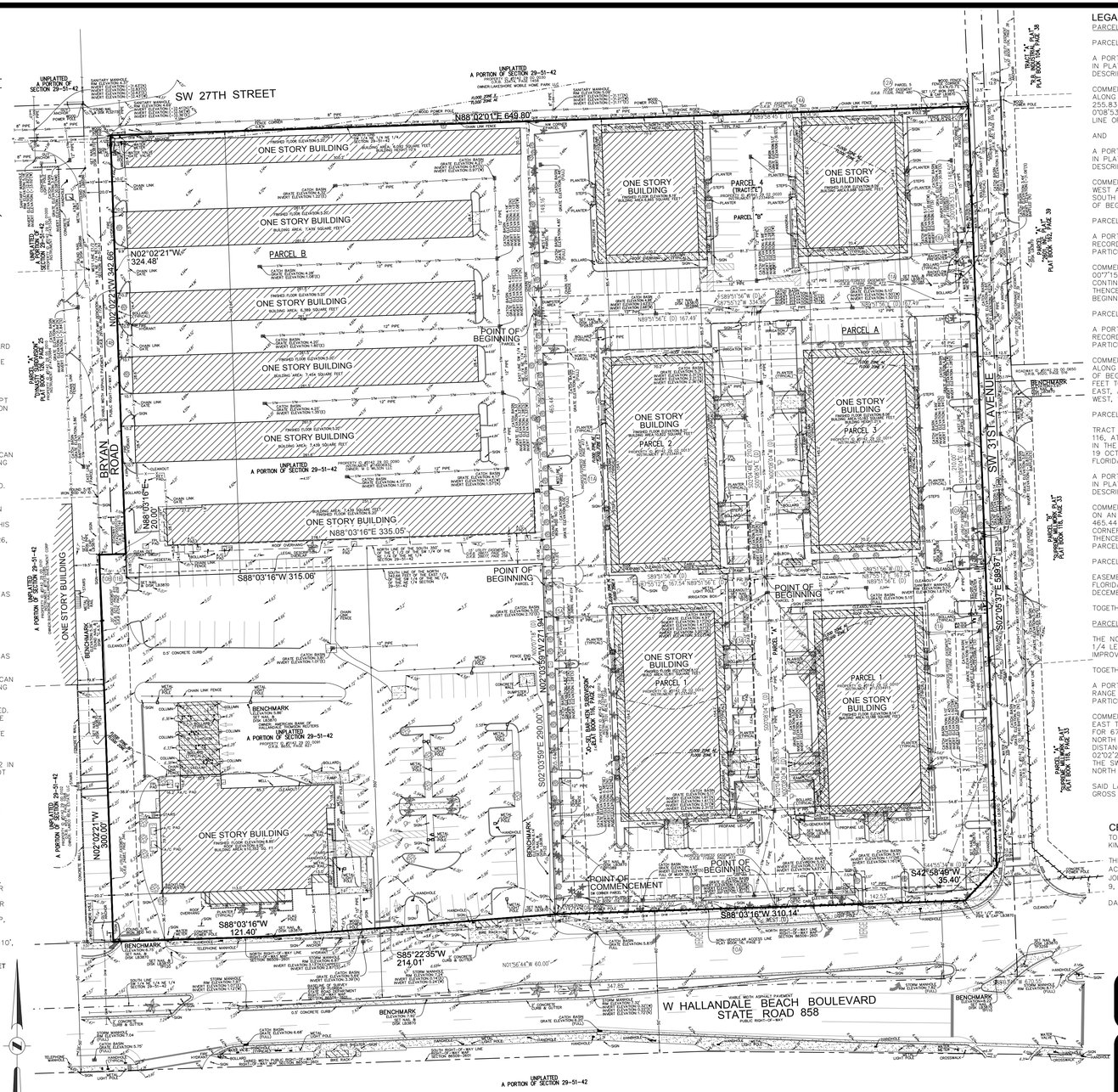
VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   - ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   - ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
00.00	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
10A 10B	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE



0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID TRACT "E" IS EGALLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP: 7/11/25

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-7/7/25	DLP
1	74291-ORIGINAL SURVEY-12/7/24	JJS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD
AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

RESOLUTION NO. 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Board ("P & Z Board") reviewed the Site Development Plan for application 25-SP-02 application located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue at their March X, 2026, meeting; discussed the matter; and voted to recommend approval of the amendment to the Site Development Plan, subject to the conditions recommended by the Town Planner (planning report attached as Exhibit A); and

WHEREAS, the Town Commission desires approve the Site Development Plan application subject to the conditions set forth by the Town Planner.

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

Section 1: The Site Development Plan amendment for application 25-SP-02 located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue is approved subject to the conditions set forth by the Town Planner (see Exhibit A).

Section 2: That if any clause, section, other part or application of this Resolution is

held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

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

PASSED AND ADOPTED, this 25 day of March , 2026

ATTEST:

GEOFFREY JACOBS
Mayor

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and Approval of Sign Ordinance Amending Chapter 21 titled “Signs and Advertisements” of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.- Sponsored by Town Planner Von der Meulen File No: 24-Z-04 Applicant: Town of Pembroke Park Address: Citywide Request: Sign Code Amendment ORDINANCE NO: 2026-009 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED “SIGNS AND ADVERTISING;” AMENDING ARTICLE II ENTITLED “SIGNS;” PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMEDNING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED “POLITICAL SIGNS”; AMENDING DIVISION 4 ENTITLED “VARIANCE”; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Chapter 21, titled "Signs and Advertisements", of the Pembroke Park's code of ordinances was originally adopted on December 3rd, 1972 by Ordinance 72-12-3 and on October 7th, 1972 72-7-1 for Political Signs. The last comprehensive update to the sign code was adopted on October 14th, 1988 by Ordinance 88-9-4. Since then, there have been many advances in sign design and interpretations of sign regulation, notably the 2015 Supreme Court case of *Reed vs. Town of Gilbert*. This case ruled that signs are a form of communication and are protected by the First Amendment of the United States Constitution, thus sign regulations must be based upon aesthetics rather than the content if the sign. This has caused the sign code chapter for the Town of Pembroke Park to become outdated and potentially conflicting to what sign codes are now legally allowed to regulate. Furthermore, the sign chapter is complicated to interpret, necessitating in some instances support by the planning team. Portions of the code, as amended over time, have caused contradictions between sections or lack clarity on applicability. This puts a burden on residents wishing to provide signs for their communities and businesses by necessitating further Town review of non-complying signs.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance No: 2026-009
24-Z-04 Staff Report
Chapter 21 - Sign Code Preview
Chapter 21 - Sign Code Strikethrough-Underline
Sign Code Ordinance

ORDINANCE NO. ____

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 21 SIGNS AND ADVERTISING[1]

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS[2]

Sec. 21-16. Intent.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-17. Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Public identification signs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-18. Exempt signs.

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

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

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

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

(d) Holiday décor.

(e) Notice bulletin boards.

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

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

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

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

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

Sec. 21-19. Prohibited signs.

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

(a) Animated or flashing signs;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-20. Permanent signs.

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

(1) Identification of building(s)

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

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

(2) Trafficway Classifications

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

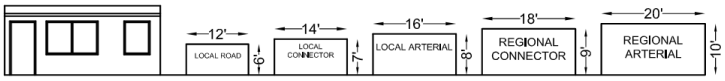
Classification	**Trafficway(s)**
Regional Arterial	Hallandale Beach Boulevard
	Pembroke Road
Regional Connector	County Line Road

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

(3) Freestanding / Monumental signs:

(a) Residential zone

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



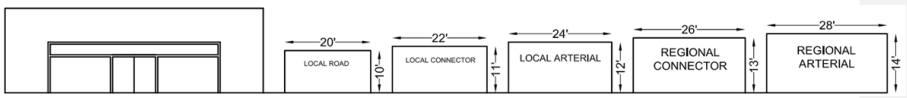
the following:

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

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

(b) Non-residential zones

Freestanding / monumental signs in non-residential zones shall be permitted not



exceeding the following:

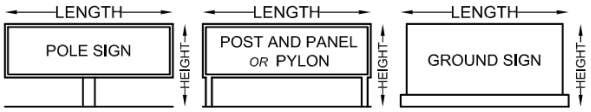
Classification	**Letter Height**	**Sign Height**	**Sign Length**
Local Road	14”	10’	2’ of sign length per 1’ sign height
Local Collector		11’	
Local Arterial	20”	12’	
Regional		13’	

Collector			
Regional Arterial	23”	14’	

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

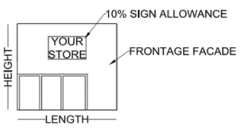
(c) Supplemental Regulations

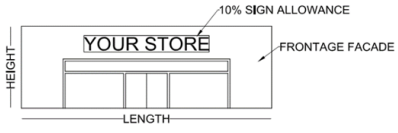
1. No more than one (1) sign shall be permitted per street frontage.
2. All signs shall be placed a minimum of ten (10) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distances.
4. All signs are not to exceed a depth of 3 feet.
5. Permitted signs defined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



(4) Wall signs:

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

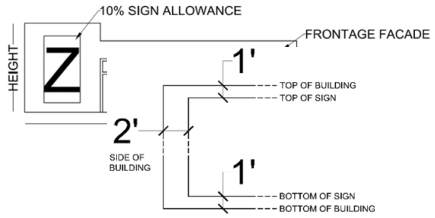




Bay / small facade example *Regular facade example*

Irregular façade example

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



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

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

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

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

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

~~(c) All nonresidential uses:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(8) Canopy signs:

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

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

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

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

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

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

(9) Murals:

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

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

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

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

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

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

~~8. Freestanding buildings:~~

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

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

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

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

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

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

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

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

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

Beach Boulevard and the west boundary of Interstate Highway 95.

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

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

~~(e) All zoning districts:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-21. Temporary signs.

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

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

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

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

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

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

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

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

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

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

~~1. Project name;~~

~~2. Name of development;~~

~~3. Owner or agent;~~

~~4. Telephone number.~~

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

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

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

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

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

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

~~1. Name of project;~~

~~2. Nature of development;~~

~~3. General contractor;~~

~~4. Architect;~~

~~5. Lending institution;~~

~~6. Owner or agent;~~

~~7. Telephone number.~~

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

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

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

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

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

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

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

~~1. Model or complex name;~~

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

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

~~4. Telephone number;~~

~~5. Prices.~~

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

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

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

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

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

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

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

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

Sec. 21-22. Nonconforming signs.

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

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

~~(1) Painted wall signs:~~

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

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

~~c. Illegal30 days~~

~~(2) Trailer signs30 days~~

~~(3) Animated signs60 days~~

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

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

~~(5) Illegal signs30 days~~

~~(6) Completed project billboard60 days~~

~~(b) Reserved.~~

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

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

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

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

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

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

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

Sec. 21-23. Permit.

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

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

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

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

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

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

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

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

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

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

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

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

~~of sign area.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~a. Real estate signs.~~

~~b. Residential nameplates.~~

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

~~d. Paper window signs.~~

~~e. Political signs.~~

~~f. Construction signs.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~feet in sign area.~~

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

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

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

Sec. 21-25. Reinspection; fees.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-26. Removal of nuisance signs.

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

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

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

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

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

Sec. 21-27. Penalty for violation.

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

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

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

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

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

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED[3]

Secs. 21-36—21-50. Reserved.

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

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

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

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

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

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

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

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

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

~~**Sec. 21-53. Permits—Required.**~~

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

~~**Sec. 21-54. Same—Application.**~~

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

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

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

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

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

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

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

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

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

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

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

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

~~(Ord. No. 72-7-1, § 6, 7-5-72)~~

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

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

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE[5]

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

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

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

Sec. 21-72. Circumstances for granting.

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

Sec. 21-73. Required information.

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

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

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

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

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

Sec. 21-74. Filing requests.

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

_____
ASHIRA MOHAMMED
Mayor Commissioner

_____
MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Interim Town Attorney

VOTE

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

Town of Pembroke Park

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

TO: Planning & Zoning Board

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

MEETING DATE: March 3, 2026

SUBJECT: 24-Z-04 / Sign Code Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

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

RECOMMENDED ACTION:

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

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 24-Z-04 / Sign Code Amendment

BACKGROUND

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

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

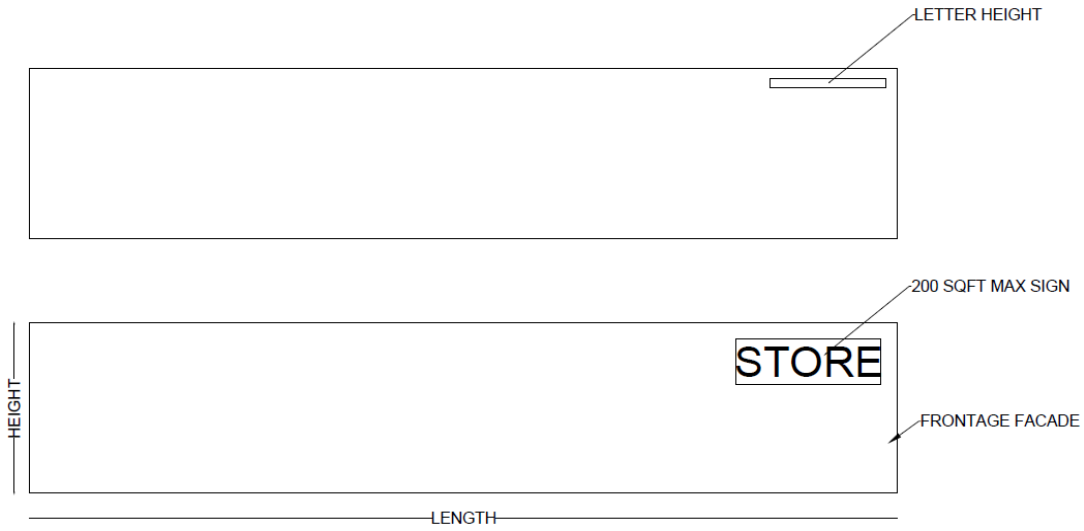
STUDY AND JUSTIFICATION

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

Case	#	Sign Request	Type of Variances	Would new code allow this sign?
22-SV-01 Wawa	4	Allow for wall signs facing Hallandale Beach Blvd, wall sign facing Seneca Parkway, wall sign facing east, and monumental sign	• Sec 21-20 3.h.2 *Non-frontage Signage* • Sec 21-20 3.a *Text height* • Sec 21-20 3.a *Text length* • Sec 21-24 a.7 *Sign height for free standing*	• All signs within the gasoline area are allowed under the regulations on gasoline station standards • All wall signs would have been approved without issue. • Monumental sign would have been to come in for sign variance because it is too tall.
24-SV-01 Express Roofing	3	Allow a sign facing I-95	• Sec 21-20 (c).1.A *Letter Height* • Section 21-20 (c).1.B *Length of Sign* • Section 21-20 (c).1.C *Sign Area*	Yes, wall sign would be 5% of wall façade
24-SV-02 Extra Space Storage	2	Allow sign facing Hallandale Beach Blvd	• Sec 21-20 (c).1.A *Letter Height* • Sec 21-20 (c).1.B *Length of Sign*	Yes, wall sign would be 1% of wall façade
24-SV-03 Sweeny's	3	Maintain non-conforming sign	• Sec 21-24 (a).8 • *Lot Frontage Requirement, Sign Height, Sign area*	No, free-standing sign is too tall

Most of these variances would have not been necessary if the Town had the proposed sign regulation in its land development code. Furthermore, Planning staff conducted research on

municipalities nearby and found significant differences in the permitted signage that the codes allow between the Pembroke Park and others (**Exhibit "A"**).



Commercial Building Diagram
Existing code vs new code

TEXT AMENDMENTS

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

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

CONSISTENCY WITH COMPREHENSIVE PLAN

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

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

to:

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

ATTACHMENTS

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

Chapter 21 SIGNS AND ADVERTISING

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS

Sec. 21-16. Intent.

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

(a) Compatible with their surroundings;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-17. Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Public identification signs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-18. Exempt signs.

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

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

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

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

(d) Holiday décor.

(e) Notice bulletin boards.

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

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

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

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

Sec. 21-19. Prohibited signs.

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

(a) Animated or flashing signs;

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

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

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

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

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

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

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

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

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

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

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

(b) A-frame signs

(c) Animated or rotating signs;

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

(e) Box or cabinet signs;

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

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

(h) Off-premises signs;

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

(j) Roof/Rooftop signs;

(k) Sidewalk or sandwich signs;

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

(m) Swinging signs,

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

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

(p) Window signs, when illuminated;

Sec. 21-20. Permanent signs.

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

(1) Identification of building(s)

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

(2) Trafficway Classifications

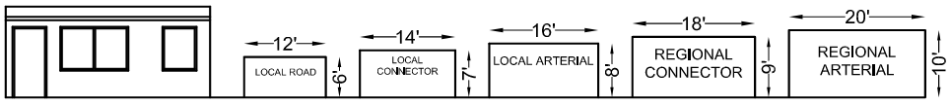
For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

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

(3) Freestanding / Monumental signs:

(a) Residential zone

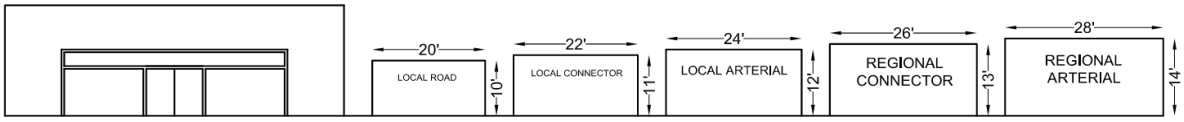
Freestanding / monumental signs in residential zones shall be permitted not exceeding the following:



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

(b) Non-residential zones

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

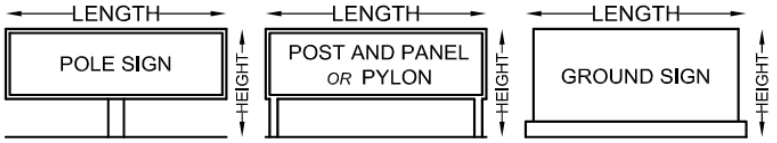


Classification	Letter Height	Sign Height	Sign Length
Local Road	14"	10'	2' of sign length per 1' sign height
Local Collector		11'	
Local Arterial	20"	12'	
Regional Collector		13'	
Regional Arterial	23"	14'	

(c) Supplemental Regulations

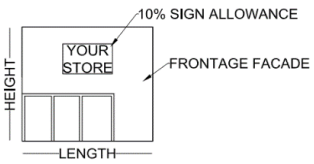
1. No more than one (1) sign shall be permitted per street frontage.

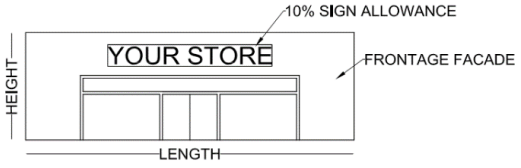
2. All signs shall be placed a minimum of ten (10) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distances.
4. All signs are not to exceed a depth of 3 feet.
5. Permitted signs defined under "Freestanding/Monumental" shall be measured as follows:



(4) Wall signs:

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



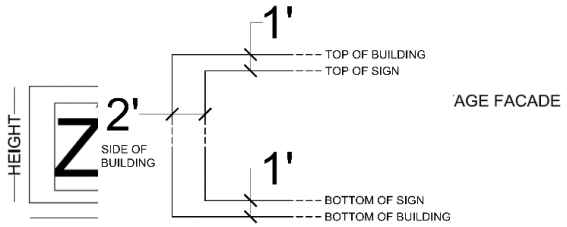


restrictive, of the frontage façade.

Bay / small facade example *Regular facade example*

Irregular façade example

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



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

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

(5) Windows and doors signs:

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

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

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

(6) Changeable copy sign:

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

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

(7) Shopping center sign:

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

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

(8) Canopy signs:

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

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

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

(d) Internal illumination is permitted.

(9) Murals:

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

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

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

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

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

(10) Billboard signs:

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

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

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

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

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

(11) Municipal signs:

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

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

(12) Gasoline and oil filling stations signs:

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

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

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

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

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

Sec. 21-21. Temporary signs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 21-22. Nonconforming signs.

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

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

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

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

Sec. 21-23. Permit.

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

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

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

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

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

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

   (e) Estimated value of sign;

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

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

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

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

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

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

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

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

(1) *Structural requirements:*

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

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

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

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

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

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

Sec. 21-25. Reinspection; fees.

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

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

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

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

Sec. 21-26. Removal of nuisance signs.

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

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

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

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

Sec. 21-27. Penalty for violation.

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

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

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED

Secs. 21-36—21-50. Reserved.

DIVISION 3. RESERVED

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE

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

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

Sec. 21-72. Circumstances for granting.

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

Sec. 21-73. Required information.

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

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

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

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

Sec. 21-74. Filing requests.

All requests for sign variances shall be filed with the Chief Building Official.

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

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

Sec. 21-76. Issuance of receipt; distribution of copies.

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

Sec. 21-77. Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, once the application has been determined to be complete by the Chief Building Official..

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

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

Chapter 21 SIGNS AND ADVERTISING[1]

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

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS[2]

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

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

Sec. 21-16. Intent.

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

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

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

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

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

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

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

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

(Ord. No. 88-9-4, § 1, 9-14-88)

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

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

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

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

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

1. Reed v. Town of Gilbert, 576 U.S. 135, S. Ct. 2218, 192 L. Ed. 2d 236 (2015), on the topic of non-commercial temporary signs;
2. Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981), on the topic of commercial signs and off-premise signs; City of Ladue v. Gilleo, 512 U.S. 43 (1994), on the topic of political protest signs in residential areas;
3. Linmark Assocs., Inc. v. Township of Willingboro, 431 U.S. 85 (1977), on the topic of real estate signs in residential areas;
4. Burson v. Freeman, 504 U.S. 191 (1992), on the topic of election signs near polling places;
5. Central Hudson Gas & Electric Corp. v. Public Service Commission, 447 U.S. 557 (1980), on the topic of commercial speech; and
6. City Council v. Taxpayers for Vincent, 466 U.S. 789 (1984), on the topic of signs on public property.

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

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

1. Categorize signs by type;
2. Permit, regulate, and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area;
3. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Town and that complements their natural surroundings;
4. Preclude the placement of signs that contribute to sign clutter or that conceal or obstruct principal or adjacent land uses or signs
5. Preserve, conserve, protect, and enhance the scenic beauty of the aesthetic environment and the city's ability to attract sources of economic development and growth;
6. Foster the integration of signage with architectural and landscape designs;
7. Encourage the effective use of signs as a means of communication in the city;
8. Ensure pedestrian safety and traffic safety by regulating signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians;
9. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;
10. Establish regulations affecting the design, erection, and maintenance of signs for the purpose of ensuring equitable means of graphic communication. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement, and construction;
11. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the lot and structure on which the sign is to be placed or to which it pertains;
12. Allow for traffic control devices without city regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location, and other attributes do not impair the effectiveness of such traffic control devices;
13. Protect property values by ensuring that the size, number, and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;
14. Except to the extent expressly preempted by Broward County, state, or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
15. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;
16. Enable the fair and consistent enforcement of these sign regulations; and
17. Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

Sec. 21-17. Definitions.

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

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

Advertising bench or *bus advertising bench* means a bench, such as a park or bus bench, for the use of the public and bearing a commercial ~~message~~ purpose. ~~[Advertising benches are] not permitted.~~

~~Cross reference(s)—Exception re municipal contract in § 21-19(9).~~

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

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

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

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

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

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

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

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

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

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

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

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

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

Flag means ~~a piece of cloth often attached to a staff with distinctive colors, patterns or symbolic devices~~ a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a

pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity.

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Public identification signs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. No. 88-9-4, § 2, 9-14-88; Ord. No. 09-01-03, § 1, 1-20-09)

Sec. 21-18. Exempt signs.

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

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

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

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

(d) Holiday décor.

(e) Notice bulletin boards.

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

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

~~(a)~~ (h) *Vehicle signs.* ~~All v~~Vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or ~~site for advertising purposes~~ in addition to or in lieu of a permanent or temporary sign as permitted under ~~this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs)~~ section 21.21 Temporary Signs.

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

(Ord. No. 88-9-4, § 3, 9-14-88)

Sec. 21-19. Prohibited signs.

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

(a) Animated or flashing signs;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. No. 88-9-4, § 4, 9-14-88; Ord. No. 03-12-04, § 1, 12-10-03; Ord. No. 03-12-04, § 1, 12-10-03; Ord. No. 09-01-03, § 2, 1-20-09; Ord. No. 19-12-01, § 2, 12-11-19; Ord. No. 2023-012, § 2, 10-11-23)

Sec. 21-20. Permanent signs.

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

(1) Identification of building(s)

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

(2) Trafficway Classifications

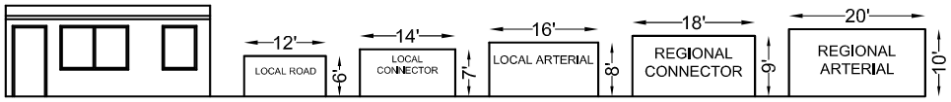
For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

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

(3) Monumental signs:

(a) Residential zone

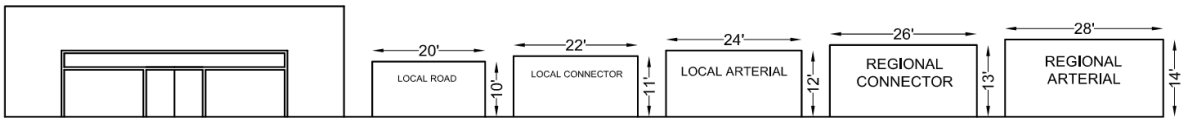
Monumental signs in residential zones shall be permitted not exceeding the following:



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

(b) Non-residential zones

Monumental signs in non-residential zones shall be permitted not exceeding the following:

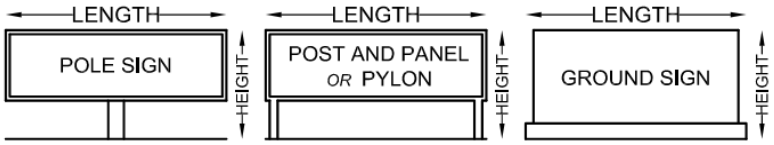


Classification	Letter Height	Sign Height	Sign Length
Local Road	14"	10'	2' of sign length per 1' sign height
Local Collector		11'	
Local Arterial	20"	12'	
Regional Collector		13'	
Regional Arterial	23"	14'	

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

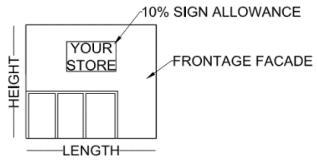
(c) Supplemental Regulations

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

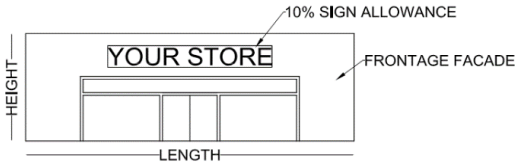


(4) Wall

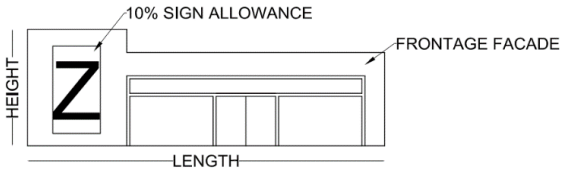
(a) Wall signs shall be permitted not exceeding 10% or 200 square feet coverage, whichever is more restrictive, of the frontage façade.



Bay / small facade example

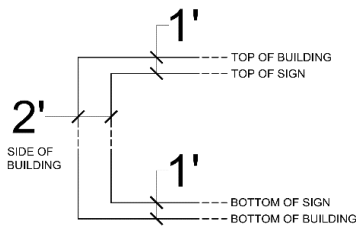


Regular facade example



Irregular façade example

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



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

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

(d) All properties located within the MXE zoning district shall be eligible for a sign area bonus not to exceed 20% of the maximum sign area permitted by code.

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

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

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

~~(c) All nonresidential uses:~~

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

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

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

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

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

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

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

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

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

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

4. (6) Changeable copy sign:

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

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

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

5. (7) Shopping center sign:

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

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

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

(8) Canopy signs:

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

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

c. Shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required. (c) These signs shall follow the wall sign standards delineated in section 20-21(4).

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

e. (d) Internal illumination is permitted.

(9) Murals:

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

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

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

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

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

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

~~8. Freestanding buildings:~~

~~A. Freestanding structures within shopping centers (out-parcels) shall be permitted one (1) primary wall sign in accordance with the provisions of this section, and one (1) secondary wall sign, which shall not exceed two-thirds (⅔) of the size of the primary sign. If the owner chooses not to install a primary and secondary sign, he shall be permitted to erect wall signs on not more than four (4) sides of the building, but only in the secondary size.~~

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

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

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

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

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

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

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

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

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

~~(e) All zoning districts:~~

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

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

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

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

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

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

~~1~~ (a) To the extent that this ~~Ordinance No. 88-9-4 [as amended]~~ sign code conflicts with standards set forth within the County Ordinance No. 80-71, as amended, relative to gasoline ~~pricing~~ signs, the provisions of this section shall apply.

~~2~~ (b) ~~Gasoline pricing signs: e~~ Every person, firm or corporation owning and/or operating a gasoline station or gasoline and oil filling station shall clearly and conspicuously post the prices of all gasoline and/or petroleum products available for sale, in accordance with one (1) of the following standards:

~~A.~~ 1. Pricing signs shall be architecturally/graphically integrated into each face of a ~~ground box~~ freestanding/monumental sign~~, as permitted by subsection (c)8.B. of this section~~.

2. Pricing signs shall include one (1) price per type of gasoline product dispensed, type of service, and method of payment with each displayed in equal size and prominence ~~in not less than eight (8) inches high nor more than sixteen (16) inches high characters~~ as permitted in section 20-21(4). ~~, with tenths proportionately sized; with type of service and method of payment in characters not to exceed twenty-five (25) percent of the height of the pricing characters;~~

3. ~~t~~ The pricing sign shall be illuminated in the same manner as the ~~ground box~~ freestanding/monumental sign.

~~B.~~ 4. Pricing signs shall be architecturally/graphically integrated into each face of permitted primary/secondary wall sign.

~~3.~~ (c) The term "exterior lighting" used in this section shall mean any variety of lighting forming an integral part of a building for fueling stations designed or used as an architectural embellishment. ~~Such lighting shall not be considered a sign unless it identifies a business, establishment or activity by name, symbol, figure or lettering.~~ Canopies over fueling pump stations may include exterior lighting fixtures on the exterior surfaces of the canopy structure separately or as part of the business signage. This may include LED, neon or other lighting sources placed within enclosed or concealed architectural features allowing illumination of the canopy surface and/or as part of ~~a~~ the business signage. No exposed bulbs are allowed. All exterior lighting shall comply with the maximum permitted intensity and power source shielding as set forth in Article IV of Chapter 20 of the Town's Code, and shall be mounted and wired as required by the Florida Building Code and the National Electrical Code. Persons desiring to employ such lighting shall obtain a permit from the Town prior to installation.

(d) Additional signage may be permitted by the Town Council during site development plan review.

(Ord. No. 88-9-4, § 5, 9-14-88; Ord. No. 09-01-03, § 3, 1-20-09; Ord. No. 19-12-01, § 3, 12-11-19; Ord. No. 2023-012, § 3, 10-11-23)

Sec. 21-21. Temporary signs.

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. For the purposes of this section, any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.

(1) *Real estate signs:* Real estate signs are permitted without a permit.

~~a.~~ (a) One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard.

~~b.~~ (b) For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line.

~~c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the owner, broker or agent, telephone number, designs or trademarks.~~

~~d.~~ (c) A maximum of three (3) signs may be hung from, or attached to, the approved sign for temporary use announcing additional information (i.e., open, by appointment only, sold, etc.). ~~An open sign may be hung only when the premises are actually available for inspection by the prospective buyer or tenant. In addition, a sold sign may be attached to the sign for a period of ten (10) days subsequent to the date of closing. The maximum permitted size of such signs is eight (8) inches by twenty-four (24) inches.~~

(2) *Announcing signs:* Announcing signs are permitted in all non-residential zoning districts ~~except R-1, R-4, T-1 and CH-1~~.

~~a.~~ (a) One (1) freestanding sign is allowed per project with a sign area is not to exceed thirty-two (32) square feet.

~~b. The sign area is not to exceed thirty-two (32) square feet.~~

~~c. The sign copy may include only:~~

~~1. Project name;~~

~~2. Name of development;~~

~~3. Owner or agent;~~

~~4. Telephone number.~~

~~d.~~ (b) The sign may be posted for sixty (60) consecutive days at the end of which time the sign shall be removed.

~~e.~~ (c) The sign shall be removed prior to the placement of a project sign.

(3) *Project signs:* Project signs are permitted in all zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per project, per main entrance.

~~b.~~ (b) The sign area is not to exceed thirty-two (32) square feet in all zoning districts (i.e., four (4) feet by eight (8) feet).

~~c. The sign copy may include only:~~

~~1. Name of project;~~

~~2. Nature of development;~~

~~3. General contractor;~~

~~4. Architect;~~

~~5. Lending institution;~~

~~6. Owner or agent;~~

~~7. Telephone number.~~

~~d.~~ (c) Sign may be permitted to be posted from date of building permit up to thirty (30) days after the date of certification of occupancy is issued on eighty (80) percent of the construction contemplated on the approved site plan or plat.

(4) ~~*Noncommercial directional or information signs*~~ *Instructional/Wayfinding signs:* These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one (1) parking-in-rear or model-parking sign shall be permitted.

(5) *Temporary subdivision signs:* These signs shall not exceed thirty-two (32) square feet in area nor extend ~~[~~more than~~]~~ six (6) feet above the crown of any abutting road or street.

(6) *Model signs:* Model signs are permitted in all residential zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per model.

~~b.~~ (b) The sign area is not to exceed three (3) square feet.

~~c. The sign copy may include only:~~

~~1. Model or complex name;~~

~~2. Building, architect, agent;~~

~~3. Number of bedrooms and baths;~~

~~4. Telephone number;~~

~~5. Prices.~~

~~d.~~ (c) One (1) flag per model is permitted.

(7) ~~*Window signs:* Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window surface for a period of time not exceeding fourteen (14) days. This sign may be permitted only once at any one (1) location for any one (1) use by any one (1) proprietor.~~

~~(8) *Community service signs:* Community service signs shall not exceed sixteen (16) square feet in area with a maximum height and width of four (4) feet and area exempt from section 21-20(2) of this article.~~

~~(9)~~(7) *Political signs:* ~~(See section 21-51 et seq. of this Code).~~ No sign permit shall be required for political signs displayed on private property. Such political signs shall be permitted no earlier than three (3) months

prior to the date of the election and removed within fifteen (15) days after the election. All such political signs shall be subject to the following regulations:

(a) shall not exceed four (4) square feet in aggregate of sign surface area in a residential zone; or

(b) shall not exceed fifteen (15) square feet in aggregate of sign surface area in a commercial or industrial zone.

~~(10)~~ (8) *Banner signs:* Business establishments desiring to display banner signs for a grand opening ~~may~~ shall obtain a permit ~~and pay a fee of twenty dollars ($20.00). The permit~~ that will allow the display of these ~~banners~~ signs for a period of not more than fourteen (14) consecutive days. Banners may be attached to buildings or secured to poles designed for the banner and shall not be placed in a public right-of-way.

(Ord. No. 88-9-4, § 6, 9-14-88)

Sec. 21-22. Nonconforming signs.

(a) ~~All nonconforming and illegally erected signs or advertising structures shall be removed, or shall be altered so as to conform to the provisions of this article as per the schedule below which indicates the phase-out period for nonconforming signs by types of sign:~~

~~Type of Sign~~	~~Phase-out Period~~

~~(1) Painted wall signs:~~

~~a. Primary as defined by owner 1 year~~

~~b. Secondary as defined by owner60 days~~

~~c. Illegal30 days~~

~~(2) Trailer signs30 days~~

~~(3) Animated signs60 days~~

~~(4) Nonconforming bus benches 2 weeks~~

~~or contract renewal date, whichever comes first.~~

~~(5) Illegal signs30 days~~

~~(6) Completed project billboard60 days~~

~~(b) Reserved.~~

~~(c) Nonconforming signs shall not be refurbished, altered or changed in any way where the cost of refurbishing, altering or changing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, unless they are made to conform with all requirements of a new sign or advertising display.~~

~~(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article.~~

~~(e) Vacant stores. Any owner or person entitled to possession of any vacant store is hereby prohibited from displaying upon the windows of the vacant store any sign, lettering or printed matter except one (1) sign, consisting of a maximum of six (6) square feet, advertising the availability of the premises.~~

Except as provided in this article, nonconforming signs that were otherwise lawful on the effective date of the ordinance from which this article is derived may be continued. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, said sign may only be replaced with a sign which is in conformance with the terms of this article.

(1) *Minor repairs and maintenance of nonconforming signs*: Minor repairs and maintenance activities necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased. If a nonconforming sign is destroyed, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this article, and the remnants of the former sign structure shall be cleared from the land. For purposes of this article, a nonconforming sign shall be considered destroyed if it receives damage to an extent of more than 50 percent of the sign's value immediately prior to the sign having received said damage.

(2) *Change of use:* If there is a change of use or name of business on a particular piece of property, and there were one or more nonconforming signs which advertised the business or use, all new signs for the use or business must meet all sign requirements.

(Ord. No. 88-9-4, § 7, 9-14-88)

Sec. 21-23. Permit.

~~(a)~~ (1) *Required, successive filing, credit for previously paid fees.*: No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same sign or sign structure was previously obtained.

~~(b)~~ (2) *Application.:* Applications for a permit required by this section shall be filed with the building department and shall contain the following information:

~~(1)~~ (a) Name and address of the owner of the proposed sign or his authorized agent;

~~(2)~~ (b) Type of sign and/or sign structure with all relevant dimensions;

~~(3)~~ (c) Location of premises upon which the sign is to be located;

~~(4)~~ (d) A plan or design of the sign showing the square foot area of the sign as well as the sign face, height of letters, lettering style, colors, materials, lighting equipment, if any, and its position relative to the building and/or property line;

~~(5)~~ (e) Estimated value of sign;

~~(6)~~ (f) Such other structural and technical information as may be required by the Building Department.

~~(c)~~ (3) *Required fees.:* ~~The following f~~Fees shall be required in order to accommodate the administration costs associated with sign permit reviews and site inspections for the installation, erection or placement of any sign. Such fee, established by resolution of the Town Commission, shall accompany the permit application.

~~(1) *Wall sign (non-illuminated):* Ten dollars ($10.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(2) *Wall sign (illuminated):* Fifteen dollars ($15.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(3) *Freestanding or projecting sign (non-illuminated):* Twenty dollars ($20.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(4) *Freestanding or projecting sign (non-illuminated):* Twenty-Five dollars ($25.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(5)~~ (a) No sign shall hereinafter be erected, constructed, pasted, painted, altered, maintained or relocated, except the changing of copy of bulletin board, poster board, menu, marquee or change of letter sign, until application has been made and a permit therefor issued by the Building Official as per 4203.1 of the South Broward Building Code.

~~(6)~~ (b) Any change or alteration of approved existing sign, such as metal box, change of copy, repaint, etc. to be fifty (50) percent of fee charged for new sign of same type of category.

~~(7)~~ (c) ~~*Billboard sign:*~~ The application fee and annual permit fee for a billboard sign shall be established by resolution of the Town Commission.

~~(d) *Computation of sign area:*~~

~~(1) Freestanding and projecting signs: Only one (1) face (the largest) of any double-faced sign shall be counted in calculating sign area. The area of the sign shall be measured as follows:~~

~~a. If the sign is composed of one (1), two (2) or three (3) individual cabinets or modules, the entire area within and enclosed by the exterior perimeter of each individual cabinet or module shall be summed and then totaled to determine the area of the sign. This shall include all open areas within this cabinet or module perimeters.~~

~~b. If the sign is composed of four (4) or more individual cabinets or modules, the entire area within and enclosed by the exterior perimeters of all cabinets or modules within a single continuous geometric figure shall be determined as the area of the sign. This shall include all open areas within those cabinet or module perimeters and all spaces separating the cabinets or modules.~~

~~(2) *Wall signs:* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including but not limited to, cabinet structures, written copy, logos, symbols, illustrations, decorative embellishments and painted backgrounds framing the sign elements, shall be computed as sign area.~~

~~(e)~~ (4) *Minimum charge; exception.:* Regardless of size, the minimum charge for the issuance of any permit under this section shall be ~~twenty-five dollars ($25.00)~~ established by resolution of the Town Commission unless erected on property belonging to a religious institution when the sign relates to a religious or church-related function.

~~(f)~~ (5) *Revocation.:* Permits issued under this section may be revoked by the Building Department upon determination that the sign is not in full compliance with the provisions of this article. Further, if the sign authorized by any permit has not been constructed within three (3) months after the date of issuance of any permit, then the permit shall automatically be revoked.

~~(g) *Exempt signs.*~~

~~(1) *Generally.* The following signs, while covered by the general provisions of this article, shall be exempt from the permit requirements of this section. This exemption specifically in no way waives the~~

~~requirements of sign criteria, structural and/or safety requirements outlined by this article and/or South Florida Building Code.~~

~~a. Real estate signs.~~

~~b. Residential nameplates.~~

~~c. Church, synagogue and civic signs.~~

~~d. Paper window signs.~~

~~e. Political signs.~~

~~f. Construction signs.~~

~~g. Public convenience signs, which identify the location of rest rooms, public telephones, exits or the like.~~

~~h. Public utility signs, which identify the location of underground lines, high voltage areas or the like.~~

~~i. Flags, emblems or insignias of the United States, State of Florida or Town of Pembroke Park.~~

~~j. Seasonal displays and decorations not advertising a product, service or establishment.~~

~~(2) *Fee only*. Political signs shall be exempt only from the fee requirements (see section 21-51 et seq.).~~

(Ord. No. 88-9-4, § 8, 9-14-88; Ord. No. 09-01-03, § 4, 1-20-09)

Sec. 21-24. Construction, maintenance and location requirements.

~~(a)~~ (1) *Structural requirements.:*

~~(1)~~ (a) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

~~(2) Ground signs and ground box signs permitted by this article shall not exceed six (6) feet in height above the crown of any abutting road or nearest road, with means of support concealed.~~

~~(3) All letters or symbols three (3) inches or larger on permanent identification signs must extrude from or intrude into the sign face a minimum of three-eighths (⅜) of an inch except in box or cabinet signs.~~

~~(4)~~ (b) All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot-resistant and termite-resistant, through open cell preservation methods as specified by American Wood Preservation guidelines, except in woods that have natural properties that are termite-resistant and rot-resistant. ~~Examples of wood to be used are cypress, cedar and redwood.~~

~~(5)~~ (c) Electrical conduit, boxes and fittings must be located in the least visible area of the sign installation and shall be serviced by underground wiring, except being classified as temporary by Florida Power & Light Company.

~~(6)~~ (d) All wall signs shall be mounted flush to a continuous flat surface at least equal in size to the sign perimeter and under no circumstances shall any structural elements supporting the sign be visible.

~~(7) No sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer than one (1) foot from the top or bottom of a facade. No more than one (1) sign shall be permitted per street frontage. The maximum height to the top of the sign for freestanding signs shall not exceed twenty-five (25) feet~~

~~to top of sign, as included in this section. All ground signs shall be placed a minimum of ten (10) feet from all property lines.~~

~~(8) Any establishment or group of establishments, which has a main street lot frontage of one hundred (100) linear feet or more shall be permitted one (1) freestanding sign. Such sign shall not exceed twenty-five (25) feet in height or one (1) square foot for every one (1) linear foot of main street frontage, up to a maximum of two hundred fifty (250) square feet in sign area.~~

~~In addition to the above, shopping centers on parcels of land more than three (3) acres in area having lot frontage of three hundred (300) linear feet or more along a public street other than the main street shall be permitted one (1) additional freestanding sign, which shall be located closer to said street than to the main street and not less than fifty (50) feet from the main street. Such sign shall not exceed twenty-five (25) feet in height or one hundred (100) square feet in sign area.~~

~~(b)~~ (2) *Maintenance~~.~~:* Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.

~~(c)~~ (3) *Location~~.~~:* No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, traffic signal or sign, or with any devices maintained by or under public authority for ingress or egress from any public or private right-of-way, roadway or driveway.

(Ord. No. 88-9-4, § 9, 9-14-88)

Sec. 21-25. Reinspection; fees.

~~(a)~~ (1) *Annual~~.~~:* The Chief Building Official shall inspect, or cause to be inspected, all permanent signs located within the Town at least once in each year, prior to the renewal of their occupational licenses. A reinspection ~~fee of thirty-five dollars ($35.00)~~ established by resolution of the Town Commission will be charged.

~~(b) *Nonconforming signs.* The fee for all nonconforming signs shall be as follows:~~

~~(1) Wall signs (nonilluminated)$30.00~~

~~(2) Wall signs (illuminated)40.00~~

~~(3) Freestanding or projecting (nonilluminated)35.00~~

~~(4) Freestanding or projecting (illuminated)45.00~~

~~(5) Projecting above roof (nonilluminated)40.00~~

~~(6) Projecting above roof (illuminated)50.00~~

~~(7) Rooftop (nonilluminated up to 32 sq. ft.)60.00~~

~~(8) Rooftop (nonilluminated over 32 sq. ft.)80.00~~

~~(9) Rooftop (illuminated up to 32 sq. ft.)90.00~~

~~(10) Rooftop (illuminated over 32 sq. ft.)100.00~~

~~(11) Billboard signs. All existing signs shall pay per square foot of total area of sign.0.30~~

~~(12) Other nonconforming signs35.00~~

~~(c)~~ (2) *Owner required to correct defects~~.~~:* Upon such inspection, this article shall require the owner of any sign found to be in defective condition or which does not comply with the terms, conditions and provisions of this

article to be repaired or removed within thirty (30) days from the date of notice of the defect; provided, however, that if the Chief Building Official shall ascertain and determine that the maintenance or use of the sign shall adversely affect the public safety, he may require the immediate removal at the owner's expense or prohibit the use of the sign until the defects shall have been remedied.

~~(d)~~ (3) *Removal.:* The Chief Building Official shall then have the authority, upon two-weeks' notice, to remove any sign which is not properly maintained, and without notice in the event the sign is found in his determination to constitute a danger to human life or encroaches on the public right-of-way. In the event of removal of a sign pursuant to this section, the owner/lessee or agent shall bear the cost of removal in addition to the penalties.

(Ord. No. 88-9-4, § 10, 9-14-88; Ord. No. 95-7-1, § 1, 7-12-95)

Sec. 21-26. Removal of nuisance signs.

~~(a)~~ (1) The Town reserved the right to remove any sign or advertising display which is being maintained contrary to any of the terms and provisions of this article of the Code of Ordinances, and any such sign or advertising display is hereby deemed to be a public nuisance.

~~(b)~~ (2) The Building Inspector of the City or his agent shall give notice to the person owning the sign or advertising display and to the owner and/or lessee of the property upon which the same is located, specify the location of the sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. The notice shall also specify what is required in order to conform the sign or advertising display to the requirements and provisions of the Code of Ordinances. The notice shall further specify that if the sign or advertising display does not conform to the provisions of the Code of Ordinances, the Town will take any and all action necessary in order to accomplish such result, including removal of the subject sign, all at the cost and expense of both the person owning the sign or advertising display and the owner and/or lessee of the property upon which the same is situated.

~~(c)~~ (3) The notice provided for in this section shall be served by personal service or by certified mail return receipt requested. Service by mail shall be deemed complete upon delivery. If the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, the notice may be served by posting the same in a conspicuous place on the premises upon which the offending sign or advertising display is located, in which event service shall be deemed complete as of the moment of the posting.

~~(d)~~ (4) The person owning the offending sign or advertising display and/or the owner and/or lessee of the property upon which the same is situated, within forty-eight (48) hours after receipt or posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the subject notice. If the offender has not completed corrective action within the above-mentioned forty-eight-hour period, the Building Inspector may cause the sign to be removed at the expense of the owner and/or lessee of the property upon which the offending sign is located.

(Ord. No. 88-9-4, § 11, 9-14-88)

Sec. 21-27. Penalty for violation.

~~(a)~~ (1) A person or firm violating any of these provisions shall, upon conviction thereof, be punished by a fine in an amount not to exceed five hundred dollars ($500.00) or by imprisonment for a period not to exceed sixty (60) days, or both, such fine and imprisonment at the discretion of the judge.

~~(b)~~ (2) If a citation issued for violation shall be paid prior to the issuance of a "notice to appear," the fine shall be one hundred dollars ($100.00); and if such fine is paid after the issuance of a "notice to appear," but up to one (1) day prior to the date of arraignment for such violation, the fine shall be one hundred twenty-five

dollars ($125.00); and if such fine is paid after the date of arraignment, but prior to any trial set for the cause, the fine shall be one hundred fifty dollars ($150.00). If the cause is brought to trial, penalties provided shall be applicable.

~~(c)~~ (3) Under these provisions, each day a violation exists shall constitute a separate offense and shall be subject to a separate penalty.

(Ord. No. 88-9-4, § 12, 9-14-88)

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED[3]

[3] ~~Note(s)—See the editor's footnote to Div. 1.~~

Secs. 21-36—21-50. Reserved.

DIVISION 3. ~~POLITICAL SIGNS~~ RESERVED[4]

[4] ~~Cross reference(s)—Elections, Ch. 8.~~

~~State law reference(s)—Political signs, F.S. § 106.1435.~~

Sec. 21-51. Definition.

~~A "political sign" is defined as a sign of any size or description advertising or advocating the candidacy of any individual or individuals for public office or advertising or advocating the support of any issue to be submitted to the electorate in any special or general election.~~

(Ord. No. 72-7-1, § 2, 7-5-72)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Sec. 21-52. Applicability.

~~The provisions of this division shall not apply to any sign mounted on, affixed to or painted on a motor vehicle bearing current license tags issued by the state or any other governmental authority; billboard advertising; signs painted on the walls or roof of a building, as defined in the South Florida Building Code, Broward Edition; or to signs placed or located wholly within a building, as defined in the South Florida Building Code, Broward Edition.~~

(Ord. No. 72-7-1, § 3, 7-5-72)

~~Sec. 21-53. Permits—Required.~~

~~It shall be unlawful for any person to erect, post or cause to be erected or posted a political sign within the boundaries of the Town without first having obtained a permit from the Building Department of the Town.~~

~~(Ord. No. 72-7-1, § 1, 7-5-72)~~

~~Sec. 21-54. Same—Application.~~

~~Permits for the erection or posting of political signs within the Town shall be obtained by making application to the Building Department by completing an application which shall include the following information:~~

~~(1) The name, address and telephone number of individual seeking to obtain the permit;~~

~~(2) The name of the candidate whose name shall appear on the political signs for which the permit is sought;~~

~~(3) The office which the candidate is seeking;~~

~~(4) The address of the candidate's headquarters;~~

~~(5) The description of the type of sign or signs to be located within the Town;~~

~~(6) The estimated number of signs to be located in the Town;~~

~~(7) The location or locations of signs to be erected.~~

~~(Ord. No. 72-7-1, § 4, 7-5-72)~~

~~Sec. 21-55. Same—Issued free of charge.~~

~~No permit fee shall be charged or assessed for the issuance of permits pursuant to this division.~~

~~(Ord. No. 72-7-1, § 5, 7-5-72)~~

~~Sec. 21-56. Erector to furnish letter from property owner.~~

~~Every applicant for a political sign permit shall, in addition to the foregoing, furnish a letter from the owner of the real property upon which the sign is to be located granting permission for the location and erection of the sign on such property.~~

~~(Ord. No. 72-7-1, § 6, 7-5-72)~~

~~Sec. 21-57. Bond to ensure timely removal.~~

~~As a prerequisite to the issuance of a permit required by this division, the applicant shall post with the Town a cash bond in an amount to be determined by resolution of the Town Commission, the condition of which shall be that the applicant will remove or cause to be removed, within seventy-two (72) hours after the polls have closed on the election day to which the political signs relate, all of the signs posted or erected within the Town advocating or supporting the candidacy of the individual or issue named on the application. If the Town determines that the applicant has complied with the provision of the bond requiring the removal of the political signs as aforesaid, then the bond shall be refunded in full to the applicant upon written request. If the applicant fails to remove, or cause to be removed, the political signs within such period, the proceeds thereupon shall be transferred to the general revenue fund of the Town.~~

~~(Ord. No. 72-7-1, § 7, 7-5-72; Ord. No. 10-10-01, § 1, 10-13-10)~~

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE[5]

[5]Cross reference(s)—Town commission, § 2-16.

Sec. 21-71. Application fee; deposit for consultants.

All applications for a sign variance from this chapter shall be accompanied by a nonrefundable fee, as set forth by the Town Commission by means of a resolution. The Town Manager or his or her designee may require an initial deposit ~~of five hundred dollars ($500.00)~~ as established by resolution of the Town Commission for consultant costs required for certain reviews. Whenever the deposit balance is twenty (20%) percent or less of the initial deposit, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit is required. The amount of the supplemental deposit shall be seventy-five (75%) percent of the initial deposit. Several supplemental deposits may be required depending on the complexity of the review request.

(Ord. No. 85-1-5, §§ 1(c), 2, 1-9-85; Ord. No. 88-9-6, § 2(b), 9-14-88; Ord. No. 2021-003, § 3:, 3-10-21)

Sec. 21-72. Circumstances for granting.

The Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town.

(Ord. No. 72-12-3, § 8, 12-13-72)

Sec. 21-73. Required information.

Applications for a variance from this chapter shall contain the following information:

(1) All the information required in an application for a sign permit;

(2) The variance requested from the provisions of this chapter;

(3) The reason why the variance is desired and the details of the hardship which would result from the denial of same.

(Ord. No. 72-12-3, § 9, 12-13-72)

Sec. 21-74. Filing requests.

All requests for sign variances, shall be filed with the Administrative Assistant to the Mayor.

(Ord. No. 83-8-2, § 1, 8-17-83)

Sec. 21-75. Applications—Review; return if incomplete or fee not paid.

It shall be the duty of the Administrative Assistant to the Mayor prior to the acceptance of an application for a variance from this chapter to determine that the application is complete in every respect and that the proper fee therefor is paid concurrently with the filing of the application. If the application is incomplete or the fee is not paid, the application shall be immediately returned and not accepted until it is complete and the proper fee has been paid.

(Ord. No. 83-8-2, § 2, 8-17-83)

Sec. 21-76. Same—Issuance of receipt; distribution of copies.

Upon the Administrative Assistant to the Mayor having determined that the application is complete and the proper fee is paid, he shall note on the application the date and time received and issue a receipt to the applicant for the fee paid, if any. A copy of the application shall forthwith be delivered by the Administrative Assistant to the Mayor to the Clerk-Commissioner and to each of the other members of the Town Commission. The Clerk-Commissioner shall upon receipt of a copy of the application forthwith furnish a copy of same to the Town Attorney.

(Ord. No. 83-8-2, § 3, 8-17-83)

Sec. 21-77. Same—Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, for a date not less than ten (10) working days following the receipt of the application.

(Ord. No. 83-8-2, § 4, 8-17-83)

Sec. 21-78. Hearing; notice to applicant.

It shall be the duty of the Administrative Assistant to the Mayor to notify in writing the applicant for every variance from this chapter of the date, time and place of the hearing thereon.

(Ord. No. 83-8-2, § 7, 8-17-83)

~~Sec. 21-79. Waiver of time schedule.~~

~~The Town Commission may by majority vote waive the time schedule provided in this division upon request of the Administrative Assistant to the Mayor made on behalf of an applicant, provided the notice requirements as otherwise provided in the ordinances of the Town are fully met.~~

(Ord. No. 83-8-2, § 8, 8-17-83)

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED "SIGNS AND ADVERTISING;" AMENDING ARTICLE II ENTITLED "SIGNS;" PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMEDNING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED "POLITICAL SIGNS"; AMENDING DIVISION 4 ENTITLED "VARIANCE"; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b), Florida Constitution, Chapter 166 Florida Statutes (Municipal Home Rules Powers Act); grants municipalities the power to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Chapter 163 (Community Planning Act) Florida Statute 163.3202(2)(f); grants municipalities the power to regulate signage; and

WHEREAS, Florida Constitution. Article II, Section 7 of the Florida Constitution provides that "it shall be the policy of the state to conserve and protect its natural resources and scenic beauty..." A beautiful environment preserves and enhances the desirability of the Town of Pembroke Park as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

WHEREAS, Florida Statutes. Florida law requires cities to adopt comprehensive plans and implement them through the adoption of land development regulations (also known as zoning regulations) and the approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that the Town adopt sign regulations. See F.S. § 163.3202(2)(f). Complying with state law is a compelling governmental interest.

WHEREAS, Town of Pembroke Park Comprehensive Plan. Goal I of the land use element intends to "Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.".

WHEREAS, Caselaw. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this article are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Town's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

Reed v. Town of Gilbert, 576 U.S. 135, S. Ct. 2218, 192 L. Ed. 2d 236 (2015), on the

topic of non-commercial temporary signs;

Metromedia, Inc. v. City of San Diego, 453 U.S. 490 (1981), on the topic of commercial signs and off-premise signs;

City of Ladue v. Gilleo, 512 U.S. 43 (1994), on the topic of political protest signs in residential areas;

Linmark Assocs., Inc. v. Township of Willingboro, 431 U.S. 85 (1977), on the topic of real estate signs in residential areas;

Burson v. Freeman, 504 U.S. 191 (1992), on the topic of election signs near polling places;

Central Hudson Gas & Electric Corp. v. Public Service Commission, 447 U.S. 557 (1980), on the topic of commercial speech; and

City Council v. Taxpayers for Vincent, 466 U.S. 789 (1984), on the topic of signs on public property.

WHEREAS, the Town Commission seeks to amend the Town's sign regulations; and

WHEREAS, the Town's Planning and Zoning Board recommended approval of this ordinance at its March 3, 2026 meeting; and

WHEREAS, the general purpose and intent of this ordinance is to provide proper regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper administration of its government; and

WHEREAS, the specific purpose and intent of this ordinance is to update the Town's sign code to allow creative, unique, and appropriate sign types, locations, fabrications, applications, and designs in specific zones that are currently not possible with current regulations; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

WHEREAS, the Town Commission finds it to be in the best interests of the citizens and residents of the Town to update the sign regulations and advance the aesthetic appearance of signs.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 21 entitled "Signs and Advertising" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

Chapter 21 SIGNS AND ADVERTISING[1]

ARTICLE I. IN GENERAL

Secs. 21-1—21-15. Reserved.

ARTICLE II. SIGNS

DIVISION 1. COMPREHENSIVE REGULATIONS AND REQUIREMENTS[2]

Sec. 21-16. Intent.

~~It shall be the intention of Ordinance No. 88-9-4, set forth herein as sections 21-16 through 21-27, to develop sign criteria which are~~ (1) The purpose of this article is to permit signs that are:

~~(1)~~ (a) Compatible with their surroundings;

~~(2)~~ (b) Legible under the circumstances in which they are seen;

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[1]~~Cross reference(s)—Administration, Ch. 2; alcoholic beverages, Ch. 3; buildings and building regulations, Ch. 5; code enforcement, Ch. 7; health and sanitation, Ch. 12; junked, wrecked, abandoned property, Ch. 13; land development regulations, Ch. 13.5; incorporation of this chapter by reference, § 13.5-6; licenses and business regulations, Ch. 15; mobile homes, recreational vehicles and parks, Ch. 16; parks and recreation, Ch. 18; streets, sidewalks and other public places, Ch. 22; subdivisions, Ch. 23; traffic and vehicles, Ch. 25; vegetation, Ch. 27; zoning, Ch. 28.~~

[2]~~Editor's note(s)—Ord. No. 88-9-4, §§ 1—12, adopted Sept. 14, 1988, enacted a comprehensive sign ordinance for the Town, but did not specify manner of codification; hence, such provisions have been designated as Div. 1, §§ 21-16—21-27, and deemed as superseding former Divs. 1 and 2, substantive sections thereof being §§ 21-16—21-21, 21-36—21-38, which contained general sign regulations and permit requirements as derived from Ord. No. 72-12-3, §§ 2—7, adopted Dec. 13, 1972; Ord. No. 81-6-1, § 1, adopted June 10, 1981; and Ord. No. 85-3-4, § 1, adopted Mar. 13, 1985. Words enclosed in brackets [ ] have been added by the editor for clarity, and § 15 of Ord. No. 88-9-4 provided that the ordinance shall become effective upon adoption and passage in accordance with law.~~

~~State law reference(s)—Outdoor advertising, F.S. Ch. 479; authority to regulate signs, F.S. § 166.221.~~

~~(3) Expressive of the identity of individual businesses or organizations or the community as a whole;~~

(c) Architecturally and aesthetically compatible with the buildings they are placed on, and will not destroy or impair aesthetic or visual qualities of the Town and to the general welfare;

~~(4)~~ (d) ~~To p~~ Promote the aesthetics, safety, health, morals, property values, general welfare and the assurance of protection of adequate lighting, energy and air space within the Town by regulation of the posting, displaying, erection, use and maintenance of signs; and

~~(5) For the sole purpose of identifying businesses and not to permit advertising along trafficways; and~~

~~(6)~~ (e) No sign shall be permitted except in accordance with the provisions of this article.

(f) Impact of sign clutter. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices, and other required signs (such as directional, informational, directory, identification, and warning signs) that are essential to identifying locations for the delivery of emergency services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Town, ensure that Town residents and visitors can safely navigate through the Town to their intended destinations, and promote the continued well-being of the Town. It is therefore the purpose of this article to promote aesthetics and the public health, safety, and general welfare, and assure the adequate provision of light and air within the city through reasonable, consistent, and non-discriminatory standards for the

posting, displaying, erection, use, and maintenance of signs that are no more restrictive than necessary to achieve these governmental interests.

(a) Specific legislative intent. More specifically, these sign regulations are intended to:

1. Categorize signs by type;
2. Permit, regulate, and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area;
3. Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Town and that complements their natural surroundings;
4. Preclude the placement of signs that contribute to sign clutter or that conceal or obstruct principal or adjacent land uses or signs
5. Preserve, conserve, protect, and enhance the scenic beauty of the aesthetic environment and the city's ability to attract sources of economic development and growth;
6. Foster the integration of signage with architectural and landscape designs;
7. Encourage the effective use of signs as a means of communication in the city;
8. Ensure pedestrian safety and traffic safety by regulating signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists, or pedestrians;
9. Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination;

10. Establish regulations affecting the design, erection, and maintenance of signs for the purpose of ensuring equitable means of graphic communication. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement, and construction;
11. Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the lot and structure on which the sign is to be placed or to which it pertains;
12. Allow for traffic control devices without city regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location, and other attributes do not impair the effectiveness of such traffic control devices;
13. Protect property values by ensuring that the size, number, and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;
14. Except to the extent expressly preempted by Broward County, state, or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

15. Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;
16. Enable the fair and consistent enforcement of these sign regulations; and
17. Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited.

Sec. 21-17. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them below:

Advertising means ~~any form of public announcement intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity or entertainment~~. a message displayed on a sign for commercial purposes.

Advertising bench or *bus advertising bench* means a bench, such as a park or bus bench, for the use of the public and bearing a commercial ~~message~~ purpose. ~~[Advertising benches are] not permitted.~~ Cross reference(s)—Exception re municipal contract in § 21-19(9).

Animated sign means a sign which utilizes motion of any part by any means, or displays flashing, oscillating or intermittent lights, but does not include an electronic digital sign with repeatedly changing messages, where each message is not animated but electrically generated and displayed. ~~[Animated signs are] not permitted.~~

Announcing sign means a temporary sign announcing a project to be under construction or an intended use of the premises in the immediate future.

Banner means a sign having the characters, letters, or illustrations applied to cloth, paper or fabric of any kind with only such material for backing.

Billboard means a structure utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than the property on which the sign is located.

Box ~~or~~, cabinet sign, building directory sign means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.

~~*Building directory sign* means any sign, the face of which is enclosed, bordered or contained within a boxlike structure, frame or other device.~~

~~*Bus bench advertising sign:* See Advertising bench.~~

~~*Canopy sign* means a sign attached to or hung from a canopy or covered structure projecting from and supported by a building when the canopy or covered structure extends beyond the building line.~~

~~*Community service [sign]* means a sign which advertises solely a function of a nonprofit organization or corporation and which is not to be posted for a period longer than thirty (30) days.~~

Changeable copy sign means a sign on which copy is changed manually in the field through the use of attached letters, numbers, symbols, or similar characters, or changeable pictorial panels.

Display means an arrangement of goods reflecting the occupation or business, wares, or other objects used for the purpose of bringing the subject thereof to the attention of others without the use of characters, ornamentation, letters, symbols, logos or pictures to convey a message to others. ~~Exterior display of goods is not permitted.~~

Electronic digital sign means a sign permitted on which copy is changed through an automatic and/or remotely controlled process.

Facade means the entire building front, including main street wall face, including any parapet~~, but not including glass or open areas~~.

Flag means ~~a piece of cloth often attached to a staff with distinctive colors, patterns or symbolic devices~~ a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity.

Freestanding/Monument sign means a sign erected upon a pole or poles or flush to the ground and which is wholly independent of any building for support (Also called a pylon, pole, post and panel, or ground sign).

~~*Garage sale sign* means any sign used for the sale of new or used merchandise, owned by the person conducting the sale or his immediate family, and sold at his place of residence.~~

~~*Ground box sign* means a self-supported structure not attached or affixed in any way to a building or any other structure.~~

Illegal sign means any sign erected in violation of any ordinance in effect in the Town of Pembroke Park.

Illuminated sign means any sign having characters, letters, figures, designs [or outlines illuminated by electric lights or luminous tubes,] whether or not said lights or tubes are physically attached to the sign. ~~[Illuminated signs are] not permitted or allowed in a window area.~~

Internal illumination means a light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Item, ~~*or*~~ *information, or identification* means a syllable, symbol, abbreviation, characters, ornamentation, letters, symbols, logos, pictures, broken plane or discontinued odd shape located in any one sign.

Logo means a symbol used to signify an organization, corporation, business, service or product.

~~*Logotype* means the name of a corporation or business, or the like, spelled out in a distinctive, proprietary style of lettering or type. To be approved, this style must be registered with the Trademark Division of the U.S. Patent Office, or approval must be pending. If in a shopping center, height and color of letters must be the same as the center's standard design criteria.~~

Model sign means a sign which designates a particular dwelling unit design which is not for sale but rather represents other units of a similar design that are for sale.

Municipal sign means a sign erected by the Town which may:

(1) Advertise upcoming recreational, sporting and civic events;

(2) Notify the public of projects pending before the Town, such as variances, rezonings, applications for land development permits, etc, and;

(3) Public identification signs.

Mural means a graphic, artistic representation painted on a wall, not including graffiti, which contains no relationship to any product, service or activity provided, offered or available on the premises.

Nameplate sign means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Noncommercial directional or information sign means a sign located on and relating to an activity on the premises upon which the sign is located, e.g., "exit", "entrance", "caution", "no trespassing", etc.; also includes road signs within a road right-of-way to help direct traffic safely throughout the city.

Nonconforming sign means a sign, or advertising structure, existing within the Town limits on the effective date of Ordinance No. 88-9-4, or a sign or advertising structure existing in an area annexed to the Town after the effective date of the ordinance ~~from which sections 21-16 through 21-27 are derived~~, which by its height, type, content, square foot area, location, use or structural support does not conform to the requirements of this article.

Off-premises real estate project directional sign means a sign not within the boundaries of the real estate project that contains directional information enabling potential purchasers to locate the project within the Town. ~~For the purpose of this article, off-premises directional signs shall not be approved unless they are installed as ground box signs, ten (10) feet within private property, which conform to the Town's sign criteria. No more than three (3) such signs per project, not larger than six (6) square feet per sign and not more than four (4) feet above the crown of the road shall be allowed in the Town, and not more than one (1) sign per artery shall be allowed. The procedure for obtaining a permit for the sign shall be in accordance with the procedure set forth in section 21-23.~~

Parapet means a wall extension above the roofline of a building.

Permanent sign means any sign which, when installed, is intended for permanent use. ~~For the purpose of this article any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.~~

Political sign means any sign which indicates the ~~name~~ candidate, cause or affiliation of anyone seeking public office, or which indicates any issue for which a public election is scheduled to be held.

Primary frontage means that frontage designed by the owner/occupant to be his primary use when his business faces on two (2) streets of at least secondary arterial designation.

Project sign means a sign which identifies the construction of a building, building complex or real estate development of any kind.

Projecting sign means a sign attached to and supported by a building or other structure and which extends at any angle therefrom.

Real estate sign means a sign ~~not exceeding six (6) square feet~~ erected by a residential property owner, or his agent~~, or for an individual unit in a commercial development,~~ indicating property which is for rent, sale or lease.

Roof/Rooftop sign means a sign erected over or on a roof, extending above the roofline, which is dependent upon the roof, parapet or upper walls of any building for support. ~~[Roof signs are] not permitted.~~

Shopping center means a group ~~or~~ of retail stores, service establishments or any other businesses planned to serve the community or neighborhood, not necessarily owned by one party or a single landowner which are adjacent to and utilizing a common parking area or areas.

Sidewalk or sandwich sign means a movable sign not secured or attached to the ground. ~~[Such signs are] not permitted.~~

Sign means a device or representation for visual communication other than a display that is used for the purpose of bring the subject thereof to the attention of others.

Sign area means the square foot area enclosed by the perimeter of the aggregate sign face; ~~which a sign composed of letters only is designated to be compatible with a particular architectural style,. tThe sign area is~~ the sum of the area of the smallest contiguous rectangles or circles capable of containing one (1) letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign face means ~~the part of the sign that is or can be used for communication purposes visible from one (1) direction.~~ any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise.

Snipe sign means a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects~~, with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located. With the exception of political signs, snipe signs are not permitted.~~

Structure means anything constructed or erected which requires location on the ground or which is attached to an object having a location on the ground.

Subdivision sign means a sign designating a subdivision, plat or other division of real property.

Symbol means a graphic device used to signify a use or activity rather than an organization or corporation.

Temporary sign means any sign intended for use not permanent in nature. ~~For the purpose of this article, any sign with an intended use of twelve (12) months or less shall be deemed a temporary sign.~~

Trailer sign means a portable sign placed in or attached to a trailer. ~~[Such signs are] not permitted unless required by a governmental agency.~~

~~*Under a c*~~ *Canopy sign* means a sign permanently affixed to the underside of a shopping center canopy.

Vehicle removable sign means a sign temporarily affixed to a transportation vehicle, inside or outside~~, for the purpose of advertising.~~

Vehicle sign means a sign affixed to a transportation vehicle, including automobiles, trucks, boats, trailers and campers, for the purpose of identification.

Wall/Canopy sign means a sign which is approximately parallel to and supported by any wall or other enclosures.

Window sign means a sign located on a window or within a building or other enclosed structure which is visible from the exterior through a window or other openings. ~~[window signs are] not permitted to be illuminated.~~

Sec. 21-18. Exempt signs.

The Town of Pembroke Park has an interest in allowing the following signs in order to comply with State and local laws and to promote public safety on town property or in the rights-of-way.

Any sign which does not meet the criteria of this section and is not specifically permitted elsewhere in this article is prohibited. The following signs shall be exempt from the provisions of this section except as otherwise stated as follows:

~~(b)~~ (a) *Instructional/Wayfinding signs.* Signs which provide instructions and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed two (2) square feet in area; signs identifying restrooms, public telephones, walkways and those of similar nature shall be exempt from the provisions of this article.

~~(c)~~ (b) *Flags.* ~~The flags, emblems or insignia of any government entity~~ Flags shall be exempt from the provisions of this article, however, in order to prevent commercialization and exploitation of the flag, no more than ~~one (1)~~ three (3) ~~of each government entity~~ may be displayed at one time. Flag Day, July 4th and Memorial Day are exempt.

(c) Governmental signs. Signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer or public agency employees in the performance of his duty.

(d) Holiday décor.

(e) Notice bulletin boards.

(f) Plaques. Plaques or nameplate signs not more than four (4) square feet in area which are fastened directly to the building.

(g) Public notice signs. Official notices posted by public officers or employees in the performance of their duties.

~~(a)~~ (h) *Vehicle signs.* ~~All v~~Vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or ~~site for advertising purposes~~ in addition to or in lieu of a permanent or temporary sign as permitted under ~~this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs)~~ section 21.21 Temporary Signs.

(i) Warning signs. Signs warning the public of the existence of danger. Such warning signs shall be removed upon subsidence of the danger for which warning is being given.

Sec. 21-19. Prohibited signs.

(1) The following are those signs locations, fabrications, applications, and designs which shall not be permitted within the municipal limits of the Town:

(a) Animated or flashing signs;

(b) Signs that mimic or may be confused with traffic control devices, thereby creating a safety hazard;

(c) Any sign that is of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle;

(d) Any signs that contain exposed lighting of any type or are illuminated from outside the boundaries of the sign by visible lighting fixtures;

(e) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention,

(f) Signs that emit audible sounds, odors, or visible matter;

(g) Signs that are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure;

(h) Signs attached to trees or other vegetative landscaping material;

(i) Private signs on public property or rights-of-way; and

(j) Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures.

(2) The following are ~~those signs~~ sign types which shall not be permitted within the municipal limits of the Town:

~~j.~~ (a) Advertising benches: people shelters or bus shelters; except by municipal contract;

~~g.~~ (b) A-frame signs;

~~a.~~ (c) Animated or rotating signs;

~~i.~~ (d) Billboards; except as provided for in section 21-20(~~4~~ 10);

~~k.~~ (e) Box or cabinet signs;

~~f.~~ (f) Permanent Banner signs~~, flags or pennants when used for advertising purposes~~, except as provided in section 21-21;

~~p.~~ (g) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention~~, except as permitted in section 21-20(7).~~ ;

~~f. All signs that contain exposed lighting of any or have the appearance of one (1) of the above types of light fixtures;~~

~~g. Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;~~

~~d.~~ (h) Off-premises signs;

~~m.~~ (i) Painted identification wall signs not conforming to section 21-23; except as permitted in Section 21-20(c)3;

~~h.~~ (j) Roof/Rooftop signs;

~~d. Signs located on sides of buildings unless the structure is located on a corner plot or is the structure is located in excess of one hundred (100) feet from the side of the plot line;~~

~~b.~~ (k) Sidewalk or sandwich signs;

~~b. Abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures;~~

~~e.~~ (l) Snipe signs, with the exception of political signs;

~~e.~~ (m) Swinging signs,

~~e. Tenant identification signs, except in the interior or shopping centers;~~

~~o.~~ (n) Trailer signs, except when required by a government agency;

~~l.~~ (o) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; and

~~n.~~ (p) Window signs, when illuminated.

Sec. 21-20. Permanent signs.

Only such permanent signs as are listed in this section shall be permitted to be erected or maintained upon any building lot, plot or parcel of land.

(1) Identification of building(s)

Use	Quantity of number or name plates	Sign Area
Single-family, detached or attached	1 per dwelling unit	1½ square feet* 6 inch letter minimum for address numbers
Multi-family	1 per dwelling unit	1½ square feet sign* 6 inch letter minimum for address numbers
Non-residential, single tenant or multi-tenant	1 per entrance	• 3 square feet sign area • 6 inch letter minimum for address numbers • Must state the address of the licensed establishment
Notes: *Ground or wall signs indicating the name of the complex shall follow monumental sign regulations in Section 21-20(4).		

(2) Trafficway Classifications

For the purposes of this section, all public and private trafficways within the Town of Pembroke Park shall be classified as specified below. All signs along trafficways shall follow the minimum requirements as stated in Section 21-20(3) and 21-20(4).

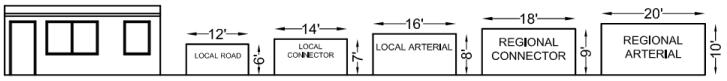
Classification	Trafficway(s)
Regional Arterial	Hallandale Beach Boulevard
	Pembroke Road

Regional Connector	County Line Road
Local Arterial	SW 56th Avenue
	SW 52nd Avenue
	SW 48th Avenue
	SW 40th Avenue
Local Connector	SW 30th Avenue
	SW 31st Avenue
	S Park Road
Local Road	All other public or private trafficways

(3) Freestanding / Monumental signs:

(a) Residential zone

Freestanding / monumental signs in residential zones shall be permitted not exceeding



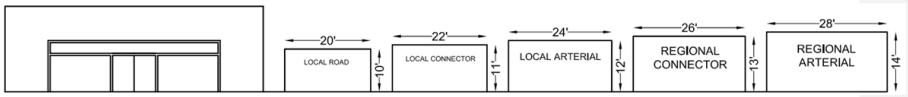
the following:

Classification	Letter Height	Sign Height	Sign Length

Local Road	12”	6’ minimum 10’ maximum	2’ of sign length per 1’ sign height
Local Collector			
Local Arterial	15”		
Regional Collector	20”		
Regional Arterial			

(b) Non-residential zones

Freestanding / monumental signs in non-residential zones shall be permitted not



exceeding the following:

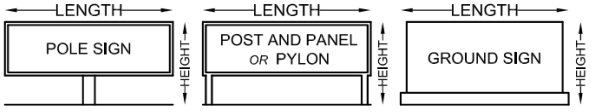
Classification	**Letter Height**	**Sign Height**	**Sign Length**
Local Road	14”	10’	2’ of sign length per 1’ sign height
Local Collector		11’	
Local Arterial	20”	12’	

Regional Collector		13’	
Regional Arterial	23”	14’	

1. If a sign has more than one (1) sign face, the combined length of the sign faces shall not exceed the permitted maximum sign length.

(c) Supplemental Regulations

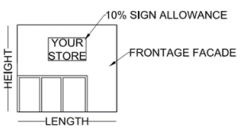
1. No more than one (1) sign shall be permitted per street frontage.
2. All signs shall be placed a minimum of five (5) feet from all property lines.
3. Signs shall not interfere with sight triangles or FDOT sight distances.
4. All signs are not to exceed a depth of 3 feet.
5. Permitted signs defined under “Freestanding/Monumental” shall be measured as follows:

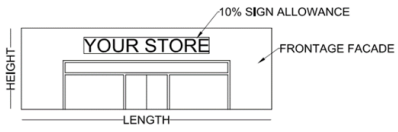


6.

(4) Wall signs:

(a) Wall signs shall be permitted not exceeding 10% or 200 square feet coverage, whichever is more restrictive, of the frontage façade.

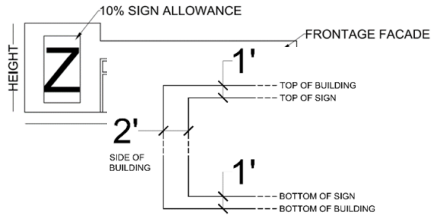




Bay / small facade example *Regular facade example*

Irregular façade example

(b) No wall sign shall be closer than two (2) feet from the vertical edge of a facade, nor



closer than one (1) foot from the top or bottom of a facade.

(c) No more than one (1) sign shall be permitted per street frontage. Non-frontage facades may be permitted one (1) wall sign following the standards set forth in 4(a) and 4(b) above for wall signs.

(d) Wall signs shall not extend further than 2 feet from the façade surface.

(e) All properties fronting SW 30th Avenue and West Hallandale Beach Boulevard shall be eligible for a wall sign area bonus not to exceed 20% of the maximum sign area permitted by code.

~~(a) Single-family, detached and attached (no more than two (2) units in a row): One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area per dwelling unit.~~

~~(b) Multifamily attached dwellings: One (1) nameplate sign which shall be permitted shall not exceed one and one-half (1½) square feet of total area; ground or wall signs indicating the name of the complex not to exceed the size limitations as delineated in subsection (e)5., hereinbelow.~~

(c) All nonresidential uses:

1. A wall or canopy identification sign shall be permitted, not to exceed the following size limitations:

A. *Maximum height of letters.* No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one (1) inch for each twenty-four (24) feet or major portion thereof setback distance between the front building line and the street property line.

B. *Maximum length of sign.* To be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum length
0 to 25 feet	10'0"
26 to 40 feet	12'0"
41 to 55 feet	14'0"
56 to 70 feet	16'0"
71 to 85 feet	18'0"
86 feet and above	20'0"

C. *Maximum sign area.* No wall sign shall have an area exceeding one (1) square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

2. One (1) nameplate or identification sign is required at the front and the rear entrances of all the bays/buildings both existing and those constructed subsequent to the

~~effective date of this section, with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. Existing structures shall have ninety (90) days subsequent to the effective date of this section to comply with this provision. The front door shall bear the address in three-inch characters.~~

~~3.~~ (5) Windows and doors signs:

~~a.~~ (a) Hours-of-business sign shall be permitted on a door or adjacent window with letters not in excess of two (2) inches in height and total area not in excess of two (2) square feet.

~~b.~~ (b) An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.

(c) Are not permitted to be electronic digital signs.

(d) Window/door signs, when illuminated with LED lights that border the window/door with the following criteria:

(i) Must face a major street;

(ii) Rotating, animated, moving, flashing, strobe lighting are prohibited.

~~4.~~ (6) Changeable copy sign:

(a) Movie theaters and municipal uses shall be permitted an additional wall sign to ~~those listed in subsections a. and b.~~ not exceeding the size limitations as delineated in Sec 20-21(4)~~, to display changeable copy not to exceed fifty (50) square feet in sign area. Multiple theaters shall be permitted additional sign area not to exceed twenty-five (25) square feet per additional screen.~~

(b) No other use shall be permitted a changeable copy sign.

~~5. One (1) ground box sign or ground sign in a shopping center indicating the name of the center, not to exceed the size limitations as delineated hereinbelow. A second ground box sign or ground sign will be permitted indicating the name of the center if such center fronts on two (2) main thoroughfares of at least secondary arterial designation (eighty-foot right-of-way). This second sign may not exceed the size delineated below:~~

~~5.~~ (7) Shopping center sign:

(a) A second ~~ground box sign or ground~~ freestanding sign will be permitted indicating the name of the center if such center fronts a regional arterial and local arterial.

(b) Shall not exceed the size limitations as delineated in Sec 20-21(3).

~~6. Individual business under-canopy signs may be permanently installed in shopping centers perpendicular to the storefront and equidistant between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon. Internal illumination is permitted. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.~~

(8) Canopy signs:

(a) Shall be permitted for individual businesses within shopping centers only.

(b) May be permanently installed perpendicular to the storefront and equidistant

between the storefront and the canopy edge, center in the store frontage. Under-canopy signs shall be suspended by rigid mount so as to prohibit any movement of the sign.

~~c. Shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. The height of the sign shall be no more than thirty (30) inches, inclusive of suspension devices. A minimum of eight (8) feet clearance from the bottom of signs to walkway shall be required.~~ (c) These signs shall follow the wall sign standards delineated in section 20-21(4).

~~d. The copy displayed is to be used only to indicate to the public the legal or exact firm name or the main character of the business carried on therein or thereon.~~

~~e.~~ (d) Internal illumination is permitted.

(9) Murals:

(a) Are intended to contribute to and advance: streetscape aesthetics, architectural features or character of a building, civic pride, community interaction, or local history or culture.

(b) Shall be limited to non-residential buildings or structures supporting commercial, industrial, civic, recreation, cultural, or utility uses.

(c) May cover the entire plane of the side of a building or structure, but shall not extend beyond the edge of the façade surface or roofline

(d) No mural may obstruct the proper function of any exterior mechanical or electrical equipment and any emergency exits.

(e) Murals shall follow the sign restrictions from Sec. 21-19(1) on locations, fabrications, applications, and designs.

7. When a trademark is incorporated within a sign, the trademark shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment.

8. Freestanding buildings:

A. Freestanding structures within shopping centers (out-parcels) shall be permitted one (1) primary wall sign in accordance with the provisions of this section, and one (1) secondary wall sign, which shall not exceed two-thirds (⅔) of the size of the primary sign. If the owner chooses not to install a primary and secondary sign, he shall be permitted to erect wall signs on not more than four (4) sides of the building, but only in the secondary size.

B. Freestanding buildings which are not a part of a shopping center: A ground box or ground sign shall be permitted for a freestanding building on a plot with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign or ground box sign, one (1) of the following may be selected:

Option No. 1: The business may also be permitted to erect a wall or canopy sign facing the primary frontage one-half (½) the size as delineated in subsection 5. hereof.

Option No. 2: If the owner chooses not to use a ground sign, he shall be permitted to erect a wall or marquee sign facing the primary frontage as delineated in subsection 5. hereof. He shall also be permitted signs on two (2) side walls, if not facing a residential neighborhood, one-third (⅓) the size as delineated in subsection 5. hereof.

~~(d)~~ (10) ~~Nonresidential uses east of CSX Railroad right-of-way:~~ Billboard signs:

~~1~~ (a) Billboard signs shall only be permitted ~~which meet the following standards:~~ in non-residential zones east of CSX Railroad right-of-way.

~~A~~ (b) Billboard structure shall consist of a single monopole and shall comply with all Florida Building Code requirements.

~~B~~ (c) Sign height shall not exceed seventy-five (75) feet above crown of the eastbound lanes of Hallandale Beach Boulevard at the intersection of Hallandale Beach Boulevard and the west boundary of Interstate Highway 95.

~~C~~ (d) Each sign face shall be no larger than forty-eight (48) feet wide and fourteen (14) feet high and shall not exceed six hundred seventy-two (672) square feet.

~~D~~ (e) No billboard structure shall be located within fifteen hundred (1,500) feet of an existing billboard structure.

~~(e) All zoning districts:~~

~~1. Permanent subdivision signs or project signs shall conform to Town sign criteria and shall not exceed thirty-two (32) square feet in area nor six (6) feet above the crown of any abutting road or street and shall include landscaping.~~

~~2. Noncommercial directional or information signs shall not exceed one and one-half (1½) square feet in area and shall conform to the Town's sign criteria.~~

~~(f)~~ (11) Municipal signs~~. Municipal signs must follow the specifications outlined below~~:

~~1~~ (a) Construction and design ~~to~~ shall be in accordance with the Town's design criteria and specifications for signs.

~~2~~ (b) This section shall not apply to any traffic control sign, the design of which is

prescribed by state law.

~~(g)~~ (12) Gasoline and oil filling stations signs:

~~1~~ (a) To the extent that this ~~Ordinance No. 88-9-4 [as amended]~~ sign code conflicts with standards set forth within the County Ordinance No. 80-71, as amended, relative to gasoline ~~pricing~~ signs, the provisions of this section shall apply.

~~2~~ (b) ~~Gasoline pricing signs: e~~ Every person, firm or corporation owning and/or operating a gasoline station or gasoline and oil filling station shall clearly and conspicuously post the prices of all gasoline and/or petroleum products available for sale, in accordance with one (1) of the following standards:

~~A.~~ 1. Pricing signs shall be architecturally/graphically integrated into each face of a ~~ground box~~ freestanding/monumental sign~~, as permitted by subsection (c)8.B. of this section~~.

2. Pricing signs shall include one (1) price per type of gasoline product dispensed, type of service, and method of payment with each displayed in equal size and prominence ~~in not less than eight (8) inches high nor more than sixteen (16) inches high characters~~ as permitted in section 20-21(4). ~~, with tenths proportionately sized; with type of service and method of payment in characters not to exceed twenty-five (25) percent of the height of the pricing characters;~~

3. ~~t~~The pricing sign shall be illuminated in the same manner as the ~~ground box~~ freestanding/monumental sign.

~~B.~~ 4. Pricing signs shall be architecturally/graphically integrated into each face of permitted primary/secondary wall sign.

~~3.~~ (c) The term "exterior lighting" used in this section shall mean any variety of lighting

forming an integral part of a building for fueling stations designed or used as an architectural embellishment. ~~Such lighting shall not be considered a sign unless it identifies a business, establishment or activity by name, symbol, figure or lettering.~~ Canopies over fueling pump stations may include exterior lighting fixtures on the exterior surfaces of the canopy structure separately or as part of the business signage. This may include LED, neon or other lighting sources placed within enclosed or concealed architectural features allowing illumination of the canopy surface and/or as part of ~~a~~ the business signage. No exposed bulbs are allowed. All exterior lighting shall comply with the maximum permitted intensity and power source shielding as set forth in Article IV of Chapter 20 of the Town's Code, and shall be mounted and wired as required by the Florida Building Code and the National Electrical Code. Persons desiring to employ such lighting shall obtain a permit from the Town prior to installation.

(d) Additional signage may be permitted by the Town Council during site development plan review.

Sec. 21-21. Temporary signs.

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. For the purposes of this section, any sign with an intended use in excess of twelve (12) months from the installation shall be deemed a permanent sign.

(1) *Real estate signs:* Real estate signs are permitted without a permit.

~~a.~~ (a) One (1) freestanding sign shall be allowed to be placed along each street property line. ~~Golf course lots and w~~ Waterfront lots are allowed one (1) additional sign in the rear yard.

~~b.~~ (b) For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line.

~~c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the owner, broker or agent, telephone number, designs or trademarks.~~

~~d.~~ (c) A maximum of three (3) signs may be hung from, or attached to, the approved sign for temporary use announcing additional information (i.e., open, by appointment only, sold, etc.). ~~An open sign may be hung only when the premises are actually available for inspection by the prospective buyer or tenant. In addition, a sold sign may be attached to the sign for a period of ten (10) days subsequent to the date of closing. The maximum permitted size of such signs is eight (8) inches by twenty-four (24) inches.~~

(2) *Announcing signs:* Announcing signs are permitted in all non-residential zoning districts ~~except R-1, R-4, T-1 and CH-1~~.

~~a.~~ (a) One (1) freestanding sign is allowed per project with a sign area is not to exceed thirty-two (32) square feet.

~~b. The sign area is not to exceed thirty-two (32) square feet.~~

~~c. The sign copy may include only:~~

~~1. Project name;~~

~~2. Name of development;~~

~~3. Owner or agent;~~

~~4. Telephone number.~~

~~d.~~ (b) The sign may be posted for sixty (60) consecutive days at the end of which time the sign shall be removed.

~~e.~~ (c) The sign shall be removed prior to the placement of a project sign.

(3) *Project signs:* Project signs are permitted in all zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per project, per main entrance.

~~b.~~ (b) The sign area is not to exceed thirty-two (32) square feet in all zoning districts (i.e., four (4) feet by eight (8) feet).

~~c. The sign copy may include only:~~

~~1. Name of project;~~

~~2. Nature of development;~~

~~3. General contractor;~~

~~4. Architect;~~

~~5. Lending institution;~~

~~6. Owner or agent;~~

~~7. Telephone number.~~

~~d.~~ (c) Sign may be permitted to be posted from date of building permit up to thirty (30) days after the date of certification of occupancy is issued on eighty (80) percent of the construction contemplated on the approved site plan or plat.

(4) ~~*Noncommercial directional or information signs*~~ *Instructional/Wayfinding signs:* These signs shall not exceed two (2) square feet in area and shall not be placed off the premises

or in the public right-of-way. Not more than one (1) parking-in-rear or model-parking sign shall be permitted.

(5) *Temporary subdivision signs:* These signs shall not exceed thirty-two (32) square feet in area nor extend ~~[~~more than~~]~~ six (6) feet above the crown of any abutting road or street.

(6) *Model signs:* Model signs are permitted in all residential zoning districts.

~~a.~~ (a) One (1) freestanding sign is allowed per model.

~~b.~~ (b) The sign area is not to exceed three (3) square feet.

~~c. The sign copy may include only:~~

~~1. Model or complex name;~~

~~2. Building, architect, agent;~~

~~3. Number of bedrooms and baths;~~

~~4. Telephone number;~~

~~5. Prices.~~

~~d.~~ (c) One (1) flag per model is permitted.

(7) ~~*Window signs:* Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window surface for a period of time not exceeding fourteen (14) days. This sign may be permitted only once at any one (1) location for any one (1) use by any one (1) proprietor.~~

~~(8) *Community service signs:* Community service signs shall not exceed sixteen (16) square feet in area with a maximum height and width of four (4) feet and area exempt from section 21-20(2) of this article.~~

~~(9)~~(7) *Political signs:* ~~(See section 21-51 et seq. of this Code).~~ No sign permit shall be required for political signs displayed on private property. Such political signs shall be permitted no earlier than three (3) months prior to the date of the election and removed within fifteen (15) days after the election. All such political signs shall be subject to the following regulations:

(a) shall not exceed four (4) square feet in aggregate of sign surface area in a residential zone; or

(b) shall not exceed fifteen (15) square feet in aggregate of sign surface area in a commercial or industrial zone.

~~(10)~~ (8) *Banner signs:* Business establishments desiring to display banner signs for a grand opening ~~may~~ shall obtain a permit ~~and pay a fee of twenty dollars ($20.00). The permit~~ that will allow the display of these ~~banners~~ signs for a period of not more than fourteen (14) consecutive days. Banners may be attached to buildings or secured to poles designed for the banner and shall not be placed in a public right-of-way.

Sec. 21-22. Nonconforming signs.

(a) ~~All nonconforming and illegally erected signs or advertising structures shall be removed, or shall be altered so as to conform to the provisions of this article as per the schedule below which indicates the phase-out period for nonconforming signs by types of sign:~~

Type of Sign	Phase-out Period

(1) Painted wall signs:

a. Primary as defined by owner 1 year

b. Secondary as defined by owner60 days

c. Illegal30 days

(2) Trailer signs30 days

(3) Animated signs60 days

(4) Nonconforming bus benches 2 weeks

or contract renewal date, whichever comes first.

(5) Illegal signs30 days

(6) Completed project billboard60 days

(b) Reserved.

(c) Nonconforming signs shall not be refurbished, altered or changed in any way where the cost of refurbishing, altering or changing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, unless they are made to conform with all requirements of a new sign or advertising display.

(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article.

(e) Vacant stores. Any owner or person entitled to possession of any vacant store is hereby prohibited from displaying upon the windows of the vacant store any sign, lettering or

~~printed matter except one (1) sign, consisting of a maximum of six (6) square feet, advertising the availability of the premises.~~

Except as provided in this article, nonconforming signs that were otherwise lawful on the effective date of the ordinance from which this article is derived may be continued. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, said sign may only be replaced with a sign which is in conformance with the terms of this article.

(1) *Minor repairs and maintenance of nonconforming signs*: Minor repairs and maintenance activities necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased. If a nonconforming sign is destroyed, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this article, and the remnants of the former sign structure shall be cleared from the land. For purposes of this article, a nonconforming sign shall be considered destroyed if it receives damage to an extent of more than 50 percent of the sign's value immediately prior to the sign having received said damage.

(2) *Change of use:* If there is a change of use or name of business on a particular piece of property, and there were one or more nonconforming signs which advertised the business or use, all new signs for the use or business must meet all sign requirements.

Sec. 21-23. Permit.

~~(a)~~ (1) *Required, successive filing, credit for previously paid fees.:* No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same sign or sign structure was previously obtained.

~~(b)~~ (2) *Application.:* Applications for a permit required by this section shall be filed with the building department and shall contain the following information:

~~(1)~~ (a) Name and address of the owner of the proposed sign or his authorized agent;

~~(2)~~ (b) Type of sign and/or sign structure with all relevant dimensions;

~~(3)~~ (c) Location of premises upon which the sign is to be located;

~~(4)~~ (d) A plan or design of the sign showing the square foot area of the sign as well as the sign face, height of letters, lettering style, colors, materials, lighting equipment, if any, and its position relative to the building and/or property line;

~~(5)~~ (e) Estimated value of sign;

~~(6)~~ (f) Such other structural and technical information as may be required by the Building

Department.

~~(c)~~ (3) *Required fees.:* ~~The following f~~Fees shall be required in order to accommodate the administration costs associated with sign permit reviews and site inspections for the installation, erection or placement of any sign. Such fee, established by resolution of the Town Commission, shall accompany the permit application.

~~(1) *Wall sign (non-illuminated):* Ten dollars ($10.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(2) *Wall sign (illuminated):* Fifteen dollars ($15.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(3) *Freestanding or projecting sign (non-illuminated):* Twenty dollars ($20.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(4) *Freestanding or projecting sign (non-illuminated):* Twenty-Five dollars ($25.00) plus fifty cents ($0.50) per square foot of sign area.~~

~~(5)~~ (a) No sign shall hereinafter be erected, constructed, pasted, painted, altered, maintained or relocated, except the changing of copy of bulletin board, poster board, menu, marquee or change of letter sign, until application has been made and a permit therefor issued by the Building Official as per 4203.1 of the South Broward Building Code.

~~(6)~~ (b) Any change or alteration of approved existing sign, such as metal box, change of copy, repaint, etc. to be fifty (50) percent of fee charged for new sign of same type of category.

~~(7)~~ (c) ~~*Billboard sign.:*~~ The application fee and annual permit fee for a billboard sign shall be established by resolution of the Town Commission.

~~(d) *Computation of sign area:*~~

~~(1) Freestanding and projecting signs: Only one (1) face (the largest) of any double-faced sign shall be counted in calculating sign area. The area of the sign shall be measured as follows:~~

~~a. If the sign is composed of one (1), two (2) or three (3) individual cabinets or modules, the entire area within and enclosed by the exterior perimeter of each individual cabinet or module shall be summed and then totaled to determine the area of the sign. This shall include all open areas within this cabinet or module perimeters.~~

~~b. If the sign is composed of four (4) or more individual cabinets or modules, the entire area within and enclosed by the exterior perimeters of all cabinets or modules within a single continuous geometric figure shall be determined as the area of the sign. This shall include all open areas within those cabinet or module perimeters and all spaces separating the cabinets or modules.~~

~~(2) *Wall signs:* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including but not limited to, cabinet structures, written copy, logos, symbols, illustrations, decorative embellishments and painted backgrounds framing the sign elements, shall be computed as sign area.~~

~~(e)~~ (4) *Minimum charge; exception.:* Regardless of size, the minimum charge for the issuance of any permit under this section shall be ~~twenty-five dollars ($25.00)~~ established by resolution of the Town Commission ~~unless erected on property belonging to a religious institution when the sign relates to a religious or church-related function~~.

~~(f)~~ (5) *Revocation.:* Permits issued under this section may be revoked by the Building Department upon determination that the sign is not in full compliance with the provisions of

this article. Further, if the sign authorized by any permit has not been constructed within three (3) months after the date of issuance of any permit, then the permit shall automatically be revoked.

~~(g) *Exempt signs.*~~

~~(1) *Generally.* The following signs, while covered by the general provisions of this article, shall be exempt from the permit requirements of this section. This exemption specifically in no way waives the requirements of sign criteria, structural and/or safety requirements outlined by this article and/or South Florida Building Code.~~

~~a. Real estate signs.~~

~~b. Residential nameplates.~~

~~c. Church, synagogue and civic signs.~~

~~d. Paper window signs.~~

~~e. Political signs.~~

~~f. Construction signs.~~

~~g. Public convenience signs, which identify the location of rest rooms, public telephones, exits or the like.~~

~~h. Public utility signs, which identify the location of underground lines, high voltage areas or the like.~~

~~i. Flags, emblems or insignias of the United States, State of Florida or Town of Pembroke Park.~~

~~j. Seasonal displays and decorations not advertising a product, service or establishment.~~

~~(2) *Fee only.* Political signs shall be exempt only from the fee requirements (see section 21-51 et seq.).~~

Sec. 21-24. Construction, maintenance and location requirements.

~~(a)~~ (1) *Structural requirements~~.~~:*

~~(1)~~ (a) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

~~(2) Ground signs and ground box signs permitted by this article shall not exceed six (6) feet in height above the crown of any abutting road or nearest road, with means of support concealed.~~

~~(3) All letters or symbols three (3) inches or larger on permanent identification signs must extrude from or intrude into the sign face a minimum of three-eighths (⅜) of an inch except in box or cabinet signs.~~

~~(4)~~ (b) All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot-resistant and termite-resistant, through open cell preservation methods as specified by American Wood Preservation guidelines, except in woods that have natural properties that are termite-resistant and rot-resistant. ~~Examples of wood to be used are cypress, cedar and redwood.~~

~~(5)~~ (c) Electrical conduit, boxes and fittings must be located in the least visible area of the sign installation and shall be serviced by underground wiring, except being classified as temporary by Florida Power & Light Company.

~~(6)~~ (d) All wall signs shall be mounted flush to a continuous flat surface at least equal in size to the sign perimeter and under no circumstances shall any structural elements supporting the sign be visible.

~~(7) No sign shall be closer than two (2) feet from the vertical edge of a facade, nor closer~~

~~than one (1) foot from the top or bottom of a facade. No more than one (1) sign shall be permitted per street frontage. The maximum height to the top of the sign for freestanding signs shall not exceed twenty-five (25) feet to top of sign, as included in this section. All ground signs shall be placed a minimum of ten (10) feet from all property lines.~~

~~(8) Any establishment or group of establishments, which has a main street lot frontage of one hundred (100) linear feet or more shall be permitted one (1) freestanding sign. Such sign shall not exceed twenty-five (25) feet in height or one (1) square foot for every one (1) linear foot of main street frontage, up to a maximum of two hundred fifty (250) square feet in sign area.~~

~~In addition to the above, shopping centers on parcels of land more than three (3) acres in area having lot frontage of three hundred (300) linear feet or more along a public street other than the main street shall be permitted one (1) additional freestanding sign, which shall be located closer to said street than to the main street and not less than fifty (50) feet from the main street. Such sign shall not exceed twenty-five (25) feet in height or one hundred (100) square feet in sign area.~~

~~(b)~~ (2) *Maintenance~~.~~:* Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.

~~(c)~~ (3) *Location~~.~~:* No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, traffic signal or sign, or with any

devices maintained by or under public authority for ingress or egress from any public or private right-of-way, roadway or driveway.

Sec. 21-25. Reinspection; fees.

~~(a)~~ (1) *Annual.:* The Chief Building Official shall inspect, or cause to be inspected, all permanent signs located within the Town at least once in each year, prior to the renewal of their occupational licenses. A reinspection ~~fee of thirty-five dollars ($35.00)~~ established by resolution of the Town Commission will be charged.

~~(b) *Nonconforming signs.* The fee for all nonconforming signs shall be as follows:~~

~~(1) Wall signs (nonilluminated)$30.00~~

~~(2) Wall signs (illuminated)40.00~~

~~(3) Freestanding or projecting (nonilluminated)35.00~~

~~(4) Freestanding or projecting (illuminated)45.00~~

~~(5) Projecting above roof (nonilluminated)40.00~~

~~(6) Projecting above roof (illuminated)50.00~~

~~(7) Rooftop (nonilluminated up to 32 sq. ft.)60.00~~

~~(8) Rooftop (nonilluminated over 32 sq. ft.)80.00~~

~~(9) Rooftop (illuminated up to 32 sq. ft.)90.00~~

~~(10) Rooftop (illuminated over 32 sq. ft.)100.00~~

~~(11) Billboard signs. All existing signs shall pay per square foot of total area of sign.0.30~~

~~(12) Other nonconforming signs35.00~~

~~(c)~~ (2) *Owner required to correct defects.:* Upon such inspection, this article shall require the owner of any sign found to be in defective condition or which does not comply with the terms, conditions and provisions of this article to be repaired or removed within thirty (30) days from the date of notice of the defect; provided, however, that if the Chief Building Official shall ascertain and determine that the maintenance or use of the sign shall adversely affect the public safety, he may require the immediate removal at the owner's expense or prohibit the use of the sign until the defects shall have been remedied.

~~(d)~~ (3) *Removal:* The Chief Building Official shall then have the authority, upon two-weeks' notice, to remove any sign which is not properly maintained, and without notice in the event the sign is found in his determination to constitute a danger to human life or encroaches on the public right-of-way. In the event of removal of a sign pursuant to this section, the owner/lessee or agent shall bear the cost of removal in addition to the penalties.

Sec. 21-26. Removal of nuisance signs.

~~(a)~~ (1) The Town reserved the right to remove any sign or advertising display which is being maintained contrary to any of the terms and provisions of this article of the Code of Ordinances, and any such sign or advertising display is hereby deemed to be a public nuisance.

~~(b)~~ (2) The Building Inspector of the City or his agent shall give notice to the person owning the sign or advertising display and to the owner and/or lessee of the property upon which the same is located, specify the location of the sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. The notice shall also specify what is required in order to conform the sign or advertising display to the requirements and provisions of the Code of Ordinances. The notice shall further specify that

if the sign or advertising display does not conform to the provisions of the Code of Ordinances, the Town will take any and all action necessary in order to accomplish such result, including removal of the subject sign, all at the cost and expense of both the person owning the sign or advertising display and the owner and/or lessee of the property upon which the same is situated.

~~(c)~~ (3) The notice provided for in this section shall be served by personal service or by certified mail return receipt requested. Service by mail shall be deemed complete upon delivery. If the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, the notice may be served by posting the same in a conspicuous place on the premises upon which the offending sign or advertising display is located, in which event service shall be deemed complete as of the moment of the posting.

~~(d)~~ (4) The person owning the offending sign or advertising display and/or the owner and/or lessee of the property upon which the same is situated, within forty-eight (48) hours after receipt or posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the subject notice. If the offender has not completed corrective action within the above-mentioned forty-eight-hour period, the Building Inspector may cause the sign to be removed at the expense of the owner and/or lessee of the property upon which the offending sign is located.

Sec. 21-27. Penalty for violation.

~~(a) A person or firm violating any of these provisions shall, upon conviction thereof, be punished by a fine in an amount not to exceed five hundred dollars ($500.00) or by imprisonment for a period not to exceed sixty (60) days, or both, such fine and imprisonment at the discretion of the judge.~~

~~(b) If a citation issued for violation shall be paid prior to the issuance of a "notice to appear," the fine shall be one hundred dollars ($100.00); and if such fine is paid after the issuance of a "notice to appear," but up to one (1) day prior to the date of arraignment for such violation, the fine shall be one hundred twenty-five dollars ($125.00); and if such fine is paid after the date of arraignment, but prior to any trial set for the cause, the fine shall be one hundred fifty dollars ($150.00). If the cause is brought to trial, penalties provided shall be applicable.~~

~~(c) Under these provisions, each day a violation exists shall constitute a separate offense and shall be subject to a separate penalty.~~

(1) A person violating any of the provisions of this division shall, upon conviction, be punished as provided by law. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such under this subsection.

(2) Any person found in violation shall be subject to a civil penalty of five (5) times the sign fee as established by resolution of the Town Commission per violation if not con-tested, or six (6) times the sign fee as established by resolution of the Town Commission for a first violation if contested, and a civil penalty double for repeat or subsequent violations. Community service hours shall not be substituted for payment of the monetary penalty.

Secs. 21-28—21-35. Reserved.

DIVISION 2. RESERVED[3]

Secs. 21-36—21-50. Reserved.

DIVISION 3. ~~POLITICAL SIGNS~~ RESERVED[4]

~~Sec. 21-51. Definition.~~

~~A "political sign" is defined as a sign of any size or description advertising or advocating the candidacy of any individual or individuals for public office or advertising or advocating the support of any issue to be submitted to the electorate in any special or general election.~~

~~Cross reference(s)—Definitions and rules of construction generally, § 1-2.~~

~~Sec. 21-52. Applicability.~~

~~The provisions of this division shall not apply to any sign mounted on, affixed to or painted on a motor vehicle bearing current license tags issued by the state or any other governmental authority; billboard advertising; signs painted on the walls or roof of a building, as defined in the South Florida Building Code, Broward Edition; or to signs placed or located wholly within a building, as defined in the South Florida Building Code, Broward Edition.~~

~~[3]Note(s)—See the editor's footnote to Div. 1.~~

~~[4]Cross reference(s)—Elections, Ch. 8.~~

~~State law reference(s)—Political signs, F.S. § 106.1435.~~

~~**Sec. 21-53. Permits—Required.**~~

~~It shall be unlawful for any person to erect, post or cause to be erected or posted a political sign within the boundaries of the Town without first having obtained a permit from the Building Department of the Town.~~

~~**Sec. 21-54. Same—Application.**~~

~~Permits for the erection or posting of political signs within the Town shall be obtained by making application to the Building Department by completing an application which shall include the following information:~~

~~(1) The name, address and telephone number of individual seeking to obtain the permit;~~

~~(2) The name of the candidate whose name shall appear on the political signs for which the permit is sought;~~

~~(3) The office which the candidate is seeking;~~

~~(4) The address of the candidate's headquarters;~~

~~(5) The description of the type of sign or signs to be located within the Town;~~

~~(6) The estimated number of signs to be located in the Town;~~

~~(7) The location or locations of signs to be erected.~~

~~**Sec. 21-55. Same—Issued free of charge.**~~

~~No permit fee shall be charged or assessed for the issuance of permits pursuant to this division.~~

~~**Sec. 21-56. Erector to furnish letter from property owner.**~~

~~Every applicant for a political sign permit shall, in addition to the foregoing, furnish a letter from the owner of the real property upon which the sign is to be located granting permission for the location and erection of the sign on such property.~~

~~(Ord. No. 72-7-1, § 6, 7-5-72)~~

~~**Sec. 21-57. Bond to ensure timely removal.**~~

~~As a prerequisite to the issuance of a permit required by this division, the applicant shall post with the Town a cash bond in an amount to be determined by resolution of the Town Commission, the condition of which shall be that the applicant will remove or cause to be removed, within seventy-two (72) hours after the polls have closed on the election day to which the political signs relate, all of the signs posted or erected within the Town advocating or supporting the candidacy of the individual or issue named on the application. If the Town determines that the applicant has complied with the provision of the bond requiring the removal of the political signs as aforesaid, then the bond shall be refunded in full to the applicant upon written request. If the applicant fails to remove, or cause to be removed, the political signs within such period, the proceeds thereupon shall be transferred to the general revenue fund of the Town.~~

Secs. 21-58—21-70. Reserved.

DIVISION 4. VARIANCE[5]

Sec. 21-71. Application fee; deposit for consultants.

All applications for a sign variance from this chapter shall be accompanied by a nonrefundable fee, as set forth by the Town Commission by means of a resolution. The Town Manager or his or her designee may require an initial deposit ~~of five hundred dollars ($500.00)~~ as established by resolution of the Town Commission for consultant costs required for certain reviews. Whenever the deposit balance is twenty (20%) percent or less of the initial deposit, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit is required. The amount of the supplemental deposit shall be seventy-five (75%) percent of the initial deposit. Several supplemental deposits may be required depending on the complexity of the review request.

Commented [SR1]: Outdated pricing, changed to "established by resolution of the Town Commission"

Sec. 21-72. Circumstances for granting.

The Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town.

Sec. 21-73. Required information.

Applications for a variance from this chapter shall contain the following information:

(1) All the information required in an application for a sign permit;

[5]Cross reference(s)—Town commission, § 2-16.

(2) The variance requested from the provisions of this chapter;

(3) The reason why the variance is desired and the details of the hardship which would result from the denial of same.

Sec. 21-74. Filing requests.

All requests for sign variances~~,~~ shall be filed with the ~~Administrative Assistant to the Mayor~~ Chief Building Official.

Sec. 21-75. Applications—Review; return if incomplete or fee not paid.

It shall be the duty of the ~~Administrative Assistant to the Mayor~~ Chief Building Official prior to the acceptance of an application for a variance from this chapter to determine that the application is complete in every respect and that the proper fee therefor is paid concurrently with the filing of the application. If the application is incomplete or the fee is not paid, the application shall be immediately returned and not accepted until it is complete and the proper fee has been paid.

Sec. 21-76. ~~Same—~~Issuance of receipt; distribution of copies.

Upon the ~~Administrative Assistant to the Mayor~~ Chief Building Official having determined that the application is complete and the proper fee is paid, ~~he~~ they shall note on the application the date and time received and issue a receipt to the applicant for the fee paid, if any. A copy of the application shall forthwith be delivered by the ~~Administrative Assistant to the Mayor~~ Chief Building Official to the Clerk-Commissioner and to each of the other members of the Town Commission. The Clerk-Commissioner shall upon receipt of a copy of the application forthwith furnish a copy of same to the Town Attorney.

Sec. 21-77. ~~Same—~~Placement on Commission agenda.

An application for a sign variance shall be placed upon the agenda of the next regular Town Commission meeting that is scheduled, ~~for a date not less than ten (10) working days following the receipt of the application~~ once the application has been determined to be complete by the Chief Building Official.

Sec. 21-78. Hearing; notice to applicant.

It shall be the duty of the ~~Administrative Assistant to the Mayor~~ Chief Building Official to notify in writing the applicant for every variance from this chapter of the date, time and place of the hearing thereon.

~~**Sec. 21-79. Waiver of time schedule.**~~

~~The Town Commission may by majority vote waive the time schedule provided in this division upon request of the Administrative Assistant to the Mayor made on behalf of an applicant, provided the notice requirements as otherwise provided in the ordinances of the Town are fully met.~~

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
ASHIRA MOHAMMED
Mayor Commissioner

_____
MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Interim Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Agenda Item Report

Subject:	Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen File No: 25-Z-05 Applicant: Town of Pembroke Park Address: Citywide Request: Accessory Structure Zoning Text Amendment ORDINANCE NO: 2026-010 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods. However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.
Staff Recommendations:	

Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance - 2026-010
25-Z-05 Staff Report

ORDINANCE NO. 2026-010

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.

WHEREAS, the Town finds it necessary to establish clear and consistent standards for residential accessory structures to ensure compatibility with principal dwellings and surrounding uses; and

WHEREAS, the Town Commission has determined that adopting such regulations is in the best interest of the public health, safety, and welfare of its residents;

WHEREAS, the Town Commission seeks to establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency and intent in application;

WHEREAS, The purpose of this ordinance is to establish regulations for residential accessory structures that promote public safety, preserve neighborhood character, ensure compatibility with principal uses, and support orderly residential development.

WHEREAS, the Town's Planning and Zoning Board recommended approval of this ordinance at its March XX, 2026 meeting; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

A clause where anything under three feet does not require a setback.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 28 Sec. 28-339 entitled "ACCESSORY STRUCTURES" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

(A). Intent

The intent of this ordinance is to establish consistent standards for residential accessory structures that are incidental and subordinate to the principal use of a property. These regulations are designed to ensure that such structures are appropriately located, scaled, and designed to maintain neighborhood character, protect public safety, and support the orderly development of residential areas within the Town of Pembroke Park.

(B). Definitions

Air Conditioning Unit means a mechanical device designed to regulate indoor temperature, humidity, and air quality within a building. When located outside the principal structure, an AC unit may be classified as an accessory structure, subject to applicable zoning and building regulations.

Canopies means a temporary or permanent overhead covering supported by posts or attached to a building, used to provide shade or shelter over walkways, patios, or vehicles.

Carports means a roofed, open-sided accessory structure designed to provide covered parking for personal vehicles, typically supported by posts and located on the same lot as the principal residence.

Chickee Huts means a traditional open-sided structure with a raised platform and thatched roof made of natural materials, commonly used for shade or recreation and not

intended for permanent habitation.

Decks and Patios mean a flat, ground-level or elevated outdoor surfaces made of wood, concrete, or other materials, intended for leisure, dining, or entertainment adjacent to the principal structure.

Dock means a platform extending over or adjacent to a body of water, used for mooring boats, fishing, or water access, and typically constructed of wood, concrete, or composite materials.

Gazebo means a freestanding, open-sided accessory structure with a roof, typically used for shade, relaxation, or outdoor gatherings, and located within a residential yard.

Generator means a mechanical device designed to produce electrical power for residential or commercial use, typically as a backup energy source during utility outages. When installed on a property, a generator may be classified as an accessory structure provided it meets the following conditions:

Hard Roof Screen Enclosure means an accessory structure with a solid, permanent roof and screened walls, typically attached to or near a principal building, used to provide a sheltered outdoor space while maintaining ventilation and visibility.

Mechanical Equipment means any device, apparatus, or system that provides mechanical, electrical, heating, cooling, ventilation, or plumbing functions to support the primary use of a building or property. When located outside the principal structure, mechanical equipment may be classified as an accessory structure, subject to applicable zoning and building regulations.

Pergola means an open-roof accessory structure composed of vertical posts and crossbeams, often used to define outdoor spaces or support climbing vegetation, without

providing full weather protection.

Pool means a constructed basin or enclosure filled with water, designed for swimming, wading, or recreational use, and may be in-ground or above-ground.

Portable Storage Unit means a portable storage unit is a temporary, movable container placed on a residential property for the short-term storage of household goods, typically during relocation or renovation.

Private Detached Garage means a private detached garage is a fully enclosed accessory structure, separate from the principal residence, designed for the storage of personal vehicles and incidental household items, and not intended for commercial use or habitation.

Shed means a non-habitable, enclosed structure typically used for the storage of tools, equipment, or household items, constructed with a roof and walls and located on the same lot as the principal building.

Screen Enclosure means a screen enclosure is an accessory structure composed of mesh or screening material supported by a frame, used to enclose patios, pools, or porches for insect protection and outdoor enjoyment.

Sculptures and Statue means a decorative, non-functional art installations placed on residential property, typically made of stone, metal, or other durable materials, and intended for aesthetic enhancement.

Trellises means a lightweight, open-framework structure made of lattice or gridwork, designed to support climbing plants or serve as a decorative landscape feature.

(C). Purpose

This part applies to uses that are customarily incidental and subordinate to a principal use of the same lot. Further this part also applies to any non-habitable structure that is detached from a

principal structure on the same lot that is incidental and subordinate in use and size to the principal structure and principal use of the same lot. This section is intended to regulate the location, height, and appearance within residential districts, in the Town of Pembroke Park of Accessory Buildings and Structures.

(D). Permitted Accessory Structures:

The accessory structures governed by this section are permitted within all residential districts as follows:

(1) Accessory buildings, including but not limited to:
  (a) Carports
  (b) Hard Roof Screen Enclosures
  (c) Private Detached Garages
  (d) Sheds
(2) Freestanding Open-Sided Structures (Permanent or Temporary) including but not limited to:
  (a) Canopies
  (b) Chickee huts
  (c) Decks and Patios
  (d) Docks
  (e) Fences and Walls (see Section 28-239)
  (f) Gazebos
  (g) Pergolas
(3) Pools.
(4) Portable Storage Units
(5) Screen enclosures
(6) Sculptures and statues.
(7) Trellises

(E) Setback Regulations and Allowable Encroachments.

1. General Provisions:

i. Yard Determination: Where yard definitions are unclear, the Planning and Zoning Director shall determine applicable yards based on surrounding development and platting patterns.

ii. Double Frontage Lots: Required front yards must be maintained on both street frontages; accessory structures are prohibited in these areas.

iii. Minimum Side Yard Setback: 7.5 feet, unless district regulations require more. For platted lots 50 feet wide or less, the minimum setback is 5 feet.

iv. Please refer to Table 1 below regarding the setback requirements for all permitted accessory structures within the Town's residential districts.

Table 1 – Residential Accessory Structure Setbacks

RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES								
	Type	**Setbacks**				**Maximum Height**	**Maximum Dimensions**	**Additional Regulations**
		Front	**Side**	**Street Side**	**Rear**			
Accessory Building	**Sheds**	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	Not permitted in front yard
	Private Detached Garages	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	750 square feet	Not permitted in TH-16 District

	Hard Roof Screen Enclosure	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	Same as Building	Requires screening
Free Standing Open-Sided Structures	**Car Ports-Residential**	3 feet (non-combustible) and 5 feet (combustible)	3 feet (non-combustible) and 5 feet (combustible)	3 feet (non-combustible) and 5 feet (combustible)	Same as Building	Same as Building	Side by side: 21 feet by 19 feet Tandem: 10.5 feet by 40 feet	N/A
	Gazebos	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Trellises	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Chickee Huts	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	Pergolas	Same as Building	5 feet	15 feet	5 feet	10 feet	Limited to the buildable area established by setbacks.	N/A
	Canopies	Same as Building	5 feet	15 feet	5 feet	10 feet	200 square feet	N/A
	SPA /Hot Tub	5 feet	5 feet	5 feet	5 feet	2 1/2 feet	N/A	
	In Ground Pools	Same as Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	Pools are impervious surfaces
	Above Ground Pools	Same as Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	Pools are impervious surfaces
	Decks and	Same as Building	5 feet	5 feet	5 feet	30 inches above	N/A	N/A

	Patios					grade		
	Docks	Same as Building	5 feet	5 feet	5 feet	5 feet above the water	200 square feet; 20 feet in width	N/A
	Mechanical Equipment	5 feet	5 feet	5 feet	5 feet	5 feet	20 square feet	Requires screening; not permitted in front yard

(F). Exemptions

i. Section 102.2(H) of the Florida Building Code waives the building permit requirements for Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. All Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

ii. Chickee Huts shall comply with the setbacks, height, and dimensions of free-standing open-sided structures in table 155.620.

Section 3: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such

unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6: This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
GEOFFREY JACOBS
Mayor Commissioner

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Planning and Zoning Board

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 5, 2026

SUBJECT: 25-Z-05 / Accessory Structure Ordinance

APPLICANT: Town of Pembroke Park

REQUEST:

Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this accessory structure amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-05 / Accessory Structure Ordinance

BACKGROUND

Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods.

However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.

STUDY AND JUSTIFICATION

Planning staff conducted a comparative analysis of accessory structure regulations in neighboring municipalities. The purpose of this study was to evaluate best practices, identify regulatory gaps, and ensure that Pembroke Park's zoning code stays aligned with nearby municipalities while still reflecting the Town's specific planning needs.

Municipalities studied by staff include West Park, Miramar, Dania Beach, Hallandale Beach, and Hollywood Beach. These jurisdictions were selected based on their proximity, similar residential development patterns, and relevance to Pembroke Park's land use framework.

Based on the findings of this study, planning staff recommends the adoption of a new section within Chapter 28 to establish clear and consistent regulations for accessory structures in residential zoning districts. This amendment is intended to address existing gaps in the Town's zoning code, support orderly development, and ensure alignment with the goals and policies outlined in the Town of Pembroke Park Comprehensive Plan.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Sec. 28-339	The addition of section 28-339 is intended to address the current absence of specific standards governing such structures and will provide guidance on the following components: • Definitions • Permitted Structures • Setbacks • Height • Exemptions	Addition

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendment is consistent with the following policy and goal set by the Town of Pembroke Park's comprehensive plan:

GOAL 1
Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2:
The Town shall periodically review its current Land Development Regulations to:
2. Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum.

ATTACHMENTS

Exhibit A - Proposed Ordinance

Agenda Item Report

Subject:	Consideration of approval for a Self-Storage Zoning Text Amendment for an ordinance File NO: 24-Z-05 Applicant: Town of Pembroke Park Address: Citywide Request: Self-Storage Zoning Text Amendment
Meeting Date:	Planning & Zoning Meeting/Local Planning Agency - March 5, 2026
Prepared For:	Town Board
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The Town Commission adopted a moratorium on self-storage facilities under the zoning in progress procedure to study possible standards for such facilities. It expired on May 6th, 2025, after 6 months, and was reinstated on August 21st, 2025. Within that timeframe, planning staff conducted a review of self-storage facilities from nearby municipalities and prepared standards that will ensure new facilities are compatible with their surroundings, are architecturally appealing, and contribute to the Town's dynamic business environment.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

001-24-Z-05 Staff Report
002 - Exhibit B - Amendment Impact Map
003-Self-Storage Ordinance

Town of Pembroke Park
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TO: Planning & Zoning Board

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 5, 2026

SUBJECT: 24-Z-05 / Self-Storage Code Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

Amend Division 6 of Chapter 28 titled "M-1 Industrial District" of the Pembroke Park Code of Ordinances to include new regulations relating to Self-Storage Facilities in the M-1 zoning district.

RECOMMENDED ACTION:

The Consultant Town Planner seeks comments and recommends processing the text amendment through the Planning and Zoning Board.

BACKGROUND

The Town Commission adopted a moratorium on self-storage facilities under the zoning in progress procedure to study possible standards for such facilities. It expired on May 6th, 2025, after 6 months, and was reinstated on August 21st, 2025. Within that timeframe, planning staff conducted a review of self-storage facilities from nearby municipalities and prepared standards that will ensure new facilities are compatible with their surroundings, are architecturally appealing, and contribute to the Town's dynamic business environment.

STUDY

The Town currently has eight (8) self-storage facilities, almost all within the M-1 zoning district. Of these, three (3) were built within the last decade and are of a multi-story design with interior hallways ("Limited Access"). This is in contrast to older storage facilities that are single story and have outdoor drive isles to access each bay ("Multi-Access"). One of these existing multi-access facilities along Pembroke Rd. was recently approved to be redeveloped into multi-story self-storage facility (23-SP-04). This suggests a demand for new limited-access self-storage facilities and the potential for redevelopment of existing multi-access facilities into limited-access.

Planning staff has determined that additional regulations for self-storage units is in the best interest of the Town and inconsistent with best planning practices. Various amendments are proposed to require facilities operate harmoniously with surrounding uses and are architecturally designed to avoid visual monotony.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Section 28-111.1 ("Intention and Definitions")	Created definitions used by the new regulations, including: • Self-storage facility: location to store personal property • Truck-rental operation • Landscape screening buffer	Addition
Section 28-211.5 ("Permitted uses")	States self-storage as an approved use when complying with new regulations	Modification
Section 28-212 ("Uses requiring approval by special exception")	States truck-rental operations as accessory to self-storage facilities	Modification
Section 28-221 ("Self-storage facilities")	Establishes minimum requirements for the location, design and operation of facilities including: • Minimum lot size • Restrict construction of facilities next to residential • Landscape screening when facility is built next to a non-industrial lot or when parking fronts roadways • Operational guidelines for storage facility • Operational guidelines for truck rental operations • Facility appearance requirements	Addition
Section 28-201 ("Minimum parking requirements")	A dedicated self-storage parking ratio for new facilities	Addition

These text changes should create aesthetic facilities and limit self-storage development to appropriate locations in the M-1 district. Please refer to **Exhibit "B"** to see the impact of the minimum acreage and 1,500 feet distance requirement on potential locations.

The new parking requirement is based on nearby municipality's requirements and the Institute of Transportation Engineer's Parking Generation Manual (5th edition). The ratios are 1 parking space per 10,000 square feet and an additional (1) parking space per anticipated employee. Truck rental operations must provide one (1) space per rental vehicle. This should greatly reduce the number of parking reduction being processed through the Town Commission.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendments are consistent with the goals, objectives, and policies of the comprehensive plan. Specifically, the amendment aligns with the following:

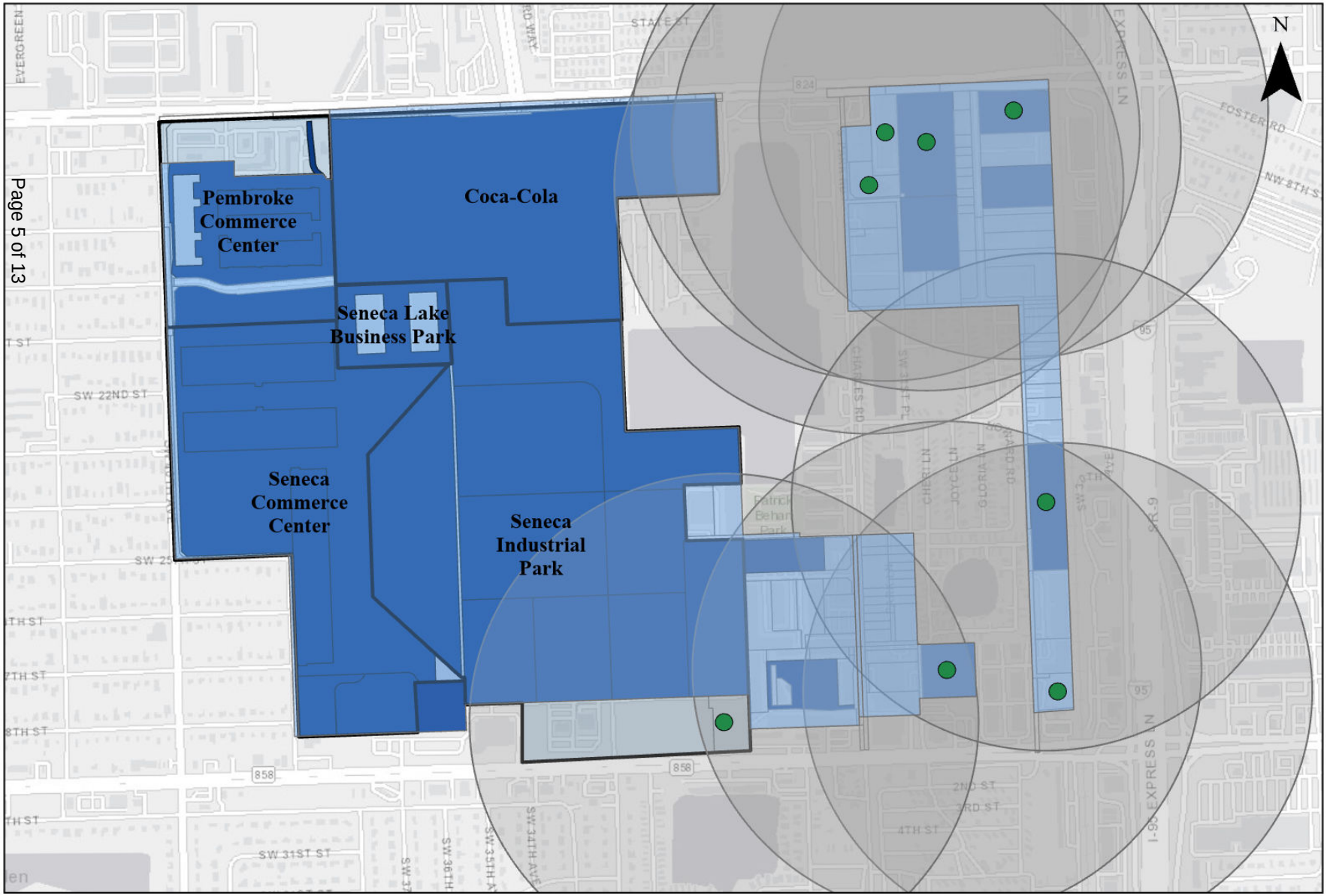
GOAL I

Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2
The Town shall periodically review its current Land Development Regulations to:
(2) Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum:
(b) Regulates the use of land and water by adopting land development regulations consistent with this Comprehensive Plan and ensures the compatibility of adjacent land uses, protecting adjacent residential areas and mobile home parks, providing for open space and placing industrial uses along major arterial highways

POLICY #1.2.1.1
The Town shall periodically review, study, update as deemed necessary, enforce its land development regulations, including building permit and other site improvement reviews, to ensure land use compatibility between all residential and non-residential (commercial / industrial) land uses. This may include mandatory separations of certain land uses, limitations on the hours of operation, limitations on the intensity of operations, and other site specific limitations. …

ATTACHMENTS
Exhibit A - Proposed Ordinance
Exhibit B - Minimum acreage and ¼ mile distance requirement map



Possible Self-Storage Locations After Amendment (2 Acre + 1,500 feet)

- Existing Self-Storage Facilities
- 1500 Foot Radius
- M-1 Parcels Meeting 2 Acre Criteria
- M-1 Parcels Not Meeting 2 Acre Criteria

ORDINANCE NO. 2026-000

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES BY AMENDING CHAPTER 28 ENTITLED "ZONING," ARTICLE III, "DISTRICT REGULATIONS," DIVISION 6, "M-1 INDUSTRIAL DISTRICT,' PROVIDING FOR THE REGULATION OF SELF-STORAGE FACILITIES; AMENDING SECTION 28-301 ENTITLED "MINIMUM REQUIREMENTS," PROVIDING A PARKING MINIMUM FOR SELF-STORAGE FACILITIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town's professional staff has recommended the implementation of zoning in progress on self-storage use in the Town; and

WHEREAS, on November 6, 2024, the Town Commission adopted Resolution No. 2024-010, and on August 21, 2025, the Town Commission adopted Resolution 2024-027 thereby establishing and extending a moratorium on self-storage uses within the town to allow staff the time to study and amend aspects of the same; and

WHEREAS, the Town Commission of the Town of Pembroke Park desires to update and amend the Town Code to provide for the reasonable regulation of self-storage facilities; and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board held a public hearing and recommended approval of the proposed code amendment on _____, 2026; and

WHEREAS, following proper notice to the public and after having received input and participation by interested members of the public and staff, the Town Commission finds that this ordinance updating the Town code to establish certain regulations for self-storage facilities is in the best interest of the citizens, residents, and business establishments in the Town.

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NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: RECITALS ADOPTED. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2: CHAPTER 28 OF TOWN CODE AMENDED. Division 6, entitled "M-1 Industrial District," of Chapter 28 of the Town code, is hereby amended and shall read as follows:

Division 6. – M-1 Industrial District

Sec. 28-211. Intent and definitions.

The M-1 Industrial District is intended for industrial uses not in conflict with any ordinance of the Town regulating nuisances and for such uses not involving the use of materials, processes or machinery likely to cause undesirable effects upon neighboring or adjacent residential or business property. The M-1 Industrial District may directly abut a residential or business district and the activities allowed in an M-1 Industrial District are intended to be such as may be compatible with such neighboring districts under the requirements provided in this division to minimize conflict, and to preserve the M-1 Industrial Districts for its primary purpose, to wit: industrial development. Residential uses are not allowed therein. For purposes of the regulations of the M-1 Industrial District:

(a) "Residential" shall be deemed to include not only single-family residences but multifamily residential use and mobile home park use in addition thereto; furthermore, "residential zoning" shall also be deemed to include zoning classifications where single-family residences, multi-family residences, or mobile home park use is allowed.

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(b) ~~For purposes of applying the regulations of the M-1 Industrial District i~~In Sections 28-212, 28-213, 28-214, and the regulations of the M-1 Zoning District as applicable to non-conforming uses and structures, the word "expand" or "expansion" shall not be limited to an increase in land area, but shall also include an increase in building or structure envelope, an increase in off-street parking utilization, or an intensification to the use evidenced by improvements or alterations made to the site or building since the date the use became non-conforming (alterations and improvements made without permits from the last set of plans on file with the Town shall be conclusively presumed to have been made after the date the use became non-conforming), or evidenced by a discernible increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic congestion, adverse impacts to public safety, or like adverse effects.

(c) In Section 28-221 as applicable to self-storage facilities, the following definitions are established:

(1) A self-storage facility is a facility consisting of individual, self-contained units that are leased for the storage of household or personal goods.

(2) A truck rental operation is an accessory business engaged in the rental of automobiles which may or may not be returned to the site.

(3) Landscape screening buffer is the horizontal distance between a boundary line and a structure which must be sodded and contain plantings that partially obscure structures and vehicles. This shall not prohibit any trellises, fences, access driveways, or sidewalks.

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Sec. 28-211.5. Permitted uses.

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

…

(m) Self-storage facilities, pursuant to the provisions of Section 28-221.

Sec. 28-212. - Uses requiring approval by special exception.

(a) Except as provided in subsection (c), the following uses may be allowed on property located within the M-1 Industrial District, provided such uses (and every subsequent change, alteration or expansion or relocation thereof) are approved by Special Permit as provided in subsection (b) below or by Special Exception in accordance with the provisions contained in Division 6 of this Chapter:

…

(13) Recovered Materials Processing Facilities which meet the conditions of F.S. § 403.7045 (1)(e) (2020), as amended (and which therefore are not solid waste management facilities), and which do not accept or process household waste or putrescible waste; ~~and~~

(14) Truck rental operations, being accessory to self-storage facilities and meeting the provisions of Section 28-221; and

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(~~14~~ 15) Uses and activities clearly accessory to a use allowed by Special Exception.

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Sec. 28-221. Self-storage facilities.

(a) New self-storage facilities including accessory uses, except for new facilities on existing self-storage sites, shall meet all the following site location requirements:

(1) Lot of the facility should be a minimum of 2 acres;

(2) Shall not abut or be adjacent to land designated as residential; and

(3) Shall be located 1,500 feet from an existing self-storage facility.

(b) A new self-storage facility shall meet the following appearance criteria:

(1) Colors, façade/building materials, windows, and roofs shall be compatible with the character of the surrounding area.

(2) A façade shall not continue for more than 60 feet without an interruption of at least 10 linear feet. This interruption can include columns, a new façade, articulated windows or architectural ornamentation.

(3) Loading docks and bays shall not be visible from abutting roadways.

(4) A minimum 10-foot landscape screening buffer between the roadway edge and the parking area edge.

(c) Operation of a self-storage facility shall conform to the following:

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(1) All personal property stored on the site shall be contained entirely within enclosed buildings.

(2) Storage units shall not be used to conduct any commercial or industrial activity on the site, including but not limited to manufacture, fabricate, or process goods, to service or repair vehicles or vehicle parts, or engage in retail sales of any kind.

(d) Accessory uses within such facility shall meet the following minimum criteria:

(1) Accessory uses can be leasing offices, incidental sales, truck rental operations, rental or sale of moving supplies, and an office for a resident manager or security guard. Parking spaces for these accessory uses shall be provided in addition to required self-storage use parking spaces.

(e) An accessory truck-rental operation shall conform to the following:

(1) One (1) parking space for each rental vehicle intended to be offered shall be provided in addition to parking spaces required for the self-storage facility. If vehicles offered are larger than the permitted parking dimensions specified in Section 28-301(a), parking spaces that can adequately park such vehicles shall be provided.

(2) No repairs or service of vehicles shall be conducted on premises.

Secs. 28-~~221~~ 222—28-230. - Reserved.

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Section 3: CHAPTER 28 OF TOWN CODE AMENDED. Sec. 28-301, entitled "Minimum requirements," of Chapter 28, Division 2, entitled "OFF-STREET PARKING," of the Town code is hereby amended and shall read as follows:

Division 2 – OFF-STREET PARKING

Sec. 28-301. – Minimum requirements.

…

(12) Self-storage facility: One (1) parking space for each 10,000 gross square feet of floor area. In addition, one (1) parking space must be provided for every person employed or intended to be employed by the facility.

…

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Section 4. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 5. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

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Section 7. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___th DAY OF _____, 2025.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___TH DAY OF _____, 2025.

ATTEST:

_____
GEOFFREY JACOBS
Mayor

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

_____
JACOB G. HOROWITZ
Town Attorney

ASHIRA MOHAMMED

ERIK MORRISSETTE

WILLIAM R. HODGKINS

MUSFIKA KASHEM

GEOFFREY JACOBS

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