



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, January 16, 2025
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 the November 7, 2024, Planning and Zoning Board Meeting Minutes Agenda Item Report - AIR-25-013	3 - 7
5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES	
6. APPLICATIONS/PUBLIC HEARINGS	
6.1. File No: 23-Plat-01 Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC Address: 3080 Pembroke Road Request: Plat Approval – new five-story 210,775 gross square foot self-storage with accessory office. Agenda Item Report - AIR-25-011	8 - 36
6.2. File No: 24-PR-03 Applicant: MHP Broward I, LTD / Kimley-Horn and Associates, Inc Address: NE Corner of SW 56th Avenue & County Line Road Request: Parking Reduction Approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a new 10-story building consisting of 150 affordable senior residential units. Agenda Item Report - AIR-25-012	37 - 76
7. DISCUSSION ITEMS	
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 the November 7, 2024, Planning and Zoning Board Meeting Minutes
Meeting Date:	PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY - Jan 16 2025
Prepared For:	Board Members
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	To approve.
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[11.07.24 - Planning & Zoning Board Meeting - Minutes](#)



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY Meeting

6:30 PM - Thursday, November 7, 2024
Commission Chambers

The PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY of the Town of Pembroke Park was called to order on Thursday, November 7, 2024, at 6:30 PM, in the Commission Chambers, with the following members present:

PRESENT:

EXCUSED:

1 CALL TO ORDER

Meeting was called to order at 6:32pm.

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

Board Members present were Paulette Walker, Gary Schrader and Evelyn Cunningham

In attendance were Attorney Brian Sherman; Acting Town Clerk Suzi Reutlinger and Town Planner Michael Vonder- Meulen

4 DELETIONS, WITHDRAWALS AND CONTINUANCES

There were no deletions, withdrawals, and continuances.

5 PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

There were no public comments.

6 APPROVAL OF THE PREVIOUS MEETING MINUTES

a) Adoption of Minutes from 09 05 2024

MOTION TO APPROVE MINUTES OF SEPTEMBER 9, 2024, BE ADOPTED
AS PRESENTED MADE BY PAULETTE WALKER, SECONDED BY GARY

SCHRADER. ALL VOTED IN FAVOR.

Attorney Brian Addler for the Applicant and Applicant were sworn in

7 APPLICATIONS/PUBLIC HEARINGS

- a) File No: 23-SP-04
Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC
Address: 3080 Pembroke Road
Request: Site Plan Approval – new five-story 210,775 gross square foot self-storage with accessory office.

Michael Vonder-Meulen gave a presentation.

Brian Addler Esq. gave a presentation.

Gary Schrader opened the floor for public comment

There were no public comments.

Gary Schrader closed the floor for public comment

ACTION: Board Member Walker made a motion to approve request with the conditions set on the Staff Report as amended. Board Member Cunningham seconded the motion, and it passed unanimously on a poll vote.

- b) File No: 23-PR-02
Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC
Address: 3080 Pembroke Road
Request: Parking Reduction Approval to reduce parking from 352 parking spaces to 29 parking spaces to construct a new self-storage

Michael Vonder-Meulen gave a presentation.

Brian Addler Esq. gave a presentation.

Gary Schrader opened the floor for public comment

There were no public comments.

Gary Schrader closed the floor for public comment.

ACTION: Board Member Walker made a motion to approve request with the conditions set on the Staff Report as amended. Board Member Cunningham seconded the motion, and it passed unanimously on a poll vote.

8 OLD BUSINESS

9 NEW BUSINESS

10 ADJOURNMENT

Vice Chair Schrader moved to adjourn the meeting. All were in favor.

The meeting was adjourned at 7:16 p.m.

ATTEST:

(SEAL)

Board Secretary

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.

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Town of Pembroke Park
PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY
November 7, 2024

**Suzi Reutlinger
Acting Town Clerk**



Agenda Item Report

Subject:	File No: 23-Plat-01 Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC Address: 3080 Pembroke Road Request: Plat Approval – new five-story 210,775 gross square foot self-storage with accessory office.
Meeting Date:	PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY - Jan 16 2025
Prepared For:	Board Members
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The applicant is requesting plat approval to facilitate the development of a five-story 210,775 square foot new self-storage facility, which is referred to as PS Pembroke Plat, on 2.42 acres of industrial land. ITEMS ALREADY APPROVED PLANNING & ZONING BOARD AND TO BE CONSIDERED BY THE TOWN COMMISSION AT JANUARY 15th meeting. • 23-SP-04 / Site Development Plan for a self-storage facility (Public Storage) • 23-PR-02 / Parking Reduction Application
Staff Recommendations:	Staff recommends approval of this Plat with the following conditions to be satisfied prior to the Town Commission hearing: 1. The plat cover page must be signed and sealed by the surveyor and signed by all owners. 2. All Broward County DRR recommendations shall be reflected on the Plat prior to building permit.
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[23-Plat-01 PZB Staff Report](#)
[00 Application](#)
[01 Plat Determination Letter](#)
[02 Letter of Intent](#)

[03 FDOT Letter_ 86018000 MP 5.0 SR 824_PS Pembroke Park](#)

[04 PS Pembroke Plat](#)

[05 ALTA Survey-Signed](#)

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

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: January 16, 2025

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

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

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

ITEMS ALREADY APPROVED PLANNING & ZONING BOARD AND TO BE CONSIDERED BY THE TOWN COMMISSION AT JANUARY 15th

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

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

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

Folio Number: 514220010130

Parcel Size: 2.44 acres

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

Zoning: Industrial Zoning District (M-1)

Future Land Use: Industrial (I)

ADJACENT PROPERTY DESCRIPTION and USES:

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

South: Warehouse; Industrial (M-1)

East: Railroad Tracks ROW / Warehouse building; Industrial (M-1)

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

PROJECT BACKGROUND

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

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

STAFF ANALYSIS

The applicant is proposing to plat the property to allow redevelopment to occur. The 2.44-acre property is located at the southeast corner of W Pembroke Road and SW 31st Avenue. The agent **Brian S. Adler** of Bohler Engineering LLC is representing the owner of the property, Public Storage IV LTD. The existing site contains 53,021 square foot self-storage facility,

however, will be demolished for the proposed redevelopment of the site. The proposed development is a new self-storage facility consisting of a five-story 210,775 square foot building. The subject property has never been platted. Both the Broward County and Town's Land Development Regulations require property to be platted prior to the issuance of a building permit. The Plat note restriction is for 210,775 square feet of self-storage use space. The subject property has a land use designation of Industrial and Industrial Zoning District (M-1). A site plan was submitted with this plat corresponding to the Site Plan submitted and currently proceeding through the development review process.

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

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

RECOMMENDATION

Staff recommends approval of this Plat with the following conditions to be satisfied prior to the Town Commission hearing:

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

ATTACHMENTS

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

PL

APPLICATION FOR PLAT / SUBDIVISION



Date: 9-19-2023
Case No: _____

Fee: Refer to Development Application Fee Schedule.
Amount Paid _____ Date _____ ☐ Town Commission ☐ Other

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

Address: 2200 K Avenue, STE 200 City: Plano, TX 75074

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

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

PURPOSE OF APPLICATION:

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

Proposed Plat / Subdivision Name: _____

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

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

Refer to attached document for Legal Description

SUBMITTAL REQUIREMENTS:

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

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this 15 day of September 2023, by Jarrod Yates

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____

Type or Print Name: Brandi Bailey



FOR STAFF USE ONLY

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



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

Legal Description

Folio 5142 20 01 0130 -

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

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

AS-SURVEYED DESCRIPTION:

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

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.



June 26, 2023

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

Via Email Only

Dear Ms. Parker,

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

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

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

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

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

Taylor Parker

June 26, 2023

Page Two

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

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

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

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

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

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





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

January 9, 2024

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

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

Dear Ms. Sesodia:

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

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

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

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

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

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

Public Storage is proposing a plat note restriction as follows:

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

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

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

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

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

Very truly yours,

Brian S. Adler
Brian S. Adler

BSA/ks
Attachments

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

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

JARED W. PERDUE, P.E.
SECRETARY

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

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

Dear Brett:

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

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

Request:

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

SITE SPECIFIC INFORMATION

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

NO OBJECTION

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

Conditions:

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

Comments:

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

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

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

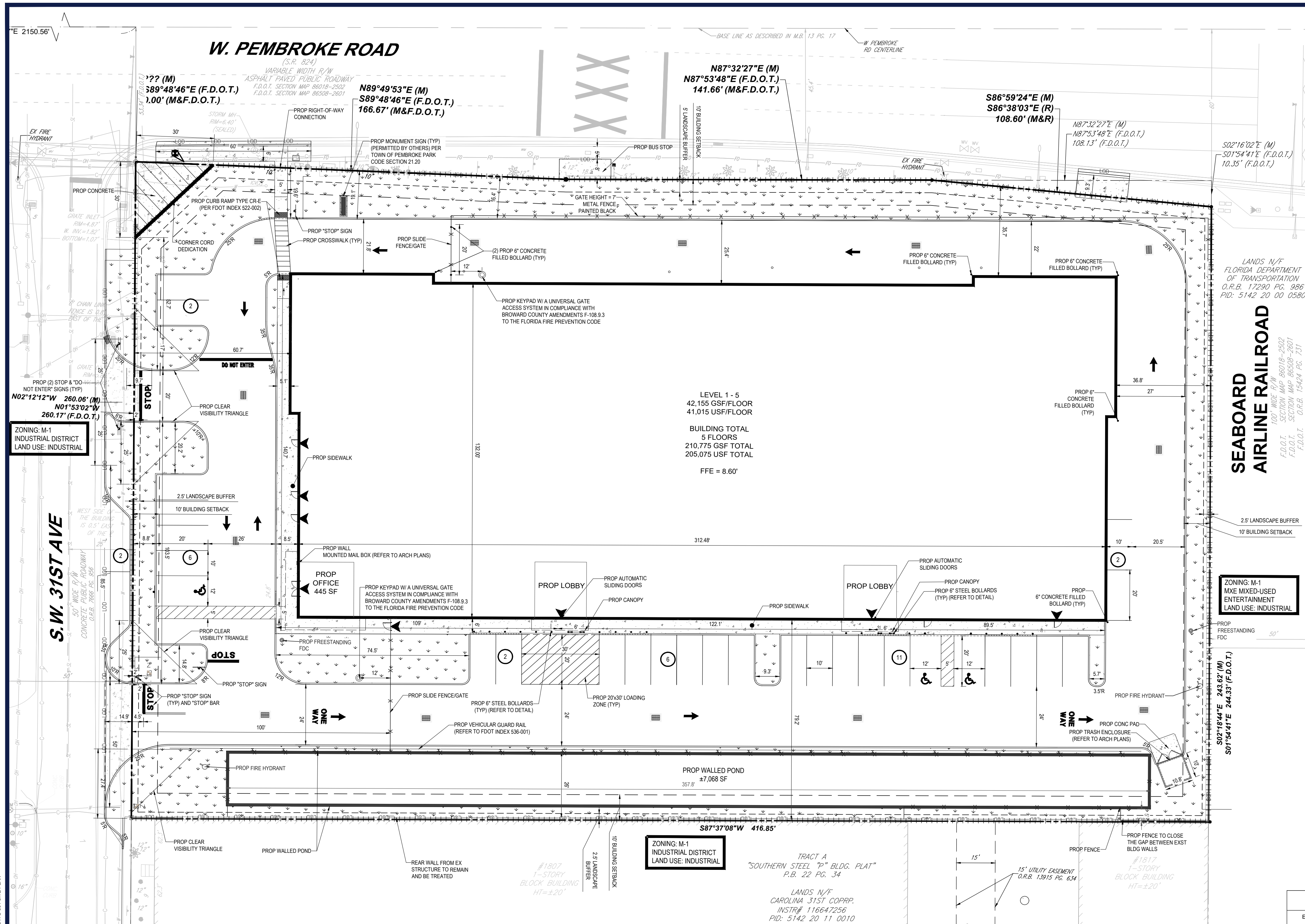
Sincerely,


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

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

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



SITE NOTES:

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

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

RIGHT-OF-WAY NOTES:

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

ADA ACCESSIBILITY NOTES:

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

SITE DATA TABLE

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

	REQUIRED	PROPOSED
BUILDING HEIGHT	80 FT BUT 100 FT WITH SPECIAL EXCEPTION FROM TOWN COMMISSION	53'-4"
LANDSCAPE OPEN SPACE	NONE LISTED.	22.2%
TOTAL IMPERVIOUS AREA		82,028 SF (78.0%)
TOTAL PERVIOUS AREA		23,205 SF (22.0%)
GROSS ACREAGE		2.416 AC
NET ACREAGE		0.95 AC
SETBACKS	FRONT: 10' FROM ALL BOUNDARY SIDES SIDE: 10' FROM ALL BOUNDARY SIDES REAR: 10' FROM ALL BOUNDARY SIDES	FRONT: 60.7' NORTH: 36.6' SOUTH: 79.2' EAST (REAR): 36.7'
LANDSCAPE BUFFER	NORTH: 5' EAST: 2.5' MIN SOUTH: 2.5' MIN WEST: 2.5' MIN	NORTH: 5' EAST: 2.5' SOUTH: 2.5' WEST: 2.5'
LOT COVERAGE	NONE LISTED.	40.0%
F.A.R.	NONE LISTED.	2.00
PARKING STALLS TOTAL	1 PER 600 SF OF GROSS FLOOR AREA (I.E. 352 SPACES)	29 SPACES (INCLUDING 3 ADA)*
PARKING STALL DIMENSIONS		10'x20'
ASILE DIMENSIONS (2-WAY)	NONE LISTED.	26' (TWO-WAY 20.5' (ONE-WAY)

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

LEGAL DESCRIPTION

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

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

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

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.



LEGEND

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

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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

PERMIT SET

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

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

PROJECT:
**PUBLIC STORAGE
PEMBROKE PARK
#00412**

FOR
Public Storage

PROPOSED PUBLIC STORAGE DEVELOPMENT

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

BOHLER

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

SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 2024-07-24

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

PLAT BOOK ____ PAGE ____
SHEET **1** OF **2**

LEGAL DESCRIPTION:

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

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED IN THE STIPULATED FINAL JUDGMENT FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED MARCH 3, 1995 IN OFFICIAL RECORDS BOOK 23194, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY; THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 86018-2502; THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET; THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 23194, PAGE 561, SOUTH 86°59'24" EAST, A DISTANCE OF 108.60 FEET; THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

DEDICATION:

STATE OF _____

COUNTY OF _____

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

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

IN WITNESS WHEREOF:

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

PUBLIC STORAGE OPERATING COMPANY,
A MARYLAND REAL ESTATE INVESTMENT TRUST

WITNESSED: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____
TITLE: _____

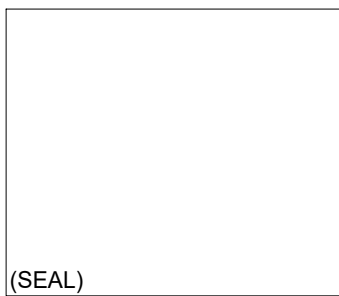
WITNESSED: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

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

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

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



NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 4TH DAY OF OCTOBER A.D., 2023 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 54-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, 202____.

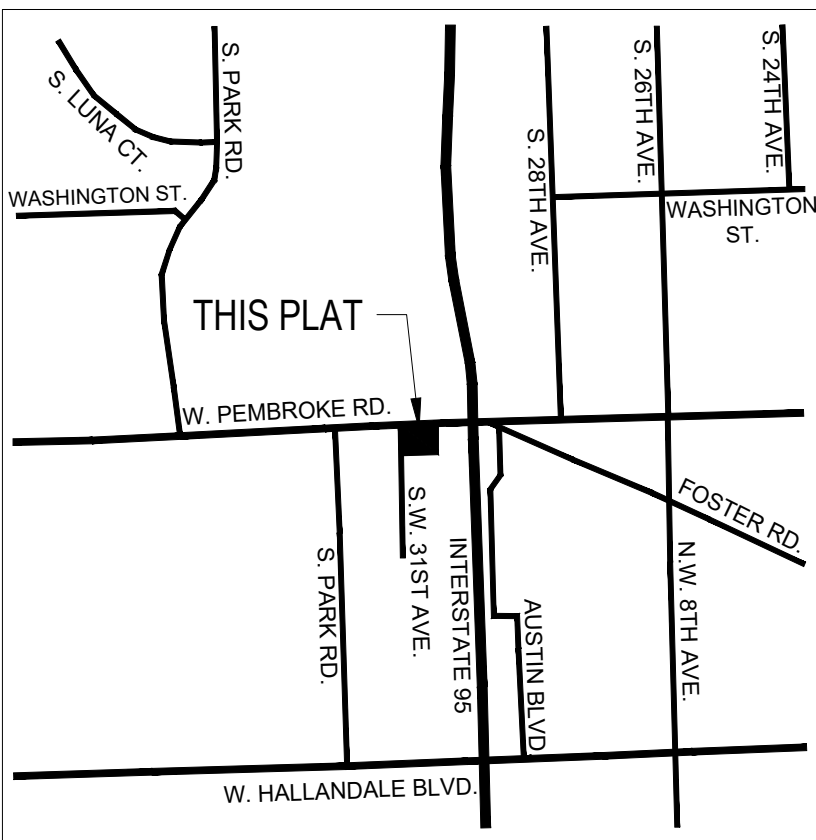
BY _____ ON THE ____ DAY OF _____, A.D. 202____.

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

PREPARED BY

BOHLER //

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



VICINITY MAP
SCALE: 1"=2000'

TOWN OF PEMBROKE PARK PLANNING AND ZONING BOARD:

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

BY: _____ DATE: _____
CHAIRPERSON

TOWN COMMISSION:

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

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

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

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

BY: _____ BY: _____
TOWN CLERK TOWN MAYOR

TOWN ENGINEERING DEPARTMENT:

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

BY: _____ DATE: _____
TOWN ENGINEER

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

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

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

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

RECORDING SECTION:

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

BY: _____
MAYOR - COUNTY COMMISSION/ADMINISTRATOR

PRINT NAME: _____

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

SECTION:

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

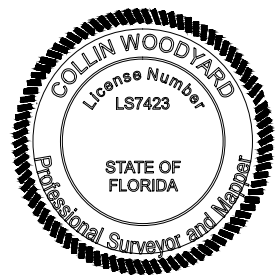
BY: _____
MAYOR - COUNTY COMMISSION/ADMINISTRATOR

PRINT NAME: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

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

BY: _____ DIRECTOR/DESIGNEE

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

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

PLAT FILE NO. 021-MP-24

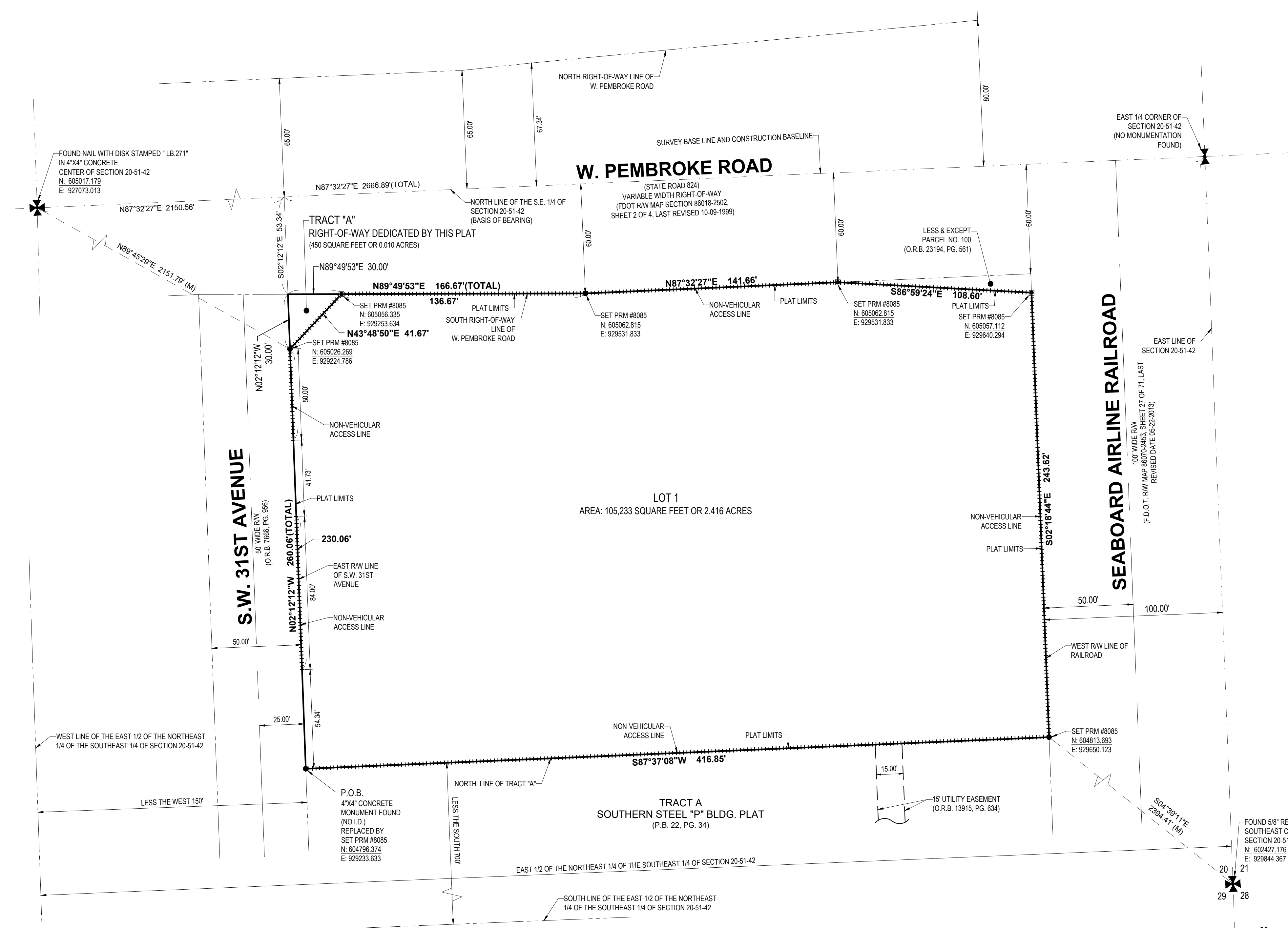
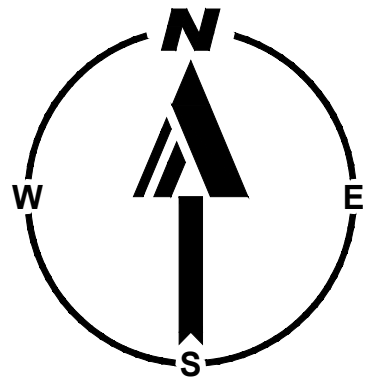
"PS PEMBROKE PLAT"

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

PREPARED BY

BOHLER //

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



SURVEYOR'S NOTES:

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

2) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 -2011 ADJUSTMENT, HOLDING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20, AS BEING NORTH 87°32'27" EAST.

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

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

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

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

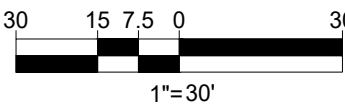
LEGEND / ABBREVIATIONS:

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

N: 773011.41
E: 942634.68
DENOTES FLORIDA STATE PLANE COORDINATES

TABULAR DATA

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



NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF PUBLIC STORAGE OPERATING COMPANY, AS RECORDED IN INSTRUMENT NUMBER 11953393, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PD OF 5142.20.01.0130 PER THE BROWARD COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
2. AREA = 105,683 SQUARE FEET OR 2.426 ACRES (MEASURED).
3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WITHIN THE RIGHT-OF-WAY OF SW 31ST AVENUE AND IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WERE MARKED BY A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND, LLC ON AUGUST 2, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MAY 23, 2023 AND AUGUST 5, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AC2377 WITH A PUBLISHED ELEVATION OF 8.98 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (EL. 7) (FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA, AND INCORPORATED AREAS, PANEL 731 OF 731", MAP NUMBER 12011C02731H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: M-1 INDUSTRIAL DISTRICT

BUILDING SETBACKS

FRONT: 53 FEET OF CENTERLINE FROM PEMBROKE ROAD
SIDE: 10 FEET
REAR: 10 FEET

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

UTILITIES:

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

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	NO CONFLICT	(888) 357-1922
BROWARD COUNTY TRAFFIC ENGINEERING	MARKED	(954) 847-2642
BROWARD COUNTY WATER AND WASTEWATER SERVICES	MARKED	(954) 831-3236
CITY OF HOLLYWOOD PUBLIC UTILITIES DEPT	MARKED	(954) 921-3046
CITY OF HOLLYWOOD, PUBLIC WORKS DEPARTMENT	MARKED	(305) 412-0891
COMCAST CABLE	MARKED	(800) 778-9140
CROWN CASTLE NO.	NO CONFLICT	(855) 933-4237 X1
ELAND ENGINEERING / FOOT DISTRICT 4	NO CONFLICT	(954) 847-2650
FLORIDA CITY GAS	NO CONFLICT	(772) 224-3925
FLORIDA POWER & LIGHT-BROWARD	MARKED	(800) 778-9140
LUMEN	NO CONFLICT	(877) 366-8344 X3
MCI	MARKED	(800) 624-9676
SPRINT	MARKED	(800) 524-5570 X5141
TOWN OF PEMBROKE PARK	UNMARKED	(561) 314-4445



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

LEGAL DESCRIPTION

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

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601-2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED IN THE STIPULATED FINAL JUDGMENT FILED IN CASE NO. 93-05799-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED MARCH 3, 1995 IN OFFICIAL RECORDS BOOK 23194, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

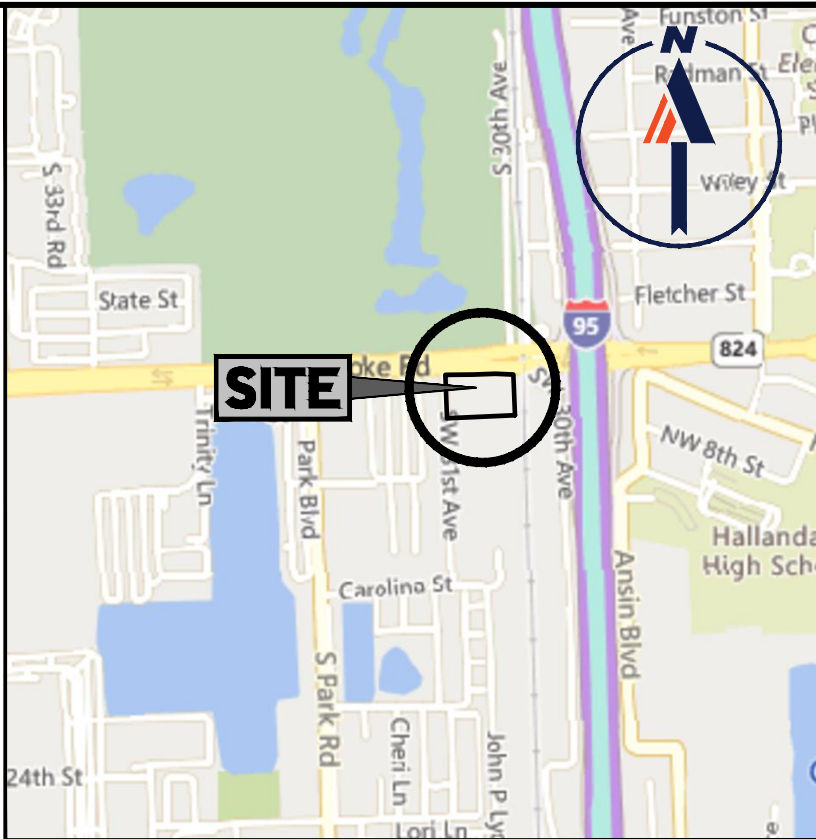
BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "P" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 90 FOOT WIDE RIGHT OF WAY; THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 260.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 8601S-2502; THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET; THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 23194, PAGE 561, SOUTH 86°59'24" EAST, A DISTANCE OF 108.80 FEET; THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°57'06" WEST, A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

TITLE NOTES:

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

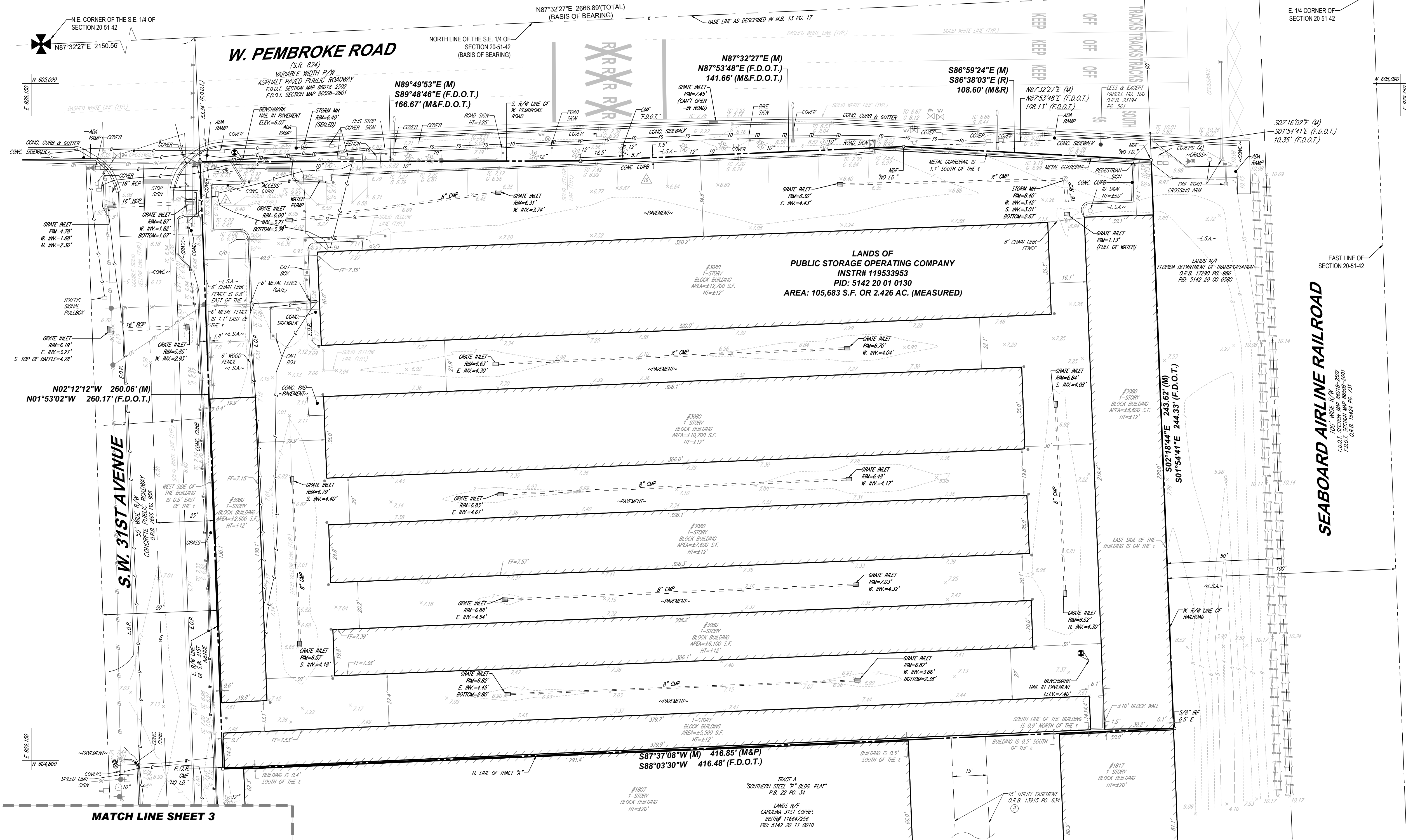
- ⑥ RIGHT-OF-WAY FOR STATE ROAD NO. 824 (AKA PEMBROKE ROAD), AS DEPICTED BY RIGHT OF WAY SURVEY RECORDED DECEMBER 3, 1998, IN R/W MAP BOOK 13, PAGE 17, (A PORTION OF SAME BEING CONVEYED BY BROWARD COUNTY, FLORIDA, TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY COUNTY DEED RECORDED MARCH 20, 1969, IN OFFICIAL RECORDS BOOK 3887, PAGE 114.) SAID RIGHT-OF-WAY BEING A LIMITED ACCESS FACILITY PURSUANT TO RESOLUTION OF THE SECRETARY OF TRANSPORTATION RECORDED SEPTEMBER 18, 1992, IN OFFICIAL RECORDS BOOK 18980, PAGE 729; AFFECTS THE SUBJECT PROPERTY. PLOTTABLE ITEMS SHOWN.
- ⑦ DEVELOPER'S AGREEMENT - WATER SERVICE BY AND BETWEEN BROWARD COUNTY, FLORIDA, AND THE TOWN OF PEMBROKE PARK, RECORDED DECEMBER 21, 1984, IN OFFICIAL RECORDS BOOK 12213, PAGE 608; AFFECTS THE SUBJECT PROPERTY. NO PLOTTABLE ITEMS.
- ⑧ EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, RECORDED NOVEMBER 19, 1986, IN OFFICIAL RECORDS BOOK 13915, PAGE 634; DOES NOT AFFECT THE SUBJECT PROPERTY. AFFECTS THE LANDS TO THE SOUTH. EASEMENT SHOWN.
- ⑨ CONTINUING CONDITIONS AND OBLIGATIONS OF CONSENT DECREE FILED IN CIVIL ACTION NO. 91-2014 OF THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, MIAMI DIVISION, RECORDED JANUARY 8, 1997, IN OFFICIAL RECORDS BOOK 25882, PAGE 1, THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE DECREE. NO PLOTTABLE ITEMS.
- ⑩ TELECOMMUNICATIONS EASEMENT IN FAVOR OF SPRINT COMMUNICATIONS COMPANY L.P., AS GRANTED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED NOVEMBER 30, 2012, IN CIVIL ACTION NO. 3:11-cv-34344-JAH-JOR OF UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA, JACKSONVILLE DIVISION, AND RECORDED JUNE 12, 2013, IN OFFICIAL RECORDS BOOK 49885, PAGE 466, AS REPLACED IN ITS ENTIRETY BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED IN SAID CASE NOVEMBER 30, 2012, AND RECORDED OCTOBER 18, 2013, IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, AND AS AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED NOVEMBER 22, 2013, IN OFFICIAL RECORDS BOOK 50355, PAGE 1901; THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE EASEMENT. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.



LOCATION MAP
SCALE: 1"=1000'

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

TO: CHICAGO TITLE INSURANCE COMPANY; PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST; & PUBLIC STORAGE PROPERTIES IV, LTD., A DISSOLVED CALIFORNIA LIMITED PARTNERSHIP.		2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A)(B)(C), 8, 9, 11(A), 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2024.		1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
		No.	DESCRIPTION OF REVISION	BY:	DATE
ALTAINSPS LAND TITLE SURVEY					
PUBLIC STORAGE					
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY					
FILE NO. FLCZ300008	BOHLER 1000 CORPORATE BLVD NW, SUITE 101E, BOCA RATON, FLORIDA 33431, 561.571.0280, www.bohlerengineering.com, CERT. OF AUTHORIZATION: LB8939				
DATE 06/12/2023	● ALTA SURVEYING ● BLM FL ● BLM TX ● BLM GA ● BLM NC ● BLM VA ● BLM MD ● BLM DE ● BLM IL ● BLM IN ● BLM OH ● BLM PA ● BLM NY ● BLM CT ● BLM RI ● BLM MA ● BLM NH ● BLM ME ● BLM VT ● BLM NY ● BLM CT ● BLM RI ● BLM MA ● BLM NH ● BLM ME ● BLM VT ● BLM NY ● BLM CT ● BLM RI ● BLM MA ● BLM NH ● BLM ME ● BLM VT				
FIELD DATE 08/05/2024	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.	APPROVED A.S.	SCALE N/A
08/23/2023					DWG. NO. 1 OF 3



MATCH LINE SHEET 3

LEGEND

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

2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTAINSPS LAND TITLE SURVEY
PUBLIC STORAGE
3080 W. PEMBROKE ROAD
PEMBROKE PARK, FLORIDA
BROWARD COUNTY

FILE NO.	FLC230008	DATE	06/12/2023	CREW CHIEF	M.S.	DRAWN	A.S.	REVIEWED	P.D.	APPROVED	A.S.	SCALE	1"=20'	DWG. NO.	2 OF 3
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2	REVISED LEGAL DESCRIPTION	CRW	12/20/2024
1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTAINSPS LAND TITLE SURVEY

PUBLIC STORAGE



3060 W. PEMBROKE ROAD
PEMBROKE PARK, FLORIDA
BROWARD COUNTY

FILE NO.
FLC230008

DATE
06/12/2023

FIELD DATE
05/23/2023

BOHLER //

■ BOCA RATON FL ■ MIAMI FL ■ TAMPA FL ■ MIAMI JAX FL ■ FORT LAUDER FL ■ MIAMI FT LEE FL ■ MIAMI FT MEADE FL
 ■ CRE. ENGINEERING ■ PROGRAM MANAGER ■ ANIMATING & VISUALIZATION ARCHITECTURE ■ SUSTAINABLE DESIGN

1800 CORPORATE BLVD., NW,
SUITE 100
BOCA RATON, FLORIDA 33431
954.571.1000
www.bohlerengineering.com
[CERT. OF AUTHORIZATION LICENSE# 00000000](#)

CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWS. NO.
MRS. STEPHEN C. GRIFFIN	DAVID A. BROWN	P.D.	A.P.S.	1"=20'	3 OF 3

January 7, 2025

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

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

Dear Christian,

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

FINDINGS:

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

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

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

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

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

RECOMMENDATIONS:

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

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

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

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

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

RESPONSE: Acknowledged.

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

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

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

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

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

RESPONSE: Note is added to the notes on sheet 2

RATIONAL NEXUS REVIEW:

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

RESPONSE: Acknowledged.

NVAL REQUIREMENTS

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

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

RESPONSE: Corner chord is shown for dedication.

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

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

RESPONSE: Corner chord is shown for dedication.

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

SIDEWALK REQUIREMENTS (Secure and Construct)

RESPONSE: Acknowledged.

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

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

GENERAL RECCOMENDATIONS:

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

RESPONSE: Acknowledged.

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

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

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

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

RESPONSE: Acknowledged.

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

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

PLAT REVIEW COMMENTS:

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

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

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

RESPONSE: Acknowledged.

SURVEY DATA:

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

Contact Plat Section Surveyor Roberto Chavez to discuss 954 577 4606

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comments acknowledged. CCRs and affidavit are provided.

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

RESPONSE: Comment acknowledged.

RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE:

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

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

RESPONSE: Comment acknowledge; dedication language is updated.

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

RESPONSE: Comment acknowledged.

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

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

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

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

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

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

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

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

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

RESPONSE: Information updated

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

RESPONSE: Text removed.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS:

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

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

DRAFTING AND MISCELLANEOUS DATA:

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

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Duplicate notice removed.

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

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

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

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

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

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

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

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

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

RESPONSE: Comment acknowledged.

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

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

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

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

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

RESPONSE: Comment acknowledged.

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

RESPONSE: Comment acknowledged.

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

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

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

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

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

RESPONSE: The symbol has been revised.

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

RESPONSE: Added to sheet 2.

53. *Add Less the West 150'*

RESPONSE: Added to sheet 2.

SIGNATURE BLOCKS:

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

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

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

RESPONSE: Information added below surveyor's certification.

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSE: Shown on sheet 1.

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

RESPONSE: Plat includes proper dates for signatures.

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

RESPONSE: Comment acknowledged.

HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES:

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

RESPONSE: Comment acknowledged.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (786) 681-0800 .

Sincerely,
BOHLER ENGINEERING



Taylor Parker, P.E.
Principal

cc: File



Agenda Item Report

Subject:	File No: 24-PR-03 Applicant: MHP Broward I, LTD / Kimley-Horn and Associates, Inc Address: NE Corner of SW 56th Avenue & County Line Road Request: Parking Reduction Approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a new 10-story building consisting of 150 affordable senior residential units.
Meeting Date:	PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY - Jan 16 2025
Prepared For:	Board Members
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The applicant is requesting a parking reduction approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a 10-story building consisting of 150 affordable senior residential units. Based on the analysis prepared by the Town's traffic consultant, the consultant Town Planner recommends approval of the Parking Reduction with the following conditions: 1. This approval is granted contingent on approval of the Site Development Plan dated September 13, 2024, for an affordable senior housing development. 2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land.
Staff Recommendations:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[24-PR-03 PZB Staff Report Final](#)
[00 Parking Reduction Application Executed](#)
[01 PARKING REDUCTION NARRATIVE](#)
[02 2024-12-09 Pembroke Park Parking S&S](#)

[03 2024-9-4 Ekos at Pembroke Park Traffic Impact Study](#)
[04 A0-2 - ZONING, SITE PLAN & LOCATION DIAGRAMS](#)
[05 General Vicinity Map](#)
[06 2024-12-10 Ekos Pembroke Park Parking Study Response](#)

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

DATE: January 16, 2025

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

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

REQUEST:

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

RECOMMENDED ACTION:

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

SITE DATA:

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

ADJACENT PROPERTY DESCRIPTION:

NORTH: The Pembroke Church of Christ

SOUTH: Via Las Ramblas (Miami-Dade County)

EAST: 41st Apartments

WEST: Single-Family Homes (West Park)

PROJECT BACKGROUND

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

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

PARKING CODE REQUIREMENT:

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

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

PROJECT ANALYSIS

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

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

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

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

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

RECOMMENDATION

Based on the analysis prepared by the Town's traffic consultant, the consultant Town Planner recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated

September 13, 2024, for an affordable senior housing development.

2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land.

ATTACHMENTS

Parking Reduction Application
Parking Reduction Justification Statement
Parking Study
Traffic Study
Site Plan
Site Map
Town Consultant Comment Letter

PR

APPLICATION FOR PARKING REDUCTION



Date: 9/9/24
Case No: _____

Filing Fees: Refer to Development Application Fee Schedule.

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

Petitioner / Applicant: MHP Broward I, LTD

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

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

Petitioner's Relation to Subject Property: Purchaser

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

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

Signature of Petitioner: CSun

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

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

Legal description see attached

Site Plan (Provide Plan): see attached site plan

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

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

OWNER / AGENT CERTIFICATE:

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

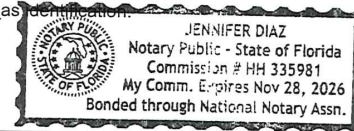
Signature of owner/agent: CSun Sworn to and subscribed before me this 9 day of September 2024, by _____.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Jennifer Diaz

Type or Print Name: Jennifer Diaz



FOR STAFF USE ONLY

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

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



PARKING REDUCTION NARRATIVE

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

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

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

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

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

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

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

A handwritten signature in blue ink, appearing to read "C Shear", is positioned above the printed name.

Christopher Shear
McDowell Housing Partners
Chief Operating Officer

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

September 4, 2024
Revised December 9, 2024

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

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

Dear Ms. Steigerwald:

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

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

Figure 1: Site Location

OFF-STREET PARKING DEMAND REQUIREMENTS

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

TOWN OF PEMBROKE PARK CODE

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

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

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

OTHER MUNICIPAL CODES – NEARBY MUNICIPALITIES

City of Aventura

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

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

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

City of Miramar

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

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

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

REVIEW OF ACTUAL PARKING SUPPLY FOR SIMILAR FACILITIES

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

Table 1: Broward County Existing Affordable Senior Housing Summary

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

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

ITE PARKING REQUIREMENT DETERMINATION

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

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

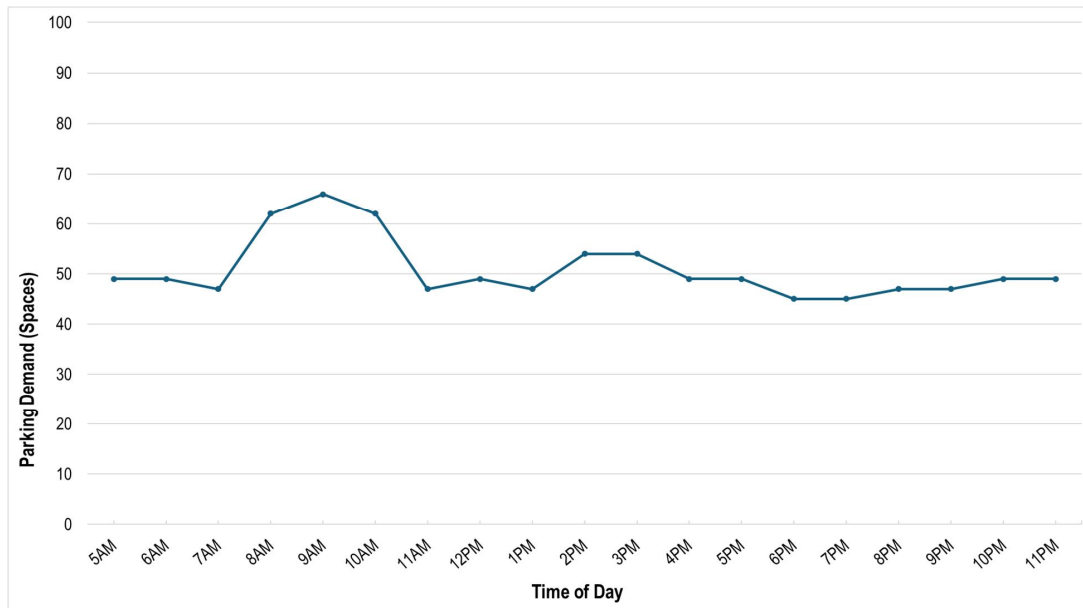


Figure 2: Average Weekday Parking Demand – Time of Day Variation

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

CONCLUSION

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

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

Sincerely,

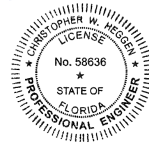
KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

Attachments



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

Digitally signed
by Christopher W
Heggen
Date: 2024.12.09
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APPENDIX

Page 15 of 40

GENERAL SITE INFORMATION:

PROJECT NAME

EKOS PEMBROKE PARK

DR#

APPLICATION No. 24-SP-04

PROPERTY ADDRESS

SW 56TH AVE
PEMBROKE PARK | FL | 33023

PARCEL ID

514230130010

LEGAL DESCRIPTION

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #1846002 & LESS POR PER OR 30615/1187

LOT AREA

70,633 SQFT (1/4 - 1.62 ACRES)

DEVELOPER

X

CLASSIFICATION OF WORK

NEW CONSTRUCTION TYPE 1-B

SCOPE OF WORK

CONSTRUCTION OF A NEW SPRINKLERED 10-STORY MULTIFAMILY SENIOR LIVING MIXED-USE BUILDING HOUSING 130 UNITS, AMENITIES & 8,885 SF OF COMMERCIAL CONSTRUCTION OF AN UNSPRINKLERED 2.5-STORY OPEN PARKING GARAGE AND ON-GRADE PARKING WITH 160 PARKING SPACES.

TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM- BDA RADIO SYSTEM TO BE PROVIDED TO BUILDING. (THE SYSTEM SHALL COMPLY WITH THE REQUIREMENTS IN ACCORDANCE WITH NFPA 101 (2021 ED.), SECTION 11.8.4 NFPA 72 (2019 ED.), AND NFPA 1221 (2019 ED.)

GOVERNING CODES

2020 FRC MECHANICAL (7TH EDITION)
2020 FRC PLUMBING (7TH EDITION)
2020 FRC ACCESSIBILITY (7TH EDITION)

2018 LIFE SAFETY CODE NFPA 101
2020 FLORIDA FIRE PREVENTION CODE
2020 FLORIDA BUILDING CODE
2020 NATIONAL ELECTRIC CODE

GOVERNING CODES

ZONING GUIDELINES:

ZONING: B-1 MIXED USE

FLOOD ZONE: X
LOT SIZE: 252' x 281'
LOT AREA: GROSS = 70,633 SQFT (1/4 - 1.62 ACRES)

PROPERTY INFO	B-1 BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
DENSITY	SUBJECT TO ALLOCATION OF FLEXIBILITY AND/OR RESIDENTIAL DWELLING UNITS BY THE TOWN COMMISSION, BUT NOT TO EXCEED THE NUMBER OF UNITS PERMITTED BY THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN. (SEC. 28-194.1.B)		150 UNITS / 1.62 ACRES = 92.5 UNITS/ACRE
F.A.R. / LOT COVERAGE	N/A		BUILDING = 12,643 SF GARAGE = 25,660 TOTAL = 38,303 SF = 54%
BUILDING LENGTH	MAX (250) FEET LENGTH RESIDENTIAL BUILDINGS. (SEC. 28-194.1.D)		232'-7"
BUILDING HEIGHT	(70) FEET (SEC. 28-194.1.G)		99'-10"
MINIMUM UNIT SIZE	ONE (1) BEDROOM - 600 SQUARE FEET (SEC. 28-194.1.E)		600-650 SF
OPEN SPACE / PERVIOUS AREA	30% OF TOTAL LOT AREA PERVIOUS (SEC. 28-194.1.F)		20,393 SF = 28.86% NET LOT AREA + 2.52% SEMI-PERVIOUS = 21.14% TOTAL PERVIOUS
LOT SIZE	PLOTS CONTAINING A RESIDENTIAL USE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET IN WIDTH AND TEN THOUSAND (10,000) SQUARE FEET IN AREA, EXCEPT FOR ACCESSORY USES. (SEC. 28-192.)		
SETBACKS			
FRONT & STREET SIDE STREET	MINIMUM (10) FEET FROM PL (SEC. 28-330)		10' FROM COUNTY LINE 10' FROM SW 56TH
SIDE	MINIMUM (10) FEET (SEC. 28-327.A)		10'
REAR	MINIMUM (20) FEET (SEC. 28-327.B)		40'
PARKING			
PARKING REQUIREMENT	RESIDENTIAL: TWO (2) PARKING SPACES FOR EACH EFFICIENCY UNIT IN A MULTIPLE-FAMILY DWELLING, TWO (2) PARKING SPACES FOR EACH ONE-BEDROOM UNIT AND TWO (2) PARKING SPACES FOR EACH TWO-OR-MORE-BEDROOM UNIT IN A MULTIPLE-FAMILY DWELLING. (SEC. 28-301(1), 2 & 150 = 300 RESIDENTIAL SPACES COMMERCIAL: ONE (1) PARKING SPACE FOR EVERY THREE HUNDRED (300) SQUARE FEET OF FLOOR AREA CONTAINED WITHIN SUCH BUILDING WITH A MINIMUM OF ONE (1) SPACE FOR EACH SEPARATE UNIT OR BAY CONTAINED WITHIN SUCH BUILDING. IN ADDITION, ONE (1) PARKING SPACE MUST BE PROVIDED FOR EVERY FOUR (4) PERSONS EMPLOYED OR INTENDED TO BE EMPLOYED IN SUCH BUSINESS. (SEC. 28-301(3)) 700 SF / 300 SF = 2.33 x 130 EMPLOYEES = 300 COMMERCIAL SPACES		163 TOTAL RESIDENTIAL SPACES 163/150 = 1.08/RESIDENTIAL UNIT 163/150 = 1.08/RESIDENTIAL UNIT + 5 COMMERCIAL SPACES TOTAL = 168 SPACES = 1.12 SP/UNIT
PARKING SPACE SIZE	(9) FEET IN WIDTH BY (16) FEET (ORDINANCE 2022-015 DIV 2 SEC 28-301)		(9'3" X 16')

SUBJECT LOCATION

COUNTY LINE ROAD & NW 56TH AVE

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LOCATION MAP

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ZONING MAP

NTS

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ARCHITECTURAL SITE PLAN

1/32" = 1'-0"

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PROJECT AND OWNER:

EKOS AT PEMBROKE PARK

SW 56TH AVE
PEMBROKE PARK | FL | 33023

MHP BROWARD L LTD

777 BRICKELL AVENUE
MIAMI | FL | 33131

ARCHITECT:

7261 NE 4TH AVE, STE 101
MIAMI | FL | 33131
305 673 2121
RESPECTUS.COM
AAA 2603789

CONSULTING ENGINEERS:

MEP:

LOUIS ALVAREZ & ASSOCIATES
3150 SOUTH CADELLAND BLVD., STE 900
MIAMI | FLORIDA | 33135
1 (800) 670 0141

STRUCTURAL ENGINEER:

MCNAMARA SALVA
240 S. QUADRILLE BOULEVARD
WEST PALM BEACH | FLORIDA | 33401
1 (861) 253 7884

CIVIL ENGINEER:

H2O GROUP, LLC
1001 YAMATO RD, SUITE 105
BOCA RATON | FL | 33431
1 (861) 382-0221

LANDSCAPE ARCHITECT:

FOSTER CONANT & ASSOCIATES
100 W. LUCERNE CIRCLE
ORLANDO | FL | 32801
1 (407) 640 2225

KEY PLAN:

DD SET

PERMIT APPLICATION DATE:

01-16-25

SHEET ISSUE DATE:

12-05-24

PROJECT NO.:

2408

DRAWN BY:

GM

APPROVED BY:

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

Land Use: 223 Affordable Housing

Description

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

Land Use Subcategory

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

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

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

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

Source Numbers

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

Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

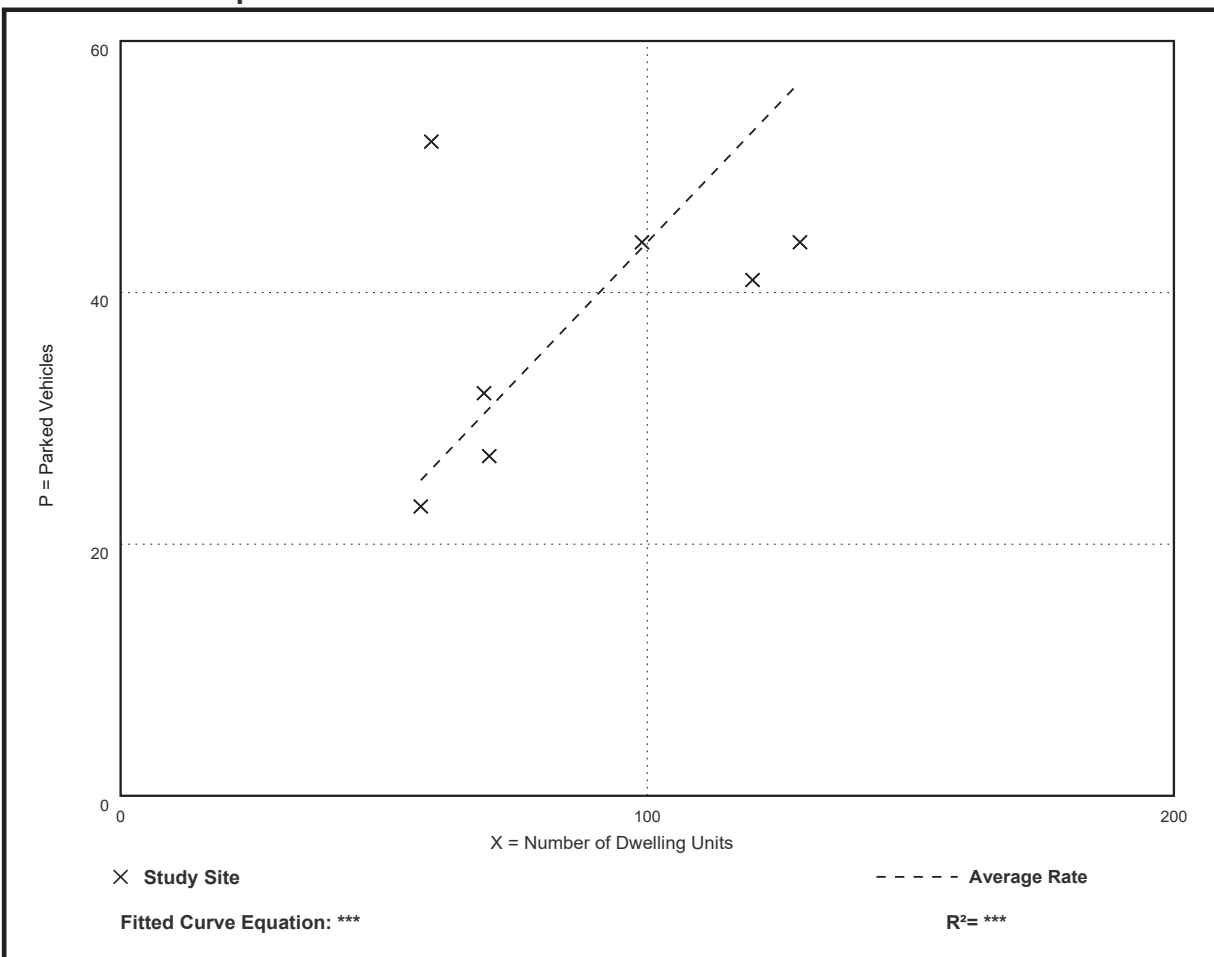
Number of Studies: 7

Avg. Num. of Dwelling Units: 86

Peak Period Parking Demand per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban

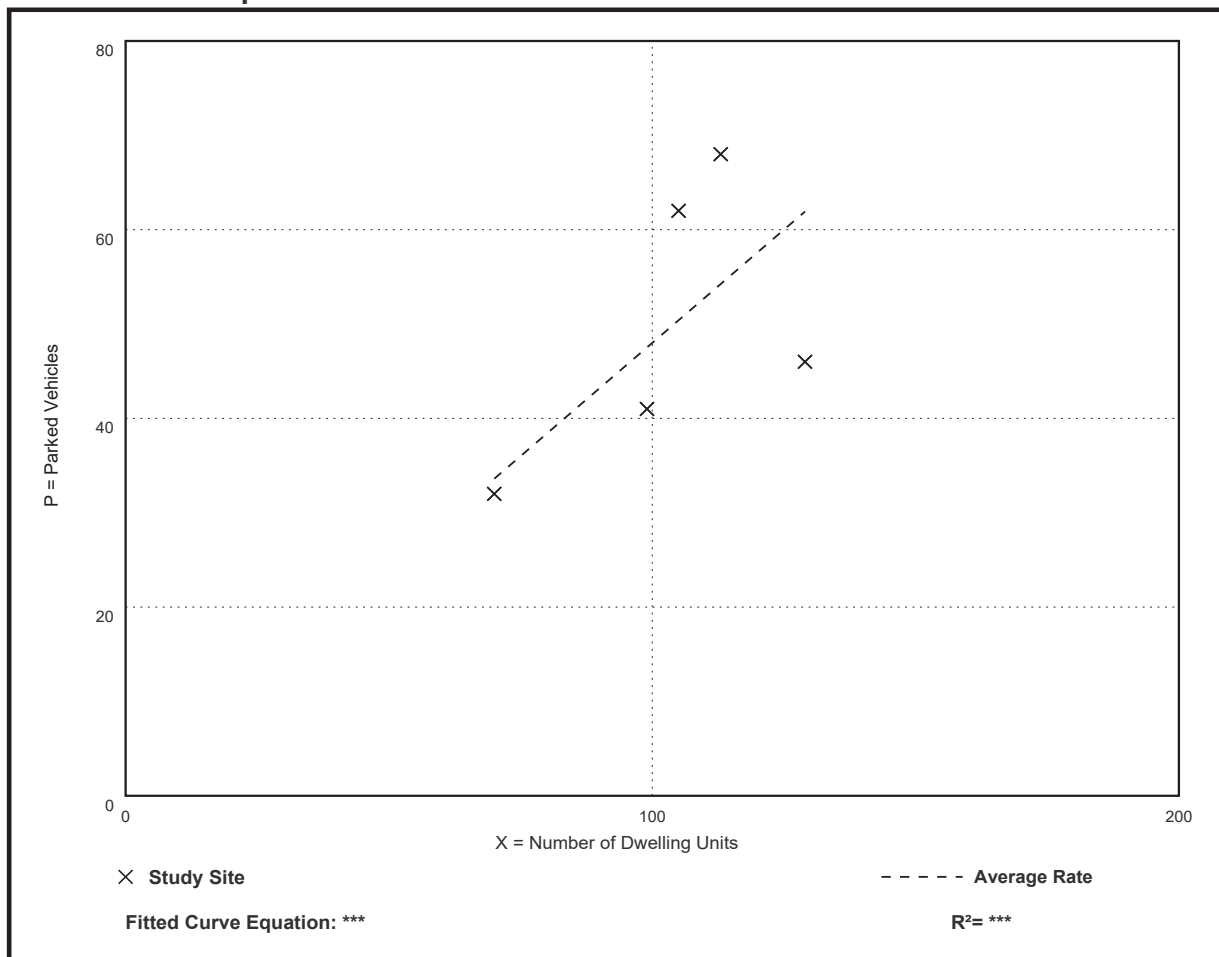
Number of Studies: 5

Avg. Num. of Dwelling Units: 103

Peak Period Parking Demand per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Senior (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 2

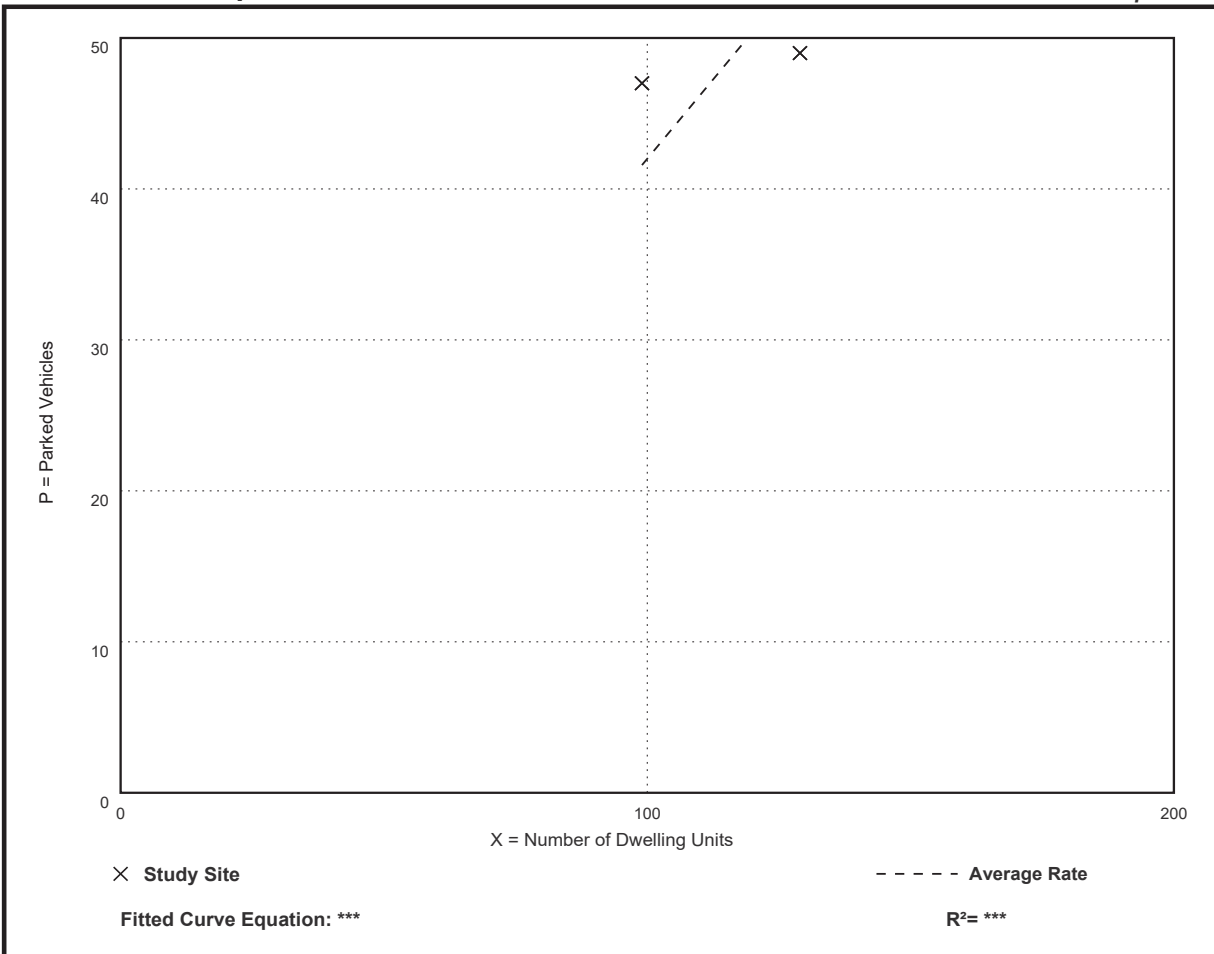
Avg. Num. of Dwelling Units: 114

Peak Period Parking Demand per Dwelling Unit

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

Data Plot and Equation

Caution – Small Sample Size





September 4, 2024

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

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

Dear Ms. Steigerwald:

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

- 514230130010

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

TRIP GENERATION

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

Table 1: Trip Generation Calculations

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

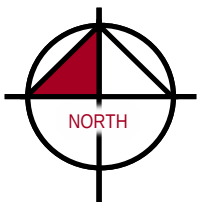
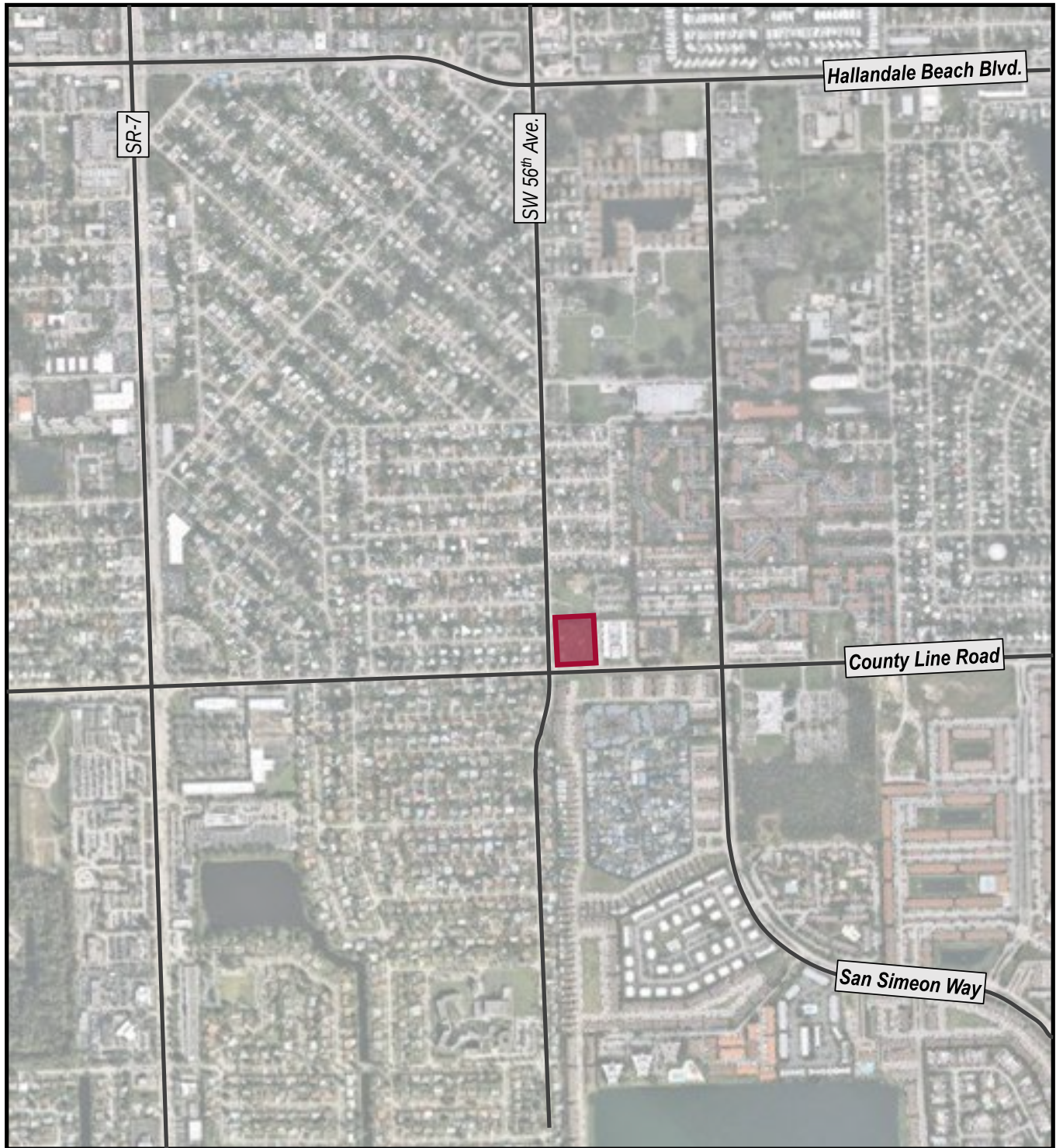
*ITE does not provide daily rate for Affordable Housing - Senior. Ratio between daily and PM rates for Affordable Housing - Senior and Affordable Housing - Income Limits was used.

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

kimley-horn.com

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

561 840 0848



LEGEND



Site Location

FIGURE 1

Ekos Pembroke Park

Site Location

KH #143524001

Kimley»Horn

TRAFFIC ASSIGNMENT

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

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

ROADWAY LINK ANALYSIS

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

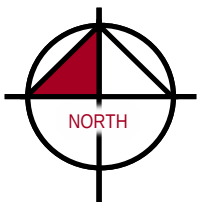
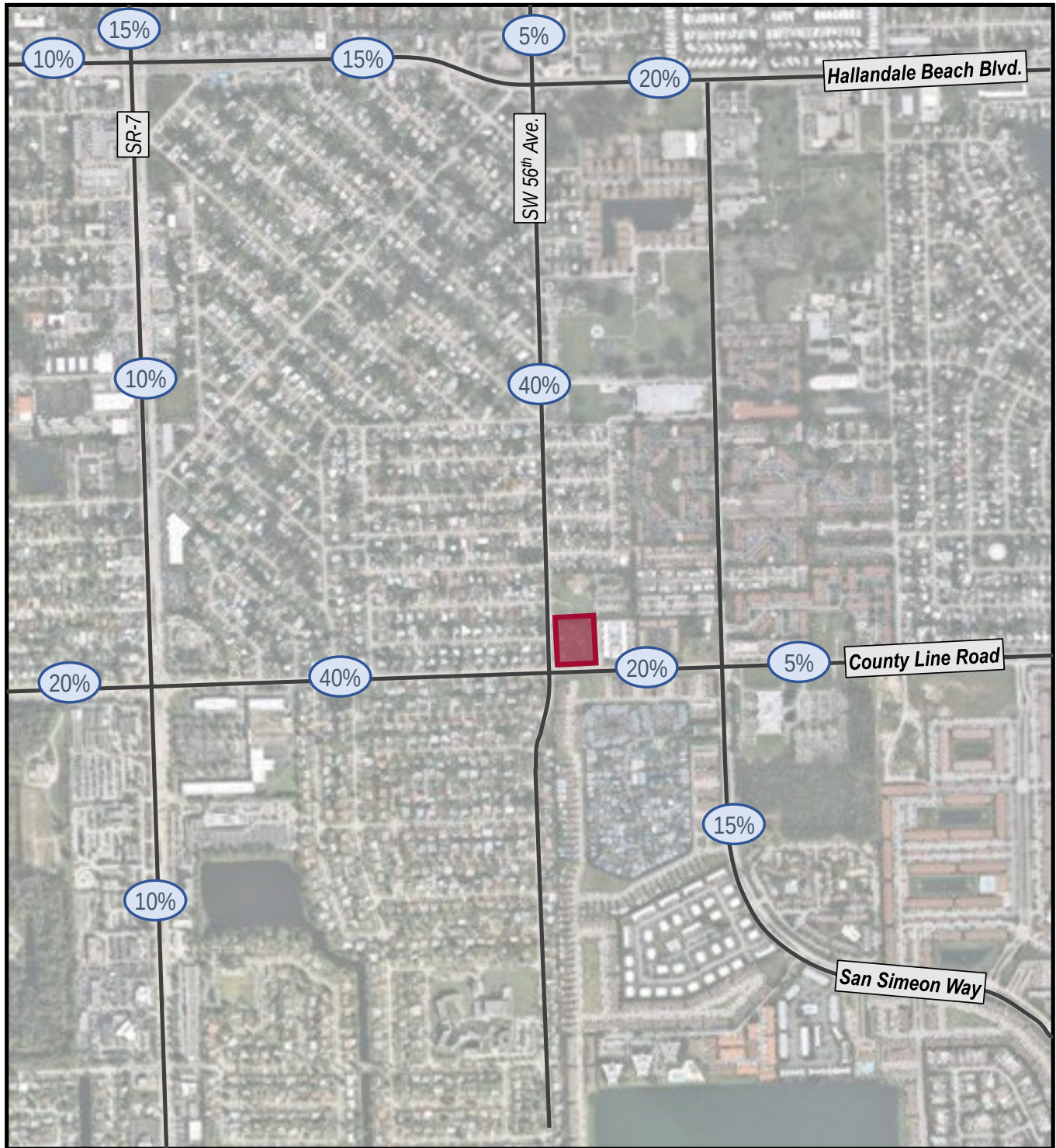
As indicated in the tables below, none of the surrounding roadway links are significantly impacted by project traffic during the PM peak hour.

Table 2: AM Significance and Capacity Analysis

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

Table 3: PM Significance and Capacity Analysis

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



LEGEND



Site Location



Project Distribution

FIGURE 2

Ekos Pembroke Park
Project Distribution
KH #143524001

Kimley»Horn

DRIVEWAY ACCESS

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

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

CONCLUSION

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

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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

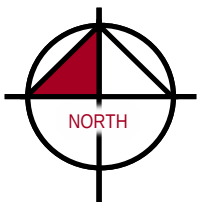
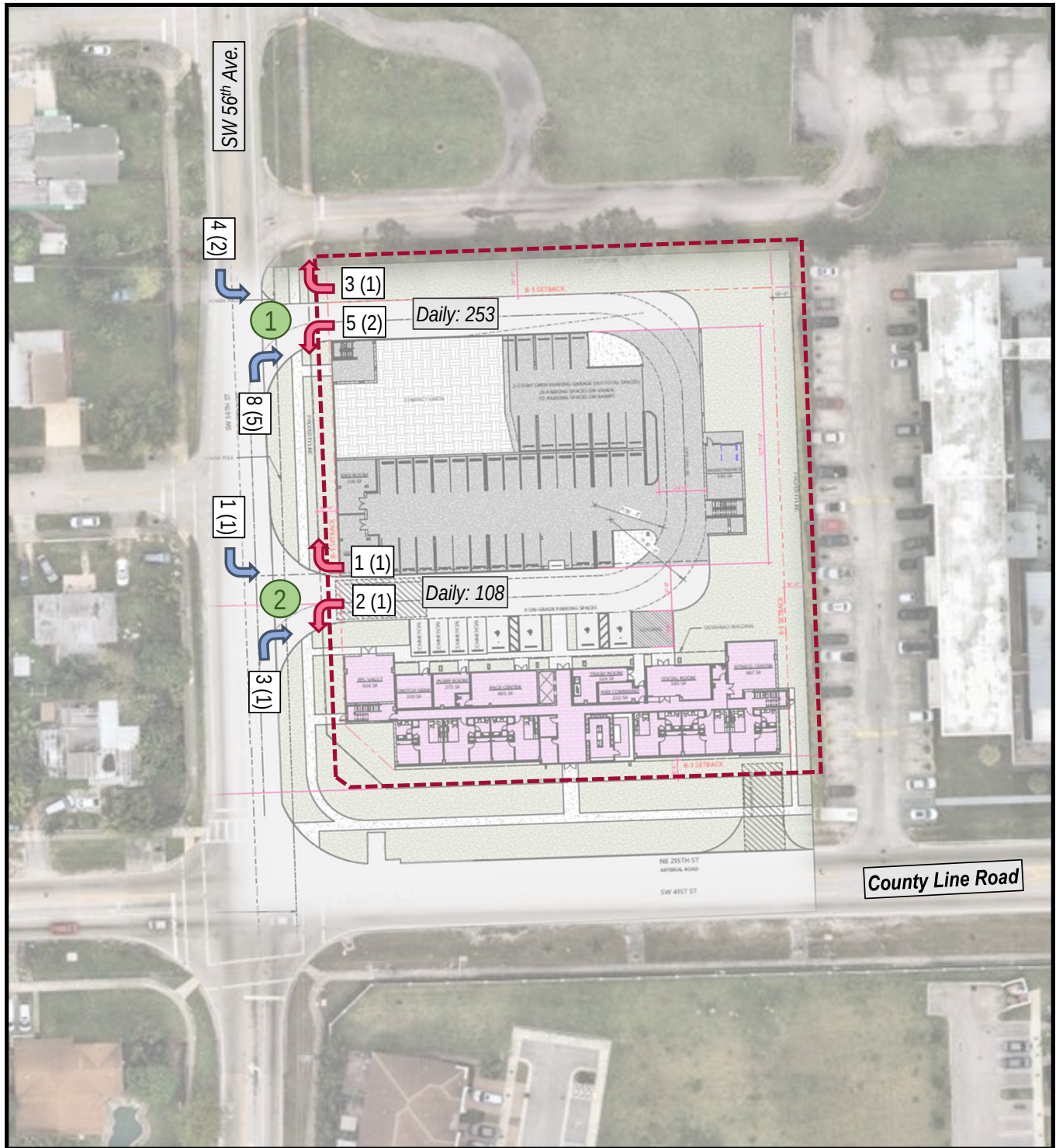
Attachments

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



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

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



LEGEND

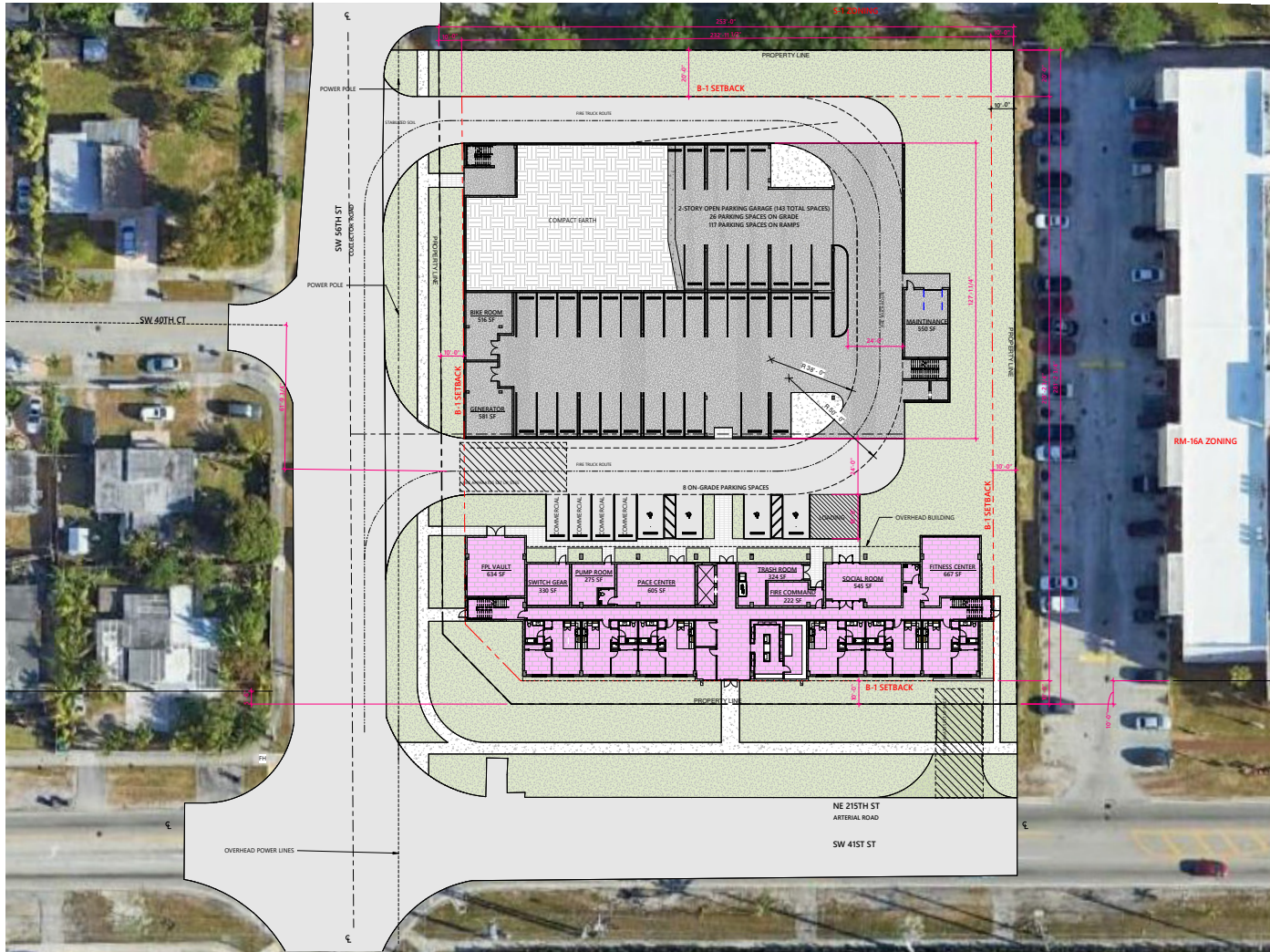
- Site Location
- XX (XX) AM (PM) Peak Hour Volumes

FIGURE 3

Ekos Pembroke Park
Driveway Volumes
KH #143524001

Kimley»Horn

APPENDIX



PROJECT AND OWNER:
**EKOS AT
PEMBROKE PARK**
COUNTY LINE ROAD & NW 56TH AVE
PEMBROKE PARK | FL | 33023
MHP BROWARD L LTD
777 BRICKELL AVENUE
MIAMI, FL 33131
ARCHITECT:

REPUTATION
7261 NE 4TH AVE, STE 101
MIAMI, FL 33131
305 673 2121
REPUTATION.COM
CONSULTING ENGINEERS:

MEP:
STRUCTURAL ENGINEER:

CIVIL ENGINEER:
H2O GROUP, LLC
1001 YAMATO RD, SUITE 105
BOCA RATON, FL 33431
1 561 382-0221

LANDSCAPE ARCHITECT:
FOSTER CONANT & ASSOCIATES
100 W LUCERNE CIRCLE
ORLANDO, FL 32801
1 407 648-2225

KEY PLAN:

PRE-APP MEETING SET

PERMIT APPLICATION DATE: 06-25-24
SHEET ISSUE DATE: 06-24-24
PROJECT NO.: 2408
DRAWN BY: GM APPROVED BY: TM

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

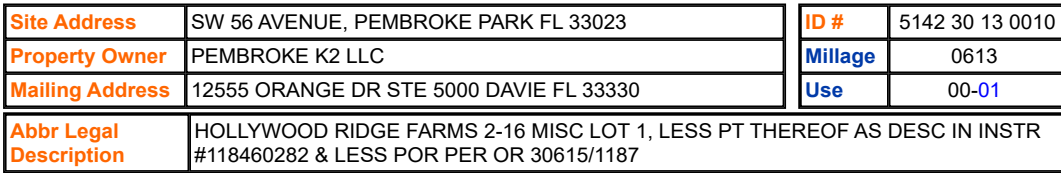
SEAL:


SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017050
SHEET TITLE:
SITE PLAN

SCALE:
1" = 20'-0"
SHEET NO:

A-2

1 SITE PLAN
1" = 20'-0"



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

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$568,660	\$568,660	\$568,660	\$568,660
Portability	0	0	0	0
Assessed/SOH	\$568,660	\$568,660	\$568,660	\$568,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$568,660	\$568,660	\$568,660	\$568,660

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

Land Use: 223 Affordable Housing

Description

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

Land Use Subcategory

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

Additional Data

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

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

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

Source Numbers

237, 918, 1003, 1004, 1046, 1057

Affordable Housing - Income Limits (223)

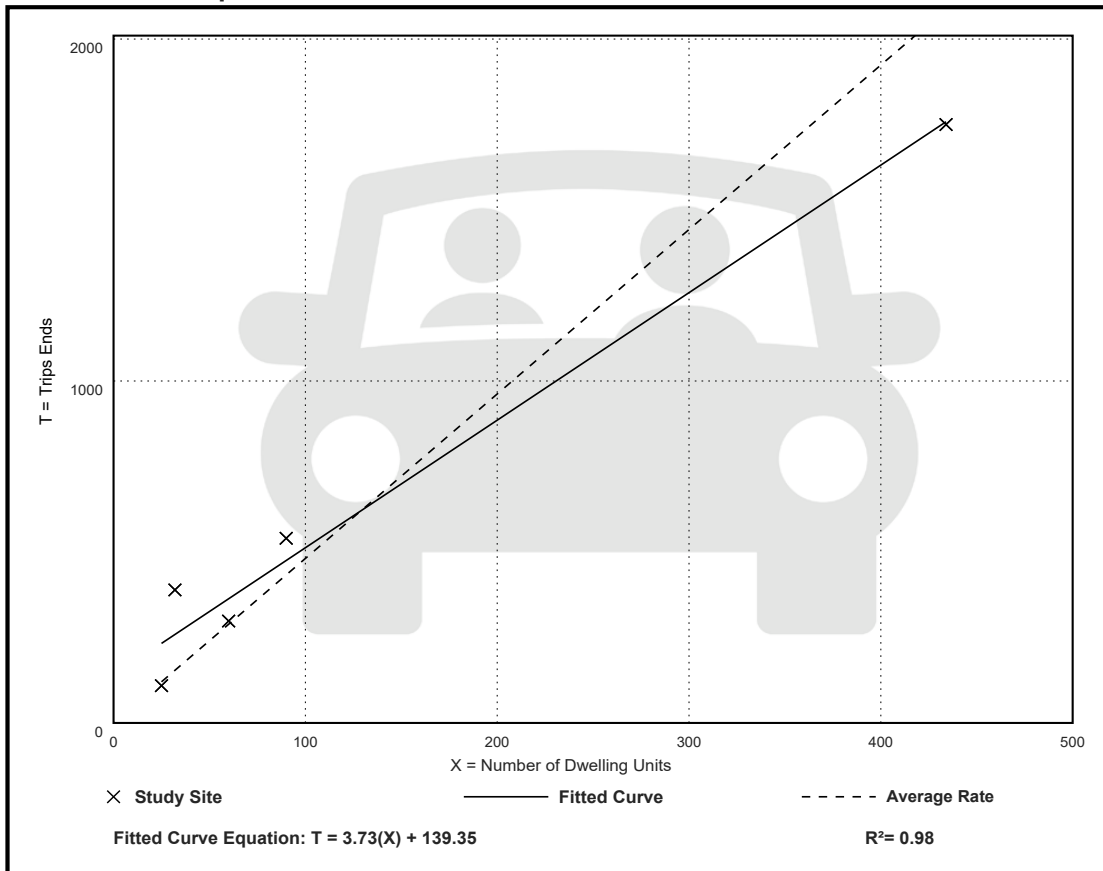
Vehicle Trip Ends vs: Dwelling Units
On a Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

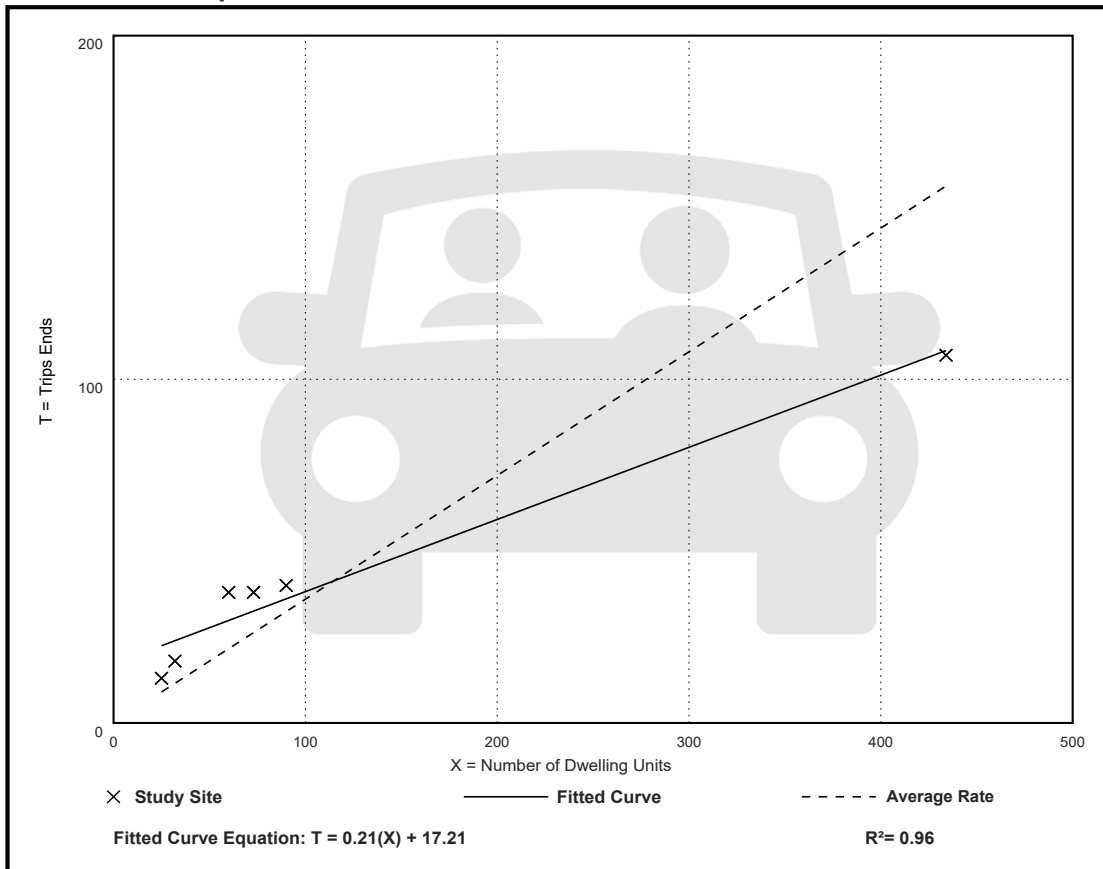
Avg. Num. of Dwelling Units: 119

Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

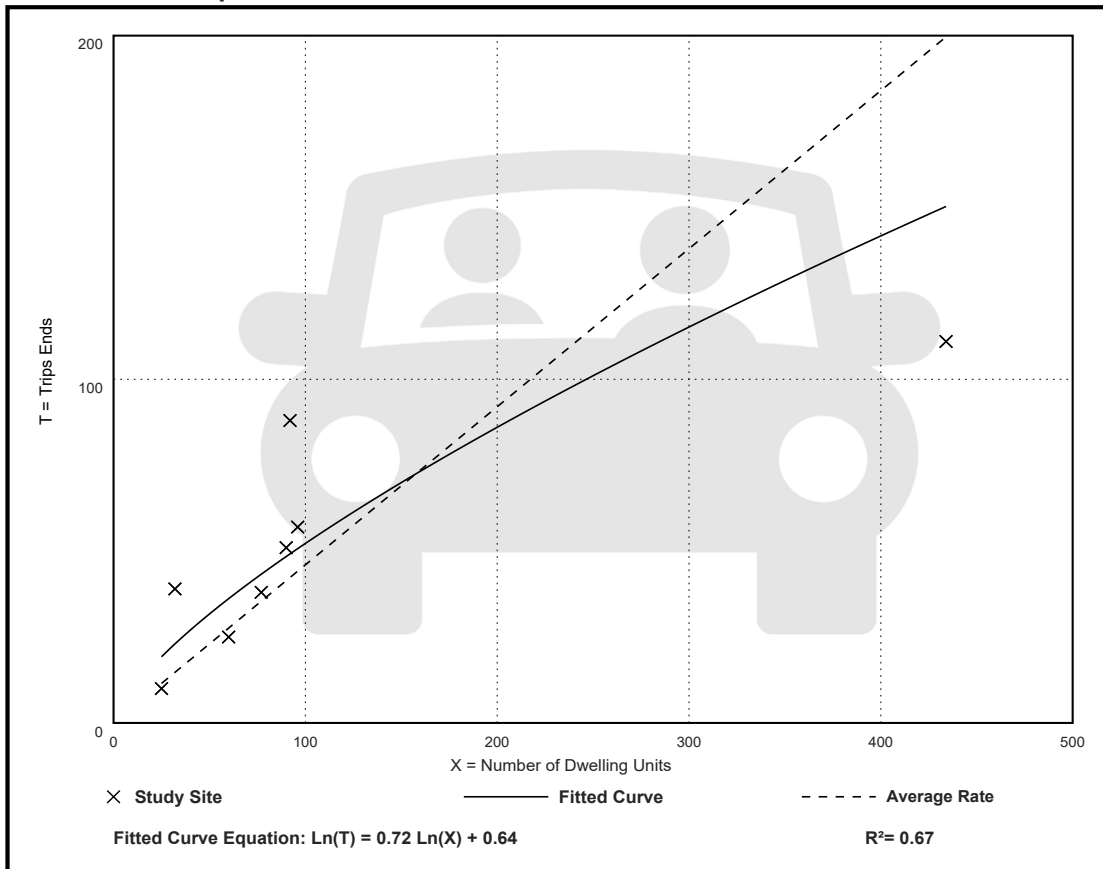
Avg. Num. of Dwelling Units: 113

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Senior (223)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

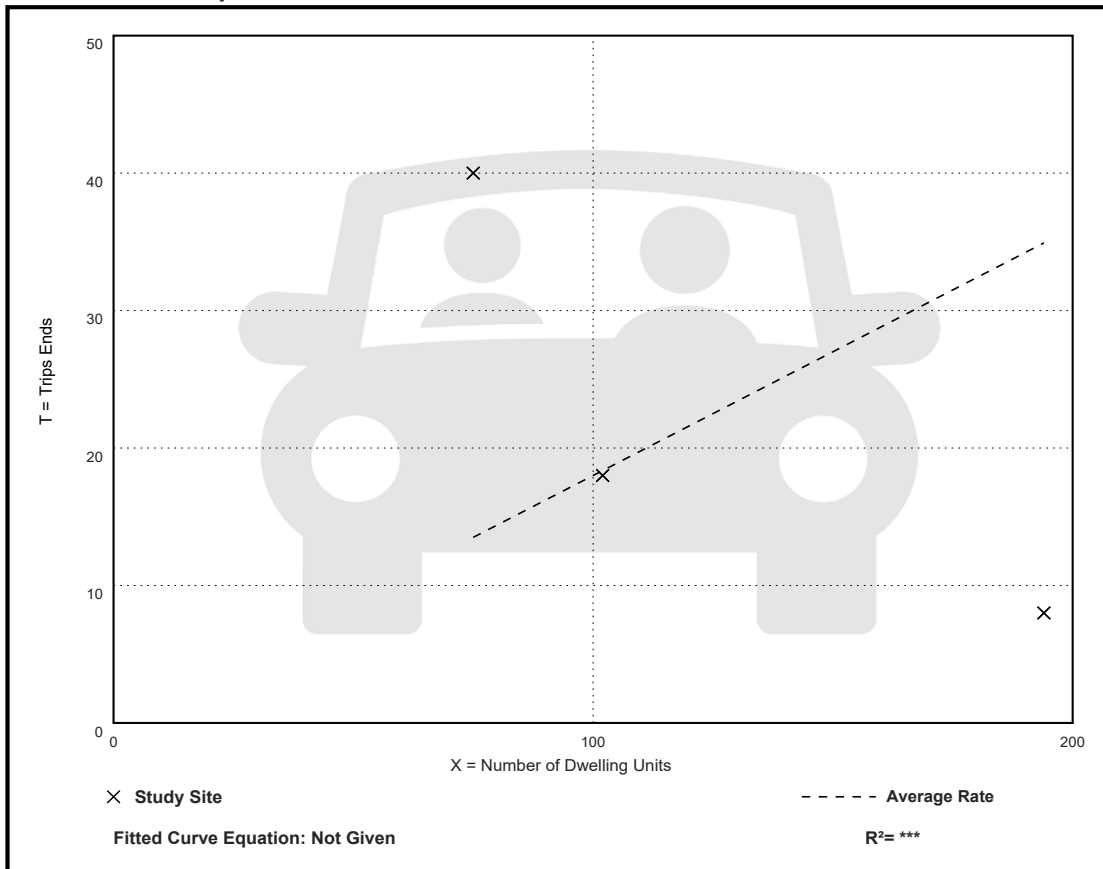
Avg. Num. of Dwelling Units: 124

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Affordable Housing - Senior (223)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 148

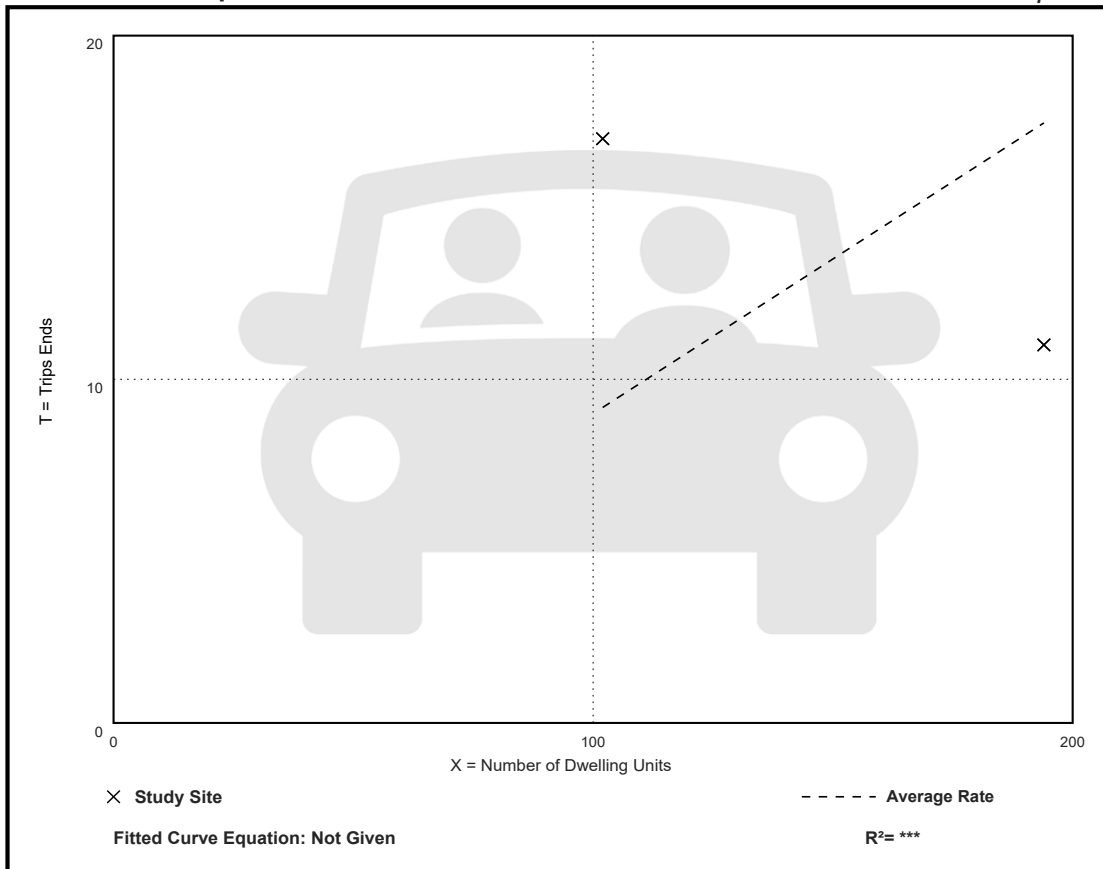
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation

Caution – Small Sample Size



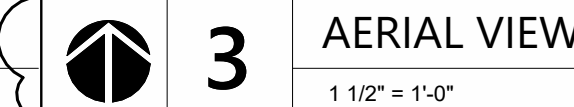
PROJECT NAME	EKOS PEMBROKE PARK
DRC #	APPLICATION No. 24-SP-04
PROPERTY ADDRESS	SW 56TH AVE PEMBROKE PARK FL 33023
PARCEL ID	514230130010
LEGAL DESCRIPTION	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 1, LESS PT THEREOF AS DESC IN INSTR #118460282 & LESS POR PER OR 30615/1187

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

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

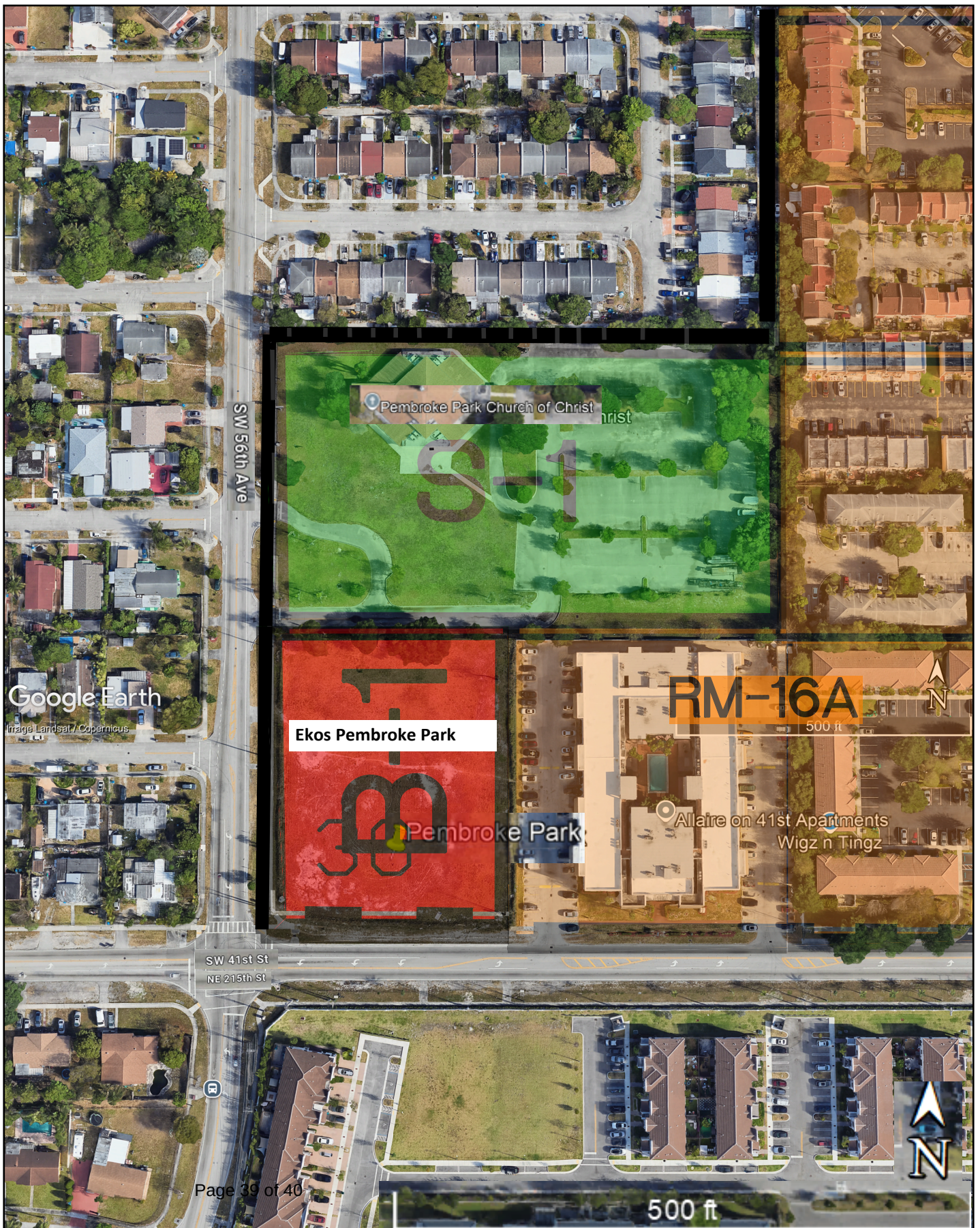
SETBACKS		
FRONT & STREET SIDE STREET	MINIMUM (10) FEET FROM PL [SEC. 28-330]	10' FROM COUNTY LINE 10' FROM SW 56TH
SIDE	MINIMUM (10) FEET [SEC. 28-327.A]	10'
REAR	MINIMUM (20) FEET [SEC 28-327.B]	40'

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



A0-2





Cheryl Steigerwald

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

Good afternoon Cheryl,

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

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

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

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

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

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

Response: The number of parking spaces provided has been updated to match the latest site plan.

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

Thank you,

Nick Brooks

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

Direct: 561 840 0272 | Main: 561 845 0665

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

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

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