



Town of Pembroke Park

Agenda

PLANNING AND ZONING MEETING
Thursday, August 20, 2020 @ 5:00 PM
VIRTUAL MEETING

Page

1. VIRTUAL MEETING INSTRUCTIONS

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board meeting of the Town of Pembroke Park, Florida, will hold a "Virtual" Meeting utilizing communications media technology ("CMT"), in accordance with Governor Ron DeSantis' Executive Order No. 20-69, dated March 20, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19).

Planning and Zoning Board Meeting

Thursday, August 20, 2020 5:00 PM - 7:00 PM (EDT)

You can dial in using your phone.

United States (Toll Free): [1 877 568 4106](tel:18775684106)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 352-617-477

Two hours prior to the meeting you can submit a text or voicemail at (954) 707-9820. Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the Deputy Town Clerk at townclerk@townofpembrokepark.com.

All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Deputy Town Clerk

Town of Pembroke Park, 3150 SW 52 Avenue, Pembroke Park, FL 33023
954-966-4600, ext: 235

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA

6. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

7. TOWN BUSINESS

7.1. Site Development Plan consideration for O'Reilly Auto Parts at 4700 HBB -
Town Planner Miller

[PZB Staff Report Backup O'Reilly Auto Parts Aug 20 2020](#)

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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.

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Pembroke Park

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

Date: August 14th, 2020

Subject: Site Development Plan Application
O'Reilly Auto Parts Store
4700 West Hallandale Beach Boulevard
Pembroke Park Acct. No.: 18-298
MMPA Acct. No.: 00-1101-1107

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review this staff report, the most recent revised plans dated June 10th, 2020 and, if found acceptable, recommend **APPROVAL** of the proposed Site Development Plan application to the Town Commission, subject to any staff recommended conditions listed herein or other conditions deemed appropriate by the Board.

PROJECT REVIEW HISTORY

O'Reilly Auto Parts originally submitted a Site Development Plan application to the Town on March 8th, 2018 for the construction of a proposed retail auto parts store located at 4700 West Hallandale Beach Boulevard. The proposed facility is a one-story "rectangular-shaped" / east to west oriented / 8,001 square foot building. The proposed building is centered on the site with a double-loaded parking lot along the Hallandale Beach Boulevard (HBB) frontage with additional parking areas, a delivery area and dumpster to the rear of the building. On March 19th, 2018, MMPA issued a project "completeness letter" finding the initial application package **"incomplete"** and identifying several initial site plan design concerns. Due to no response / activity on the project by the applicant for an extended period of time, in early 2019 MMPA reached out to the applicant to determine if the project was still active / abandoned. On March 22nd, 2019, the Town received a revised application package with responses from the applicant's design team to our initial comments. MMPA reviewed the revised submittal package and found the documentation was sufficient enough to proceed with formal Town reviews. A new "completeness letter" finding the revised application "complete" was transmitted to the applicant on March 29th, 2019.

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Planning & Zoning Board Staff Report
O'Reilly Auto Parts Store
4700 W. Hallandale Beach Boulevard
August 14th, 2020
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On April 11th, 2019, an initial DRC meeting was held at Town Hall. Based on the amount and significance of the DRC member comments the application was deferred by the DRC to allow for revisions. One of the key initial site design issues discussed during the April 2019 DRC meeting was related to supposed FDOT required changes – when FDOT had previously worked with the property owners at that time / Town staff in late 2013 to create the re-subdivision layout plan for all of Tract “Q” into three (3) sites with one shared common HBB driveway connection located at the east edge of the Dollar General site (175'±/- east of SW 48 Ave.), recorded cross access & utility easements at the north / south edges of the property, etc. The Dollar General Store was built in 2014-2015 on the westernmost site adjoining SW 48th Avenue with several driveway / utility stub-outs to the O'Reilly site and easternmost site. The recorded cross-access & utility easement locations are fixed. In May 2019 MMPA staff met with FDOT staff at their offices to resolve the supposed conflicts. FDOT staff agreed that the 2013 design was still valid and notified all parties that the previously OK'd 2013 driveway / cross-access alignments were still OK. Between late May 2019 and early 2020 no plan revisions were resubmitted to the Town by the applicant. In early 2020 our office reached out again to the applicant to determine if the project was still active. On February 21st, 2020, the Town received revised plans / missing documents and responses to the April 19th, 2019 DRC comments. In February 2020, it appears new FDOT staff has again reviewed / agreed to the existing HBB driveway location / internal driveway locations & alignments. The building / parking spaces have been re-positioned within the pre-designated areas of the site. The revised project was scheduled for a 2nd DRC meeting on March 20th, 2020 but was put on hold because of the COVID-19 problems. The 2nd DRC meeting was finally held on June 19th, 2020 at which time the DRC recommended approval subject to a few minor adjustments. As the latest revisions address the last design issues, the Site Development Plan application is ready for final review and approval by the PZB and Town Commission

GENERAL PROJECT INFORMATION

Land Use Designation: C - Commercial

Zoning District: B -1 Business District

General Location: 4700 West Hallandale Beach Boulevard

Legal Description: The West 130.65 feet of the East 280.65 feet of Tract “Q”, in Block 50, of a Re-subdivision of Lake Forest Section Four, according to the plat thereof as recorded in Plat Book 43, Page 45, of the public records of Broward County, Florida. Less the northerly 10 feet for right-of-way for Hallandale Beach Boulevard granted to FDOT (ORB 51031 / PG 1659). Subject to recorded cross-access / utility easements (ORB 50514 / PG530) and (ORB 6646 / PG 6980).

Michael Miller Planning Associates, Inc.

PROJECT DESCRIPTION

In March 2018 O'Reilly Auto Parts submitted a Site Development Plan application for the construction of a proposed retail auto parts store located at 4700 West Hallandale Beach Boulevard. The proposed facility is a new one-story "rectangular-shaped" / east to west oriented / 8,001 square foot building. The proposed building is centered on the site with a double-loaded parking lot along the Hallandale Beach Boulevard (HBB) frontage with additional parking areas, a delivery area and dumpster to the rear of the building.

The subject site is part of a larger tract of land (Tract Q) that was re-subdivided into three (3) sites in 2013 when the adjoining site to the west was developed with a Dollar General store. Within Tract "Q" there are recorded cross-access and utility easements both at the front of the site and rear of the site adjoining the rear (south) property line. This allows for all landowners within Tract "Q" to have pre-designated access points to both Hallandale Beach Boulevard and SW 48th Avenue. FDOT will only allow one driveway connection from Tract "Q" to Hallandale Beach Boulevard. Hallandale Beach Boulevard is a state arterial highway (SR 858). The site plan indicates two / 2-way driveway connections to the existing north / south access easement within the adjoining Dollar General Store site that already has an established driveway connection to Hallandale Beach Boulevard. At the southern edge of the O'Reilly site an east / west 30-foot wide easement with a driveway interconnects to all three (3) sites within Tract "Q" to SW 48th Avenue about 250 feet south of Hallandale Beach Boulevard. SW 48th Avenue is designated as an 80-foot wide City Collector roadway on the Broward County / Town Trafficway Plans. Based on the square footage of the building floor area (net) plus number of estimated employees, the proposed facility is required to provide 27 parking spaces and 27 parking spaces are shown on the revised plans. The proposed facility will be screened from the residential subdivision to the south of the property (City of West Park) by an eight (8) foot decorative masonry wall. The site landscaping includes larger Royal Palm trees along Hallandale Beach Boulevard to comply with the mandatory tree species for West Hallandale Beach Boulevard.

COMPREHENSIVE PLAN / ZONING ANALYSIS

Comprehensive Plan

The Town's adopted Comprehensive Plan Future Land Use Map (FLUM) identifies the site for "C" Commercial development. The list of allowable uses includes retail development / offices, etc. The proposed land use is deemed consistent with the Comprehensive Plan / FLUM.

Land Development Regulations / Zoning Code

The revised Site Development Plan now appears to meet the Town's Code minimum criteria. However, we have identified a few new issues on the revised plans that must be corrected prior to final approval. See below for site design comments.

Michael Miller Planning Associates, Inc.

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PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Waiver of Plat re-subdivision was approved by the Town in 2013. There are two (2) recorded cross-access and utility easements existing within the site.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As mentioned above, access to the site is proposed via two / 2-way driveway connections to the existing north / south cross-access easement within the adjoining Dollar General Store site that already has an established driveway connection to Hallandale Beach Boulevard. At the southern edge of the O'Reilly site an east / west 30-foot wide easement with a driveway interconnects all three (3) sites within Tract "Q" to access SW 48th Avenue about 250 feet south of Hallandale Beach Boulevard. At the northern portion of the O'Reilly site is a portion of the pre-established east / west cross-access easement that is 24 feet in width that aligns with the parking lot driveway in the Dollar General site and extends to the easterly O'Reilly site boundary. The currently vacant easternmost site in Tract "Q" will eventually connect at the both the north / south cross-access easement points. When Tract "Q" was re-subdivided in 2013 an additional 10 feet of road right-of-way for Hallandale Beach Boulevard was dedicated to FDOT to comply with the 120-foot Trafficway Plan width; therefore, no additional right-of-way is necessary to be granted by the development. Motorists seeking to access the site traveling eastbound can turn into the site at the existing driveway on the adjoining Dollar General site or via the SW 48th Avenue shared driveway. Motorists traveling westbound will have to travel to SW 48th Avenue and either make a U-turn movement or use the SW 48th Avenue driveway connector.

CONCURRENCY ISSUES

Potable Water / Wastewater – Based on the development level indicated in the development plan the proposed project, according to the Town's LDR criteria, would generate a need of about 800 gallons per day for potable water and the same 800 gallons per day for wastewater (292,000 gallons per year). The Town owns the local Sanitary Sewer system (main lines / pumps) and all property owners must connect. Broward County owns and operates the Potable Water system in the South County area. The Town has large user agreements for both Potable Water (Broward County) and sanitary sewer treatment (Hollywood). Based on the probable demand, the operating and plant capacities of potable water and wastewater are sufficient and can serve the development without expansion. Water service will be provided by an existing 12-inch water main located in the southern right-of-way West Hallandale Beach Blvd. A proposed domestic and irrigation water meter will tie into this existing water main. The project will be served by an existing 8-inch sanitary sewer force main within the east right-of-way of SW 48th Avenue. A proposed 2" force main will tie into the Town's sanitary sewer force main and then connect to a private lift station on the O'Reilly property.

Transportation System – This property is anticipated to generate approximately 495 new trips per day (18 AMPH trips / 48 PMPH trips). Hallandale Beach Boulevard is currently a four (4) lane divided facility with turn lanes at certain intersections. The Town / FDOT has adopted a concurrency Level of Service (LOS) for this road of "D". The Town was previously within the County's Transportation Concurrency Exception Area (TCEA) but the County has now abandoned that concurrency method and adopted a Transit Oriented Concurrency / TCMA system that is

Michael Miller Planning Associates, Inc.

focused more on mass transit than vehicles. Development is allowed to proceed with the payment of transit impact fees. Hallandale Beach Boulevard in this area carries about 30,000 trips per day / 2,790 trips in the PM Peak Hour. The design capacity of the roadway as a 4LD roadway @ LOS D is 32,700 trips per day / 3,110 trips in the PM Peak Hour. Therefore, the current V/C (volume to capacity) ratio is .92 or LOS D. The Town may approve the development despite any LOS problems in the area. There are long-range plans to possibly widen Hallandale Beach Boulevard to a 6LD roadway, but the exact timetable is unknown. Finally, there are existing mass transit bus routes along Hallandale Beach Boulevard and bus stops adjoining the site.

Stormwater System - The applicant has submitted drainage plans and calculations showing that they will comply with the Town's LOS criteria (25-year storm event @ 24-hour duration). The applicant's study used a 25-year storm event / 72-hour duration rate – which is a worse case scenario. Prior to development the developer will have to obtain a Broward County drainage permit. Therefore, the on-site drainage system is oversized and should adequately serve the site.

Solid Waste – Based on the site plan data listed, this development would generate about 80 pounds per day / 29,200 pounds of solid waste per year. The Town's solid waste provider is Waste Management. At this time sufficient service / capacity exists.

BUILDING AND ARCHITECTURAL DESIGN COMMENTS

Section 5-103 (p) of the Town Code requires all non-residential buildings to avoid the appearance of a "box-like" structure. Sloped roof surfaces and enhanced architectural detailing are strongly encouraged. While the proposed building does not include sloped roof surfaces there are abundant building undulations with varying roof heights and enhanced projected architectural details. The Town has the latitude to approve alternatives if deemed acceptable – enhanced architecture). Based on the architectural enhancements MMPA recommends approval.

COMMENTS / STAFF RECOMMENDATIONS

MMPA recommends **APPROVAL** of the proposed Site Development Plan prepared by project architect (Craig A. Schneider, AIA Architect) as well as several engineering / landscape architect subconsultants, based on the latest revised plans dated June 10th, 2020 to allow for the construction of a one-story / 8,001 square foot O'Reilly Auto Parts Store (retail) subject to the following conditions:

- 1) **Exterior Building Colors** – The preliminary exterior building colors submitted appear to comply with the Town's Official Paint Color Palette. Prior to painting the exterior of the building, the applicant shall submit a separate Town Color application for formal approval by the Town Planner.
- 2) **Roof-Mounted Mechanical Equipment** - There is no definitive indication of where the A/C units will be located. Also, there was no roof plan submitted. Town Code Sec. 5-103(p) and (q) prohibit any roof-mounted mechanical equipment from being visible offsite. The building elevations show parapet walls and other decorative roof features that might help screen any roof-mounted mechanical equipment. During Building Permit review sufficient detail must be provided to screen all equipment.

Michael Miller Planning Associates, Inc.

- 3) **Building Architecture** – Section 5-103(p) of the Town Code requires all non-residential buildings to avoid the appearance of a “box-like” structure. Sloped roof surfaces strongly encouraged. While the proposed structure does not include sloped roof surfaces there are multiple building undulations with varying roof heights and architectural design. The Town has the latitude to approve alternatives if deemed acceptable. MMPA recommends the Town approve the architectural design as submitted, as enhanced building articulation has been provided. If the Town does not approve the current building architectural design, the applicant shall modify the plans accordingly prior to approval.
- 4) **Impact Fee Payments** – Prior to the issuance of building permits the developer / owner shall pay all required Broward County and Town impact fees, connection fees and Building Permit fees.
- 5) **Site Plan Expiration** - This Site Development Plan approval will expire 18 months from the date of Town Commission approval in accordance with Section 20-25 of the Code if no valid Building Permit for the principal building has been issued and kept in force.

Michael Miller Planning Associates, Inc.

SP

TOWN OF PEMBROKE PARK

APPLICATION FOR SITE PLAN APPROVAL

Date: 3-8-18
Case No: 18-298
Receipt No.: 23053

Fee: (1) Major: The initial cost recovery fee shall be \$7,500.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.

(2) Minor: The initial cost recovery fee shall be \$1,750.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the above referenced fee shall be non-refundable.

In addition to this application for Site Plan approval, the Applicant shall supply the documentation required by Section 20-16 of the Town's Code of Ordinances as well as the Town's Site Plan Submission Checklist. The Site Plan Checklist is available from the Town Planner.

Petitioner: Rob Turrentine

Address: 233 South Patterson Ave

City: Springfield, MO 65802

Phone: 417-862-2674 / 417-868-4248

If Petitioner is not the Owner, Name of Owner: O'Reilly Automotive Stores, INC

Signature of Petitioner: [Signature]

Present Zoning District: B-1 Present Future Land Use Map (FLUM) Designation: _____

Address of Property: 4700 West Halladale Beach BLVD

Legal Description of Property (Plat Book/Page or Metes and Bounds): The west 130.65 feet of the east 280.65

feet of tract Q, in Block 50, of a resubdivision of Lake Forest Section four, according to the plat there of, as

Recorded in plat book 43, page 45, of the public records of Broward County, Florida.

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: [Signature] Sworn to and subscribed before
me this 6 day of March 2018, by Scott Kous

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: [Signature]

Type or Print Name: Gayle Wells

GAYLE WELLS
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Nov. 13, 2021
Commission #13547003

FOR STAFF USE ONLY

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

Town Commission Date: _____ () Approved Resolution No. _____
() Denied () Approved with conditions

Last Revised 10/09/2003

ESTERLY SCHNEIDER & ASSOC., INC. AIA
Esterly, Schneider & Associates, Inc.
1736 E. Sunshine, Suite 417
Springfield, MO 65804

23053

Check Date: 03/06/18

Total Payment: 1,750.00

Town of Pembroke Park

Memo:

O'Reilly, Pembroke Park, FL, Minor Site Plan Review Initial Cost
Recovery Fee

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER. THE BACK, A UNIQUE CHECK IDENTITY BAR CODE AND A WATERMARK - HOLD AT AN ANGLE TO VIEW.

ESTERLY SCHNEIDER & ASSOC., INC. AIA
1736 E. Sunshine, Suite 417
Springfield, MO 65804
417-862-0558

COMMERCE BANK
101000019

23053

VOID AFTER ONE YEAR

03/06/18

PAY

Town of Pembroke Park

DATE

AMOUNT

One Thousand Seven Hundred Fifty And 00/100 Dollars ***** 750.00

TO THE
ORDER
OF

Town of Pembroke Park

AUTHORIZED SIGNATURE

⑈023053⑈ ⑆101000019⑆ 090045381⑈

O'REILLY AUTOMOTIVE, INC. NO. 326187 DATE 03/15/18		P O BOX 1156 SPRINGFIELD MO 65801-1156 VENDOR NAME TOWN OF PEMBROKE PARK		PHONE (417) 862-2674 FAX (417) 974-7125 CHECK NO. 2240728	
INVOICE NO. PKP-RECOVER FEE	INVOICE DATE 03/12/18	REFERENCE NO.	GROSS AMOUNT 5750.00	DISCOUNT 0.00	AMOUNT PAID 5750.00
Total Paid			5750.00	0.00	5750.00

FOLD

FOLD

THIS CHECK IS VOID WITHOUT A GREEN BACKGROUND AND A CHAINLINK SHAPE WATERMARK

O'Reilly Auto Parts

Void After 90 Days 36-1870/1012
2240728

DATE 03/15/18

PAY FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100-----

TO THE ORDER OF: TOWN OF PEMBROKE PARK
CITY HALL
3150 SW 52ND AVE
PEMBROKE PARK FL 33023

*****5750.00

Commerce Bank NA Kansas City, St Joseph

David J. Reilly
AUTHORIZED SIGNATURE MP

⑈ 2240728 ⑈ ⑆ 101218704 ⑆ 430000170 ⑈

See Reverse Side For Easy Opening Instructions

O'REILLY AUTOMOTIVE, INC.
P O BOX 1156
SPRINGFIELD MO 65801-1156

TOWN OF PEMBROKE PARK
CITY HALL
3150 SW 52ND AVE
PEMBROKE PARK FL 33023

TO REORDER CHECK FORM # 40-P270-28 REORDER FROM AQCM SOLUTIONS, INC. L. WWW.AQCM.COM

SC-681448-112-V3

U.S. PAT. 6,075,407

TOWN OF PEMBROKE PARK, FLORIDA DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: O'REILLY AUTO PARTS STORE – PEMBROKE PARK (PBK)

Location: SW of Hallandale Beach Boulevard & SW 48th Street Intersection

Address: 4700 Hallandale Beach Boulevard

General Project Description: 8,001 sf Auto Part Retail Store and associated parking lot and utilities

Site Square Feet / Acreage: 34,622 sf / 0.795 acres

Town of Pembroke Park
Building Department
FEB 21 2020
RECEIVED

The following information and analysis is intended to satisfy the requirements set forth in Article 5 of Chapter 13.5 of the Town of Pembroke Park, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each development.

Potable Water	See Section 13.5-51 (per day / per year) Shopping Center, 01. per square foot of floor space $0.10 \times 8,001 \text{ sf} = 800 \text{ gpd} / 800 \text{ gpd} \times 365 \text{ days} = 292,000 \text{ gpy}$
Sanitary Sewer	See Section 13.5-52 (per day / per year) Shopping Center, 01. per square foot of floor space $0.10 \times 8,001 \text{ sf} = 800 \text{ gpd} / 800 \text{ gpd} \times 365 \text{ days} = 292,000 \text{ gpy}$
Local Streets	See Section 13.5-53 LOS "D"
Arterial / Collector Roadways	See Section 13.5-53 LOS "D" / Trafficways Plan Required Right-of-Way State roadway driveway connection - Must provide FDOT pre-app access management letter with submission. See provided Traffic Impact Analysis
Drainage	See Section 13.5-54 - Design LOS standards to meet a 1 inch in 25 year / 24 hour storm event, and treatment of the first inch of runoff See provided Engineering Report
Solid Waste	See Section 13.5-55 (per day / per year) Industrial & Commercial → Office Building, 1lbs per 100 square feet $(8,001 \text{ sf} / 100) \times 1 \text{ lbs} = 80 \text{ lbs per day} / 80 \text{ lbs per day} \times 365 \text{ days} = 29,200 \text{ lbs per year}$
Recreation	See Section 13.5-56 - Residential Uses only – 3 acres of Community Parks per 1,000 permanent resident population (land / funds / impact fees) N/A
Public School Facilities	See Section 13.5-57 - Residential Uses only - 110% of FISH (Florida Inventory of School Houses) capacity for each Broward County Concurrency Service District. Must provide BCSB SCAD letter with submission N/A

Note: For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both AADT / PM Peak Hour). Both roadway link and signalized intersection analysis is required, as required by the Town.

Last Updated 01/01/15



February 28, 2019

Michael J. Miller, AICP
Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Re: O'Reilly Auto Parts
4700 West Hallandale Beach Blvd.
Pembroke Park, FL
Acct. No.: 18-298
MMPA Acct. No.: 00-1101-1107

Dear Michael:

See below for responses to plan review comments dated 3-19-19. Comment numbers below correspond to those of the plan review letter. Comments not included below will be responded to by other consultants.

Comment #18: Photometric plan requires revisions. Spillover at the property lines is not to exceed one (1) foot-candle. Outside illumination shall be provided from thirty (30) minutes prior to sunset until at least thirty (30) minutes after the closing of any establishment.

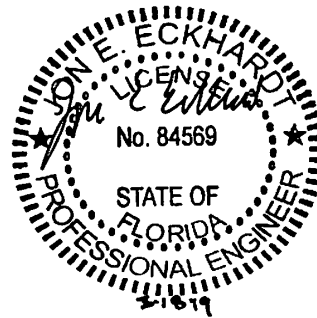
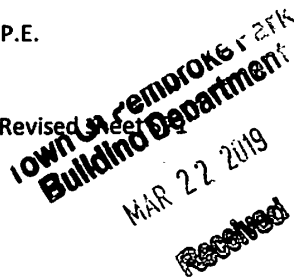
Response: Site lighting has been revised to meet 1.0 foot-candle maximum at the property line, and notation for operation of lighting has been revised. Refer to revised sheet SP1.

Respectfully,

Jon E. Eckhardt, P.E.
RTM Associates

Enclosures:

Revised letter





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0490
Property Owner	O'REILLY AUTOMOTIVE STORES INC	Millage	0613
Mailing Address	PO BOX 9167 SPRINGFIELD MO 65801-9167	Use	10
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR Q E 120 OF W 270 BLK 50 LESS POR OF TR Q DESC IN 50514/497, LESS 10 FT STRIP DESC IN 50514/497 & CORR IN OR 50547/690		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$201,380		\$201,380	\$201,380	
2018	\$201,380		\$201,380	\$201,380	\$4,335.13
2017	\$201,380		\$201,380	\$167,510	\$3,854.48

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$201,380	\$201,380	\$201,380	\$201,380
Portability	0	0	0	0
Assessed/SOH	\$201,380	\$201,380	\$201,380	\$201,380
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	\$201,380	\$201,380	\$201,380	\$201,380

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/10/2017	WD*-E	\$790,000	114660500	\$12.00	16,782	SF
9/12/2014	WD*-E	\$265,100	112536741			
3/1/1977	WD	\$40,000	3148 / 280			
6/1/1976	WD	\$40,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

Property Id: 514230090490

**Please see map di



April 9, 2019

Flight Date: Betv



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0491
Property Owner	O'REILLY AUTOMOTIVE STORES INC	Millage	0613
Mailing Address	PO BOX 9167 SPRINGFIELD MO 65801-9167	Use	10
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR Q LESS E 120 OF W 270 & LESS E 150 BLK 50,LESS POR OF TR Q DESC IN 50514/497,LESS 10 FT STRIP DESC IN 50514/497 & CORR IN 50547/690		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$214,080		\$214,080	\$214,080	
2018	\$214,080		\$214,080	\$214,080	\$4,608.51
2017	\$214,080		\$214,080	\$178,070	\$4,097.49

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$214,080	\$214,080	\$214,080	\$214,080
Portability	0	0	0	0
Assessed/SOH	\$214,080	\$214,080	\$214,080	\$214,080
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	\$214,080	\$214,080	\$214,080	\$214,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/10/2017	WD*-E	\$790,000	114660500	\$12.00	17,840	SF
9/12/2014	WD*-E	\$265,100	112536741			
			3148 / 280			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Book)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

Property Id: 514230090491

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