



AGENDA

PLANNING AND ZONING MEETING

6:00 PM - Thursday, October 7, 2021

Council Chambers

	Page
1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. ROLL CALL	
4. APPROVAL OF THE PREVIOUS MEETING MINUTES	
4.1. Adoption of Minutes - September 9, 2021	3 - 5
Recommendation: That the Minutes be adopted as presented 09 09 2021 Planning Zoning Meeting (PZB) HS Edits	
5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES	
6. APPLICATIONS/PUBLIC HEARINGS	
6.1. File No: 21-RZ-01	6 - 30
Applicant: Hallandale Land Trust LLC. / Southeast Investments, Inc. Request: Amend the permitted uses for Parcel B of the Seneca Plat to allow a self-storage facility. Agenda Item Report - AIR-21-207 - Pdf Presentation 2021-10-05 PowerPoint-PandZ Zito (002)	
6.2. File No: 21-SE-01	31 - 55
Applicant: Hallandale Land Trust LLC. / Southeast Investments, Inc. Location: 3195 West Hallandale Beach Blvd Request: Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat. Agenda Item Report - AIR-21-208 - Pdf	
6.3. File No: 21-SE-02	56 - 80
Applicant: Hallandale Land Trust LLC. / Southeast Investments, Inc. Location: 3195 West Hallandale Beach Blvd Request: Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat. Agenda Item Report - AIR-21-209 - Pdf	
6.4. File No: 21-PR-01	81 - 104
Applicant: Hallandale Land Trust LLC. / Southeast Investments, Inc. Location: 3195 West Hallandale Beach Blvd Request: Parking Reduction for a self-storage facility. Agenda Item Report - AIR-21-210 - Pdf	
6.5. File No: 21-SP-05	105 - 153
Applicant: Hallandale Land Trust LLC. / Southeast Investments, Inc.	

Location: 3195 West Hallandale Beach Blvd
Request: Site Development Plan for a gasoline station, fast food restaurant, bank/medical/retail/office building and self-storage facility (Seneca Town Center).

[Agenda Item Report - AIR-21-211 - Pdf](#)

7. OLD BUSINESS
8. NEW BUSINESS
9. 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

3150 SW 52 Avenue
Pembroke Park, FL. 33023
Telephone: 954-966-4600

Planning & Zoning Board
MEETING MINUTES
Thursday, September 9, 2021
6:00 PM
Commission Chambers, Town Hall
Pembroke Park, FL 33023

Town Planner Heidi Siegel called the meeting to order at 6:05 p.m. in the Commission Chambers.

ROLL CALL

Board members present were Reneesha McNeil; Erik Morrisette; Laurita Robinson; Shauniel Brown. Absent: Charisse Colon

In attendance were Town Clerk Marlen D. Martell and Assistant to the Town Clerk Suzi Reutlinger recording the meeting. Also, present were Town Planner Heidi Siegel, and Town Attorney Melissa Anderson

INTRODUCTIONS

2.1 Planning and Zoning Board Members

Introduction of the Pembroke Park Planning and Zoning Board Members. Ms. Siegel welcomed the committee members and had each member introduce themselves and give a brief background.

2.2 Town Staff

Ms. Siegel introduced staff in attendance which included Town Attorney Melissa Anderson, Town Clerk Marlen D. Martell, Assistant to the Town Clerk Suzi Reutlinger. Each staff member introduced themselves and gave a brief background.

4. GOVERNMENT IN SUNSHINE, PUBLIC RECORDS AND ETHICS

Town Attorney Anderson went over the Government in the Sunshine, Public Records and Quasi-Judicial Handout. (Attached)

1

3. PLANNING AND ZONING BOARD RESPONSIBILITIES

3.1 Term of Office

Handout (Attached)

3.2 Board Officers

Handout (Attached)

3.3 Comprehensive Plan/Future Land Use map

Handout (Attached)

3.4 Zoning Code/ Zoning Map

Handout (Attached)

3.5 Site Plan Review

Handout (Attached)

5. ELECTION OF CHAIR AND VICE CHAIR

Ms. Siegel opened the discussion for Chair and Vice Chair.

Shauniel Brown volunteered for Chair; All were in favor.

Laurita Robinson volunteered for Vice Chair; All were in favor.

6. DISCUSSION OF REGULAR MEETING DAY AND TIME

Ms. Siegel stated to the members that the Planning and Zoning Board members will only meet when there is something to be discussed, meaning that it might not be a monthly meeting.

Ms. Siegel opened discussion for a regular meeting day and time. It was agreed that holding the meeting on the first Thursday of every month at 6:00pm would work for everyone and all were in favor

ADJOURNMENT

Shauniel Brown moved to adjourn the meeting. All were in favor

The meeting was adjourned at 7:01 PM.

ATTEST:

(SEAL)

2

Town of Pembroke Park
Planning & Zoning Board Meeting
September 9, 2021

Suzi Reutlinger, Board Secretary

AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: Item 6.1 File No: 21-RZ-01 Request: Amend the permitted uses for Parcel B of the Seneca Plat to allow a self-storage facility.
Meeting: AGENDA PLANNING AND ZONING MEETING - Oct 07 2021
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and supporting materials.

ATTACHMENTS:

[6.1 21-RZ-01 Final Staff Report](#)

ITEM 6.1

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: October 7, 2021

SUBJECT: 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD

- 21-SE-01 / Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat
- 21-SE-02 / Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
- 21-PR-01 / Parking Reduction for a self-storage facility
- 21-SP-05 / Site Development Plan for a gasoline station, fast food restaurant, bank/medical office/retail and self-storage facility (Seneca Town Center)

BACKGROUND

Within the B-1 Business District is a property identified as Seneca Plat Parcel B. In 1996 the former property owners of Parcel B requested the property be rezoned from M-1 (Industrial District) and B-1 to solely B-1. Additionally, it was request that use restrictions be placed on Parcel B. The restriction of uses for Parcel B was set forth in Ordinance 96-6-1.

In 2003 a subsequent former property owner requested that the permitted uses for Parcel B be expanded to be more consistent with B-1 District permitted uses. The expanded uses for Parcel B were set forth in Ordinance 03-06-03.

The current property owner of a property within Parcel B are requesting that the permitted uses for Parcel B be further amended to allow for self-storage. This request is due to current Site Development Plan and Special Permit applications. The proposed self-storage is part of a larger development that includes a gasoline station, a fast food restaurant, and a retail/office building.

ANALYSIS

The underlining zoning district for Parcel B is B-1 Business District. The subject site is located within the Seneca Plat Parcel B ("Parcel B"). Permitted uses within Parcel B are governed by Ordinance 03-06-03. The ordinance includes permitted uses, uses requiring a Special Permit and prohibited uses. The ordinance does not address "self-storage" in any of these categories.

While the B-1 permitted uses does not apply to Parcel B, Staff acknowledges that the B-1 zoning district prohibits "wholesale, warehouse or storage uses", but does not specifically address "self-storage" (Section 28-189(3)). The M-1 zoning district allows self-storage facilities.

The subject property has a Land Use designation of "Commercial" The Town's Comprehensive Plan does not directly address self-storage facilities but does all for "office and business uses" within the Commercial and Industrial land use categories.

Within the B-1 zoning district there are no existing self-storage facilities. If these did exist, they would be considered nonconforming and be allowed to remain without any enlargement or intensification. Within the M-1 zoning district there are existing self-storage facilities. Some of these facilities are low-scale older styles with outside access and two are newer styles where most access is from the interior.

A Special Permit is generally a use that can be accommodated within a zoning district but requires additional review and may include conditions of approval. Ordinance 03-06-03 lists six uses that require a Special Permit. These uses are as follows:

- 1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- 2) Truck fueling facilities

- 3) Arcades, automotive repair establishments, convenience stores.
- 4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- 5) Auto laundry within an enclosed building.
- 6) Tire and battery store.

Concurrent with the applicant's request to allow a self-storage facility within Parcel B, the Town Planner has worked with the applicant to achieve an architectural design of the proposed self-storage that is cohesive to the overall site and minimizes the appearance of a self-storage facility.

RECOMMENDATION

Staff recommends approval of the proposed ordinance amendment as follows:

- 7. Self-storage facility (limited to one within Parcel B).*
 - a. The self-storage facility shall be a maximum height of fifty-five feet.*
 - b. Exterior access to storage bays shall not be visible from Hallandale Beach Boulevard.*
 - c. The self-storage facility shall be designed to resemble a standard commercial or office building.*

See attached Exhibit A for proposed ordinance amendment. Proposed language is in underline format.

ATTACHMENTS

Applicant's Request Letter for Rezoning
Ordinance 03-06-03
Proposed Amendment / "Exhibit A"

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

June 11, 2021

VIA ELECTRONIC MAIL

Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Amendment to Text of Zoning Code/Ordinance
3195 W. Hallandale Beach Boulevard (the "Property")**

Dear Ms. Siegel:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant, Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC (the "Applicant"), in connection with an application for a text change to the Town of Pembroke Park Zoning Code. Specifically, we are seeking a change to Town of Pembroke Park Seneca Plat Ordinance No. 03-06-03 (the "Seneca Ordinance") for a portion of Parcel B, Seneca Plat.

The Seneca Plat is recorded in Plat Book 165 at Page 9 of the public records of Broward County, Florida. A portion of Parcel B within the plat is governed under a separate set of specific regulations adopted by the Town of Pembroke Park back to 1996 pursuant to Town of Pembroke Park Ordinance No. 96-06-01. The Ordinance was substantially amended in 2003 and contains a revised list of uses divided into three distinct categories: permitted uses, uses that require a Special Permit (essentially conditional uses governed under Town of Pembroke Park Code Section 28-188) and prohibited uses.

There are six specific Town of Pembroke Park Special Permit uses delineated in the Ordinance. Our client's request is to amend the Ordinance as it relates to the Seneca Park Plat Parcel B to add a seventh Special Permit use as follows:

(7) Self-Storage facility (limited to one within Parcel B).

The Seneca Ordinance has not been modified in approximately 18 years. A large portion of Parcel B, notwithstanding prior site plan approvals, remains vacant. Our client is proposing to develop the approximate 6.22 acre Parcel with a comprehensive development that will convert

MIAMI 8438866.3 100009/300034

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

what historically has been vacant land into an attractive and function development that will activate the corner and bring needed new development and productivity to the intersection.

Simultaneous with the filing of this zoning text amendment application, our client is seeking site development approval from the Town of Pembroke Park, along with Special Permit approval to permit a gasoline service station, and, if this amendment is approved a self-storage facility.

As part of this request we adopt the Letter of Intent being submitted in connection with the request for site development and special permit approval.

Importantly, as detailed further in the above-referenced letter of intent, the proposed self-storage facility is not a standalone use but an integral part of a cohesive development to aesthetically and functionally complement the other proposed uses, would be limited to a single facility within Parcel B, and because it is subject to a Special Permit, the use plan can be adopted as part of the overall plan with landscaping and features to blend in with the overall development. The Property subject to the site-specific application can support the proposed uses on the Property, especially given the self-storage facility being a more passive use that generates minimal traffic but which generates additional property tax revenues for the Town and serves as a visual transition from the West Hallandale Beach Boulevard to the industrial park to the north.

There has been a significant evolution in self-storage facilities from the nondescript historic self-storage facility structures that have often generated opposition, to the modern approach to such facilities that architecturally blend with the community.

Based on the forgoing, we respectfully request staff's favorable recommendation of the Seneca Plat Ordinance to incorporate the ability to locate a single self-storage facility within Parcel B.

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

Very truly yours,



Brian S. Adler

BSA/ea

ORDINANCE NO. 03-06-03

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ZONING; AMENDING THE ZONING CLASSIFICATION FOR A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC have submitted an application to amend the permitted use for their property described in Section 1 hereof and located in the B-1 Business Zoning District; and

WHEREAS, the subject property previously was entitled to all of the permitted uses described in the B-1 Business Zoning District; and

WHEREAS, the prior owners of the subject property requested that the permitted uses be amended to a more restricted schedule of permitted uses of their property for their development purposes; and

WHEREAS, the Town amended the permitted uses on the subject property as set forth in Ordinance No. 96-6-1; and

WHEREAS, the applicants have requested that the permitted uses be amended so that they are more consistent with the permitted uses of other properties within the B-1 Business Zoning District; and

WHEREAS, the Town's Consultant Planner has reviewed the re-zoning application, the Town's Code of Ordinances and Comprehensive Plan, the development of the property in the area, and has prepared a report setting forth the appropriate permitted uses for the subject property; and

WHEREAS, the Hearing Examiner of the Town of Pembroke Park pursuant to the notice requirements of Chapter 28, of the Code of Ordinances of the Town of Pembroke Park, and Chapter 166, Florida Statutes, conducted a public hearing on June 9, 2003 to consider the re-zoning application and took testimony from the applicant, Town Staff and interested parties; and

WHEREAS, the Hearing Examiner has prepared a report based upon the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission

grant the request for amendment of the permitted uses on the property as set forth in the attached Exhibit "A"; and

WHEREAS, the Pembroke Park Town Commission has reviewed the Hearing Examiner's Report and conducted a public hearing on June 11, 2003 and deems it in the best interest of the Town of Pembroke Park to amend the permitted uses of the subject property as set forth in the attached Exhibit "A".

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

Section 1: That the re-zoning petition filed by Hallandale Remaining Lands, LLC and Seneca Security Holdings, LLC to amend the zoning classification for the following described property, to wit:

Parcel B, "SENECA PLAT", according to the plat thereof, as recorded in Plat Book 165, Page 9 of the Public Records of Broward County, Florida

Less the following described parcel of land:

Commence at the Southeast corner of said Parcel B;

Thence North 01°39'19" West along the East line of said Parcel B, a distance of 346.34 feet to the Point of Beginning;

Thence South 88°18'54" West, a distance of 1,341.09 feet;

Thence North 01°33'09" West along the West line of said Parcel B, a distance of 104.05 feet;

Thence North 88°18'07" East along the North line of Parcel B, a distance of 670.28 feet;

Thence North 88°21'41" East along the North line of said Parcel B, a distance of 670.63 feet;

Thence South 01°39'13" East along the East line of said Parcel B, a distance of 103.66 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida; containing 10.43 acres, more or less.

be and the same is hereby granted, and the permitted uses for the subject property shall be those set forth in the attached Exhibit "A".

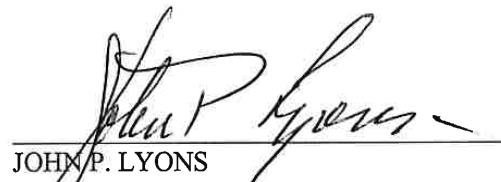
Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

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

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

PASSED AND ADOPTED on First Reading this 11th day of June, A.D., 2003.

PASSED AND ADOPTED on Second Reading this 20th day of June, A.D., 2003.



JOHN P. LYONS
Mayor-Commissioner

ATTEST:



HOWARD P. CLARK, JR.
Clerk-Commissioner

03-06-03-Ord-corrected.wpdFN18599E

EXHIBIT "A"

PERMITTED USES OF REAL PROPERTY DESCRIBED IN SECTION 1 OF
ORDINANCE 03-06-03

- (1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (2) Bakery and delicatessen ~~provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment including the preparation, distribution and retail sales of products (uses such as Dunkin Donuts / Krispy Kreme).~~
- (3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair, shoe-shine.
- (4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (5) Automobile parking lot and parking garage.
- (6) Hotel and motel.
- (7) The following services:
~~Bath and massage parlors, commercial gymnasiums, service stations (see Special Permit use list), fur storage, hospitals as defined in Section 395.002, Florida Statutes 1995, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit use list).~~
- (8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.

- f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- (9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool or billiard room, theater, museum, exhibits.
 - (10) The following types of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufactures agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
 - (11) The following miscellaneous uses:
Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, ~~meter bus terminal~~, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.
 - (12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
 - (13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair, newspaper printing plant.
 - (14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, ~~pony ride and pony riding rink~~, skating rink, swimming pool, ~~drive-in theater~~.
 - (15) Armory, lodge hall, ~~pawnshop~~, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscaper.
 - (16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstering shop utilizing the services of not more than four (4) persons on the premises and occupying not more than for thousand (4,000) square feet of floor space, offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials, ~~used furniture and household appliances entirely within a fully enclosed building.~~
 - (17) Accessory uses and structures.

The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

- (1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- (2) Truck fueling facilities.
- (3) Arcades, automotive repair establishments, convenience stores.
- (4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- (5) Auto laundry within an enclosed building.
- (6) Tire and battery store.

None of the following uses shall be permitted:

- (1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- (2) Pawn shops.
- (3) Thrift stores.
- (4) Tattoo and piercing parlors.
- (5) Fortune tellers / Astrology.
- (6) Flea markets.
- (7) Religious establishments.

Exhibit "A"
Permitted Uses of Real Property Described in Section 1 of Ordinance No. 21-XX-XX

- 1) The following types of retail stores:
Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, drug, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply, gift, greeting cards, grocery, hardware, hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, seafood, souvenir, sporting goods, stationary and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- 2) Bakery and delicatessen: Including the preparation, distribution, and retail sales of products (uses such as Dunkin Donuts/ Krispy Kreme).
- 3) The following personal services:
Barber, beauty parlor, pressing and mending, shoe repair; shoeshine.
- 4) The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry-cleaning pickup station, medical and dental offices, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- 5) Automobile parking lot and parking garage
- 6) Hotel and motel.
- 7) The following services:
Commercial gymnasiums, service stations. (See Special-Permit use list), fur storage, hospitals as defined in Section 395.002, Florida Statutes 1995, radio, television and phonographic repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than ten (10) such trailers for rental or sale purposes (see Special Permit use list).
- 8) Dry cleaning establishment for direct services to customers, subject to the following limitations and requirements:
 - a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
 - b. The establishment shall not provide wholesale or commercial pickup or delivery service.
 - c. The services of not more than five (5) persons shall be utilized in the operation of the establishment.
 - d. Not more than two (2) cleaning units shall be used in any establishment, neither of which shall have a rated capacity of forty (40) pounds.
 - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.
 - f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and nonflammable.
- 9) The following amusement and recreational uses:
Aquarium, assembly hall, nightclub, music hall, bar, tavern, pool, or billiard room, theater, museum, exhibits.
- 10) The following type of office uses:
Banks and financial institutions, business and professional offices, custom brokers and manufactures agency, employment office, governmental offices, messenger office, post office, public utility offices, stockbroker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
- 11) The following miscellaneous uses:

Exhibit "A"

Permitted Uses of Real Property Described in Section 1 of Ordinance No. 21-XX-XX

Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, rugs and the like, costumer, dental laboratory, interior decorator, lawn furniture sale, photographic studio, radio and television studios, public safety such as police, rescue and fire stations, governmental offices.

- 12) New or used automobile, truck and trailer display, sales and repairs, when a special permit has been issued by the Town Commission approving the operational hours, lighting, signage and location of vehicles. Repair and service garage, not including bumping and painting. Auto laundry, boat sales (see Special Permit use list).
- 13) Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonographic repair.
- 14) Archery range (indoor), barbecue stand, boxing and sports arena, drive-in restaurant, refreshment stand, golf driving range, miniature golf course, bowling alley, skating rink, swimming pool.
- 15) Lodge hall, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency.
- 16) Tire and battery store (see Special Permit use list), retail plumbing and electrical fixtures, lawn mower rental, sales and service, ship chandlery, upholstery shop utilizing the services of not more than four (4) persons on the premises and occupying not more than four thousand (4,000) square feet of floor space; offices of electrical and plumbing contractors, including not over four thousand (4,000) square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials.
- 17) Accessory uses and structures.

The following uses may be permitted by the Town of Pembroke Park by Special Permit in accordance with the procedures in Section 28-188 of the Code of Ordinances:

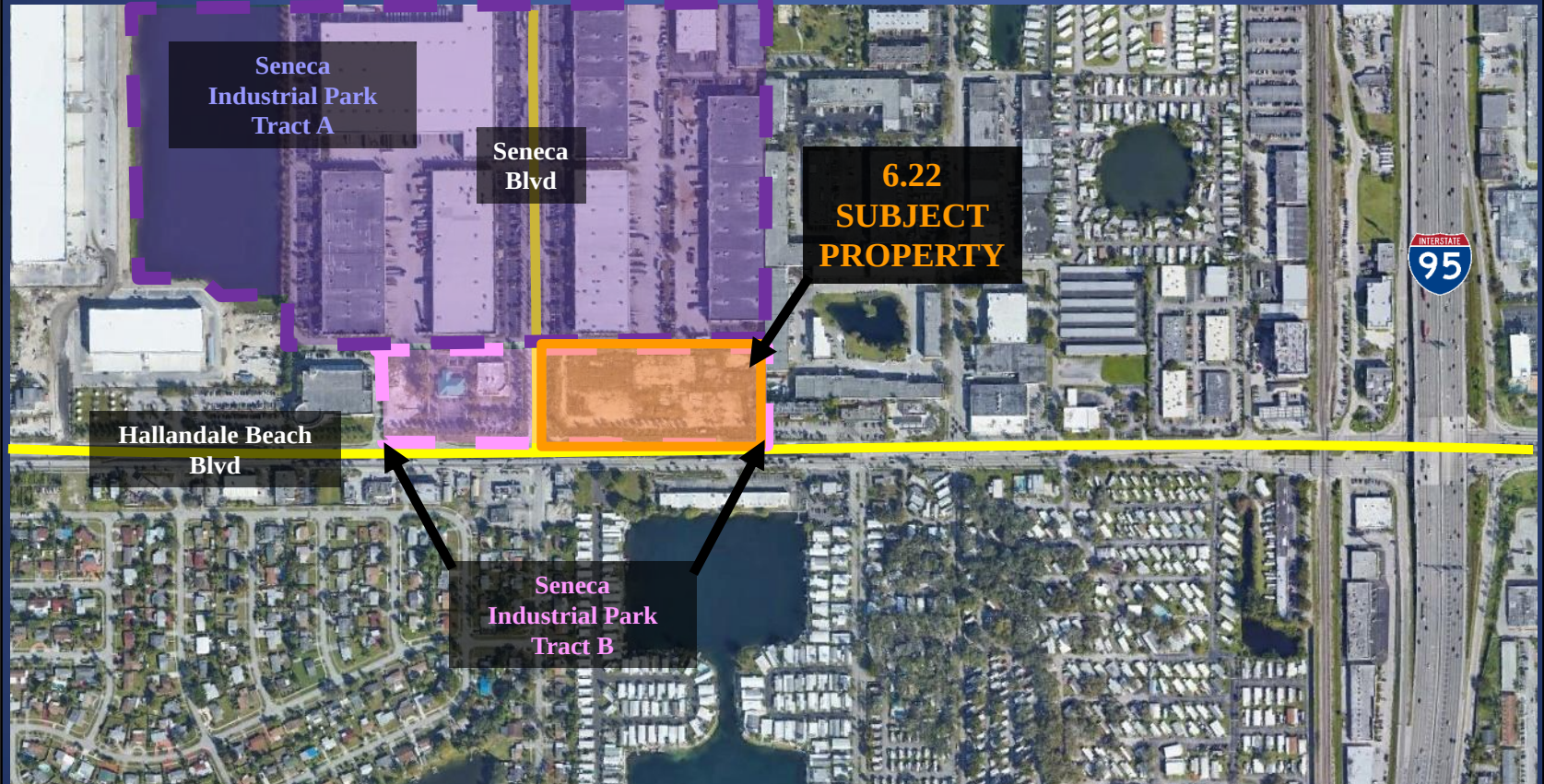
- 1) Gasoline, diesel or natural gas sales, motor vehicle service stations (limited to one within Parcel B).
- 2) Truck fueling facilities.
- 3) Arcades, automotive repair establishments, convenience stores.
- 4) New or used automobile, boat, motorcycle, RV, truck or trailer display, sales and repairs.
- 5) Auto laundry within an enclosed building.
- 6) Tire and battery store.
- 7) Self-storage facility (limited to one within Parcel B).
 - a. The self-storage facility shall be a maximum height of fifty-five feet.
 - b. Exterior access to storage bays shall not be visible from Hallandale Beach Boulevard.
 - c. The self-storage facility shall be designed to resemble a standard commercial or office building.

None of the following uses shall be permitted:

- 1) Bath and massage parlors, adult entertainment uses as defined in Chapter 15 Article IX of the Town's Code of Ordinances. This provision shall not be construed to prohibit the owner from requesting a specific rezoning to the Town's B-1A Business Adult-Use Overlay Zoning District. The Town is not obligated to approve any such rezoning.
- 2) Pawn shops.
- 3) Thrift stores.
- 4) Tattoo and piercing parlors.
- 5) Fortune tellers / Astrology.
- 6) Flea markets.
- 7) Religious establishments.

Seneca Town Center

Northeast Corner Hallandale Beach Blvd and Seneca Blvd



Consultant Team:

 Bilzin Sumberg

BOHLER //

Town of Pembroke Park
P&Z Meeting – October 7 2021



FERBER

Applicant's Request:

- **Recommendation of approval**
 - Zoning Text Amendment to Allow Self-Storage in Seneca Parcel B
 - Special Permit: Gasoline Station
 - Special Permit: Self Storage
 - Parking Reduction: Self Storage
 - Site Plan Approval

Staff Recommends Approval

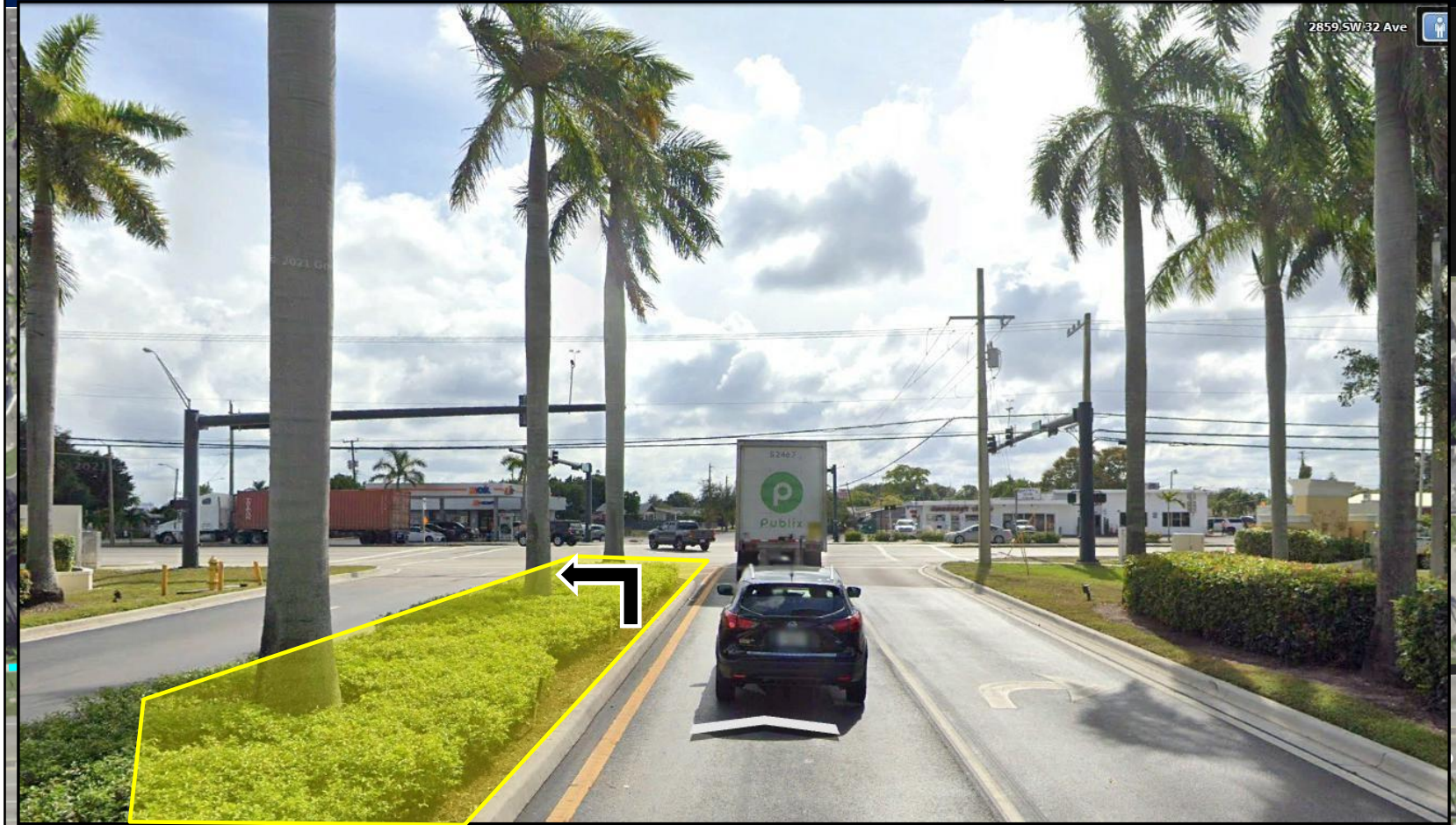


Access Approved By Council



Request





Proposed Site Plan

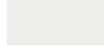
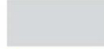




Proposed Conv Store/Gas Architecture



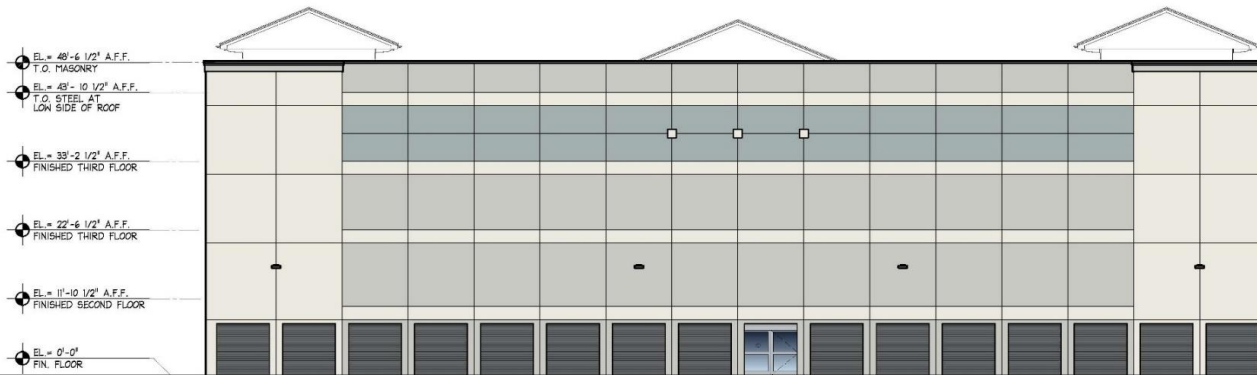


	FIELD COLOR MOONLIGHT WHITE BM# OC-125
	SECONDARY COLOR STONINGTON GREY BM# HC-170
	ACCENT ORANGE RAL 2003
	SHUTTER OCEANIC TEAL BM# 669
	STACKED STONE KEY WEST STONE NATURAL STONE VENEERS (OR SIMILAR)
	PLANK LAP SIDING HARDIE PLANK (OR SIMILAR)



Proposed Fast Food Architecture





EXTERIOR FINISH SCHEDULE			
CEMENT PLASTER / EPS FINISHES (APPLICABLE EPS FINISH WITH INTEGRAL COLOR AND TEXTURE)			
TAG	MANUFACTURER	COLOR	DESCRIPTION
CE-01	DEWITT	MATCH B71 AC-40	CUSTOM DEWITT STRATISTONE COLOR
CE-02	DEWITT	"LACEDIN WHITE"	CUSTOM DEWITT STRATISTONE COLOR
CE-03	DEWITT	MATCH B71 AC-70	CUSTOM DEWITT STRATISTONE COLOR
CE-04	DEWITT	"STONINGTON GRAY"	CUSTOM DEWITT STRATISTONE COLOR
CE-05	DEWITT	MATCH B71 AC-18	CUSTOM DEWITT STRATISTONE COLOR
CE-06	DEWITT	"KENTUCKY HAZEL"	CUSTOM DEWITT STRATISTONE COLOR
PAINT FINISHES			
CE-07	BENL MOORE	B71 225-01	BAHAMA SHUTTERS
CE-08	BENL MOORE	B71 10-12	TRIM DOORS
METAL TRIM, METAL ROOF, GALVALUM CORING, CANOPY, DS, SHUTTERS AND GUTTER			
CE-09	PAC-GLAD	"CHARCOAL"	STAIRS SID
CE-10	PAC-GLAD	"CLEAR ANODIZED"	KYMAR 885 TRIP AT LIGHT FIXTURES AND SELECT CORING
ALUMINUM STOCKPOORNT			
CE-11	TRIM	CLEAR ANODIZED	
CEMENTIOUS SIDING			
CE-12	WARRIDE BOARD	MATCH B71 2018-40	SIDING
CE-13	WARRIDE BOARD	MATCH B71 AC-40	TRIM
CE-14	WARRIDE BOARD	MATCH B71 AC-18	ACCENT VENT

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

Proposed Self Storage Architecture





Seneca Town Center



Proposed Project Rendering (View from HBB)



Anticipated Project Timeline:

- Non-Vehicular Access Line – Town Approved 9/8/21
- Town DRC – Approved 9/27
- Town Planning and Zoning – Tonight!
- Town Council Meeting #1 – Scheduled 11/10/21
- Town Council Meeting #2 – Scheduled 12/8/21
- Broward County NVAL – Anticipated Feb/March 2022
- Permit Issuance – In Progress
 - FDOT/Broward – Anticipated Feb 2022 (Access Approved)
 - Town Site Permits – Anticipated Feb 2022
 - Town Building Permits – Anticipated 2022
- ❖ **Groundbreaking Spring 2022**
- ❖ **Site Construction Summer/Fall 2022**
- ❖ **Vertical Construction 2023-2024**

Anticipated Project Timeline



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Ferber Company Portfolio



Seneca Town Center

Northeast Corner Hallandale Beach Blvd and Seneca Blvd



Consultant Team:

Bilzin Sumberg

BOHLER

Town of Pembroke Park
P&Z Meeting – October 7 2021



AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: Item 6.2 File No: 21-SE-01 Request: Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat.
Meeting: AGENDA PLANNING AND ZONING MEETING - Oct 07 2021
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and supporting materials.

ATTACHMENTS:

[6.2 21-SE-01 Final Staff Report](#)

ITEM 6.2

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: October 7, 2021

SUBJECT: 21-SE-01/ Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat
3195 West Hallandale Beach Boulevard / Seneca Town Center

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

SITE DATA

Property Folio ID:	514220170073
Owner/Agent:	Hallandale Land Trust LLC / Southeast Investments, Inc
Land Use Designation:	Commercial
Adjacent Land Use Designation:	North: Industrial
	East: Medium High Residential
	South: Commercial
	West: Commercial
Zoning Designation:	B-1 Business District / Ordinance 03-06-03
Adjacent Zoning Designation:	North: M-1
	East: RM-25
	South: B-1
	West: B-1

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD

- 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B
- 21-SE-02 / Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
- 21-PR-01 / Parking Reduction for a self-storage facility
- 21-SP-05 / Site Development Plan for a gasoline station, fast food restaurant, drive-in bank/medical office/retail and self-storage facility (Seneca Town Center)

PROJECT BACKGROUND

The proposed project is the development of approximately 6.22 acres of commercial uses including a gasoline station, fast-food restaurant, drive-in bank/medical office/retail, and self-storage.

The project includes improvements to SW 32 Avenue and turn lanes from Hallandale Beach Blvd into the site. These improvements will be coordinated through Broward County.

The project was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances.

The Planning and Zoning Board shall review the request for a Special Permit and make a recommendation to the Town Commission. The Town Commission will hold a public hearing on the request and approve or deny the request.

PROJECT ANALYSIS

The applicant is requesting a Special Permit to establish a gasoline station within Parcel B of the Seneca Plat. The site is located in the B-1 Zoning district, however, uses within Parcel B are governed by Ordinance 03-06-03. There is a concurrent request to amend Ordinance 03-06-03; however, the proposed amendment does not impact gasoline station use which is allowed by Special Permit.

A Special Permit is generally a use that can be accommodated within a zoning district but requires additional review and may include conditions of approval. Ordinance 03-06-03 limits gasoline, diesel or natural gas sales, motor vehicle service stations to one within Parcel B with the granting of a Special Permit.

It should be noted that the B-1 zoning district has restrictions on the placement of gasoline stations. As Ordinance 03-06-03 regulates uses within Parcel B and limits gasoline, diesel or natural gas sales, motor vehicle service stations to one within Parcel B it is the position of the Town that the restrictions in the B-1 zoning district do not apply.

Section 28-188 of the Code of Ordinances outlines the procedures for Special Permits. An application for any use for which a special permit is required shall be submitted to the Planning and Zoning Board. The Planning and Zoning Board may at its discretion hold a public hearing upon consideration of the application. The Planning and Zoning Board shall provide the Town Commission with a written recommendation. The Town Commission shall hold a public hearing on the application.

Furthermore, Section 28-188.1 of the Code of Ordinances states that any special permit that is issued shall be renewed annually if the use remains in compliance with the Town's Ordinances.

The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The subject site is part of Parcel B. Prior to the proposed development there are 18,439 gross square feet of commercial uses in Parcel B. The proposed gasoline station is 5,636 square feet and rest of the proposed development on site is 127,040 square feet. This will result in the proposed total build out of Parcel B at 151,115 square feet which is under the maximum provided for by the plat note. The proposed development does not exceed the maximum square feet of commercial allowed on Parcel B.

As part of the application for a Special Permit the applicant provided a Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed gasoline station will generate. The report was reviewed by the Town's Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on Hallandale Beach Boulevard or Seneca Boulevard. The existing turn lanes at the intersection of Hallandale Beach Boulevard and Seneca Boulevard are adequate to accommodate the new trips generated by the project.

RECOMMENDATION

Staff recommends approval of the Special Permit with the following conditions:

1. This approval is granted contingent on approval with Site Development Plan dated September 23, 2021 for a proposed gasoline station and may not be assigned or transferred to another operator or application without the prior written approval of the

Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.

2. No outdoor music or speaker systems shall be installed or used for service/ advertising that is audible offsite.
3. No bright lights (over 150 watts), blinking lights, strobe lights, LED lights or holiday style lights shall be installed around or within the use. The operator shall strictly follow the Town's Sign Code allowances.
4. The approval of this Special Permit is valid for a period of one (1) year from the date of approval of a Final Certificate of Occupancy (CO) by the Town and will be renewed automatically for successive one (1) year periods, provided no complaints are received from neighboring sites, the Town's police department, or Town Code officers.
5. If a written complaint is filed by an aggrieved party negatively impacted by this use (noise/lights/traffic/etc.), the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the Special Permit approval.

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

June 11, 2021

VIA ELECTRONIC MAIL

Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Site Development Plan and Special Permit Approval
3195 W. Hallandale Beach Boulevard (the "Property")**

Dear Ms. Siegel:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC (the "Applicant"), for Site Development Plan and Special Permit Approval.

I. The Property

The Property consists of approximately 6.22 acres fronting located on the northeast corner of West Hallandale Beach Boulevard and SW 32nd Avenue/Seneca Boulevard. The Property is the subject of prior development approvals, however, the Property remains vacant and undeveloped. Our client is the contract purchaser of the Property, and the proposed application seeks approval for a multi-use development to transform this idle land to a developed parcel to provide services and tax revenues to the residents of the Town of Pembroke Park.

II. Site Plan

As evidenced by the site plan attached to the application, our client's plan is to develop the Property with four uses across an integrated site plan. The proposed plan incorporates internal drives facilitating cross access between the parcels, thus providing for two ingress and egress drives along West Hallandale Beach Boulevard rather than

MIAMI 8438947.4 100009/300034

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

independent drives for each use. Circulation is further facilitated by the access drive on SW 32nd Avenue/Seneca Boulevard, facilitating access to the Property for northbound travelers without the need to utilize West Hallandale Beach Boulevard.

By creating a uniform plan, our client proposes a common architectural theme across the site, creating both an aesthetically pleasing and functional development. The corner anchor of the site reflects a new Wawa convenience store and gasoline service station. The new Wawa will be the anchor to help activate the corner, providing not only the convenience of vehicle fueling, but the restaurant and retail services to which Wawa customers have become accustomed. Our client propose that in addition to the Wawa, a fast food restaurant with drive-through, a second use that with which our client is exploring options (including either an additional restaurant, a drive-through financial institution/bank, office or retail), and a four-story self-storage facility on the western most Property.

Both the layout of the site and the proposed mix of uses make the proposed site plan an ideal development on the Property. The proposed self-storage facility serves many purposes. The Wawa often recaptures trips that are already on the road, and the fast food restaurant and anticipated third use will generate certain AM/PM peak hour trips on the road. The self-storage use complements the above uses, in that the self-storage facility generates minimal traffic, and such traffic is generally not during the peak times utilized by the other parcels. Therefore, the self-storage facility creates a more symbiotic relationship with other uses, so as to create minimal impact on the roadways. Further, rather than stretching three uses across the Property and underutilizing the land, the self-storage facility creates an additional use that will generate additional annual property tax revenues for the Town, over and above the other three uses.

Additionally, the Property abuts an industrial park with elongated buildings perpendicular to West Hallandale Beach Boulevard. The industrial park buildings are oriented internal to the site with solid blank walls facing West Hallandale Beach Boulevard. The proposed self-storage facility will not only provide functional uses on the Property, generating additional tax revenue for the Town, but will also serve as an aesthetically pleasing transition between the industrial park to the north and West Hallandale Beach Boulevard. The proposed, self-storage facility is being designed to blend in with the other uses, creating an attractive structure fronting on West Hallandale Beach Boulevard complementing the other proposed uses on the Property.

III. Comprehensive Plan

The Property is designated as C, Commercial, on the Town of Pembroke Park Future Comprehensive Plan ("Plan") Future Land Use Map ("FLUM"). Pursuant to the Plan, the commercial use designation permits among other uses, retail, office and business uses. The proposed uses are all business uses which fall within the permitted uses authorized under and consistent with the Town Plan.

IV. Zoning and Seneca Plat Ordinance

The Property is zoned B-1, Business District. However, the Property is located within the Seneca Plat overlay district pursuant to Town of Pembroke Park Ordinance No. 96-06-01 as last modified by Town of Pembroke Park Ordinance No. 03-06-03.

The Seneca Plat Ordinance is essentially an overlay Ordinance that specially governs, and essentially supersedes the permitted use and use regulations within the noted portion of Parcel B of the Seneca Plat rather than the B-1 uses under the Town Code.

The Ordinance categorizes uses into three distinct categories, uses that are permitted as of right (which includes retail stores, offices, restaurants and other uses), uses that are permitted but require Special Permit approval, and uses that are prohibited in the district. The Seneca Plat Ordinance specifically allows and provides for the location of one gasoline station within Parcel B of the Seneca Plat. Therefore, the use under Seneca Plat Ordinance specifically governs over the use or spacing provisions otherwise set forth in the Town's land development regulations.

There are no existing gasoline stations within Parcel B of the Seneca Plat. Therefore, notwithstanding other provisions within the Town Code, one gasoline station is permitted within the Parcel B of the Seneca Plat. The proposed Wawa at the intersection of Seneca Boulevard and West Hallandale Beach Boulevard is the ideal location for such a use.

Further, concurrently with this approval application, our client is seeking to amend the Seneca Plat Ordinance to similarly allow a single self-storage facility within Parcel B of the Seneca Plat.

V. Improvements to Seneca Boulevard

The subject Property remains vacant. Our client proposes to develop the site, with such development including modifications to West Hallandale Beach Boulevard, but also significant improvements to the intersection of Seneca Boulevard/SW 32nd Avenue. These improvements not only include modifications to the signalization of the intersection, but importantly, include the redesign of Seneca Boulevard to reconfigure the southbound travel lanes to include three southbound travel lanes, a dedicated eastbound left-hand turn lane, a dedicated straight/southbound lane; and a dedicated westbound right-turn lane. The roadway improvements are being proposed at a significant cost. The ability to develop the self-storage facility and related uses are part of an overall comprehensive development program that collectively contribute to making such improvements part of economic feasible development.

VI. Conclusion



The site plan proposes new development, that when taken as a whole, will activate a vacant site into a vibrant development providing services to the community, tax revenues for the Town and an attractive cohesive development ideal for serving as a transition development between Hallandale Beach Boulevard and the industrial park. We respectfully request your favorable recommendation for Development Plan Approval for the proposed site, along with Special Permit approval to allow for the location of a single gasoline station and single self-storage facility within Parcel B of the Seneca Plat.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "BSA", with a long horizontal flourish extending to the right.

Brian S. Adler

BSA/ea



SENECA TOWN CENTER
3195 W HALLANDALE BEACH BOULEVARD
TOWN OF PEMBROKE PARK, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT LLC

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised September 21, 2021
May 31, 2021

Page 10 of 25



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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis according to the traffic study requirements included in the Town of Pembroke Park Site Plan Submission Requirements revised 2/2021. The subject property contains ± 6.22 acres zoned B-1 Business District, located at the northeast corner of Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue) in the Town of Pembroke Park, within the Southeast Broward Concurrency District. Figure 1 shows an aerial view of the project location in relation to the transportation network. Property ID associated with the subject site is 5142-20-17-0073. Exhibit 1 includes a copy of the property appraiser records for the site.

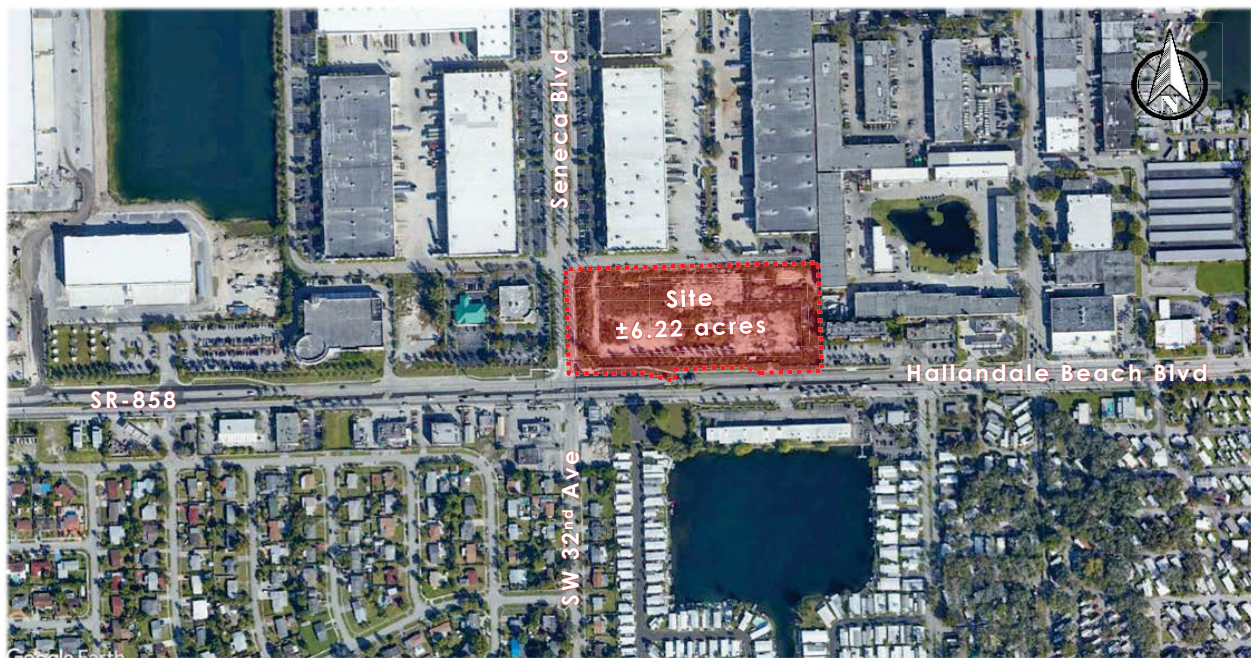


Figure 1: Project Location

The subject site is part of Parcel B of the Seneca Plat and was originally part of the Seneca Industrial Park Master Plan. The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The three properties to the west are also part of Seneca Plat Parcel B, and two of the three properties are developed with a total of 15,024 square feet of existing commercial building use.

Exhibit 2 includes a copy of the Seneca Plat while Exhibit 3 includes a copy of the latest survey for the site. Exhibit 4 includes a copy of the previously approved site plan for the site which was permitted for the construction of a mixed-use shopping center consisting of a grocery store, several retail/restaurant bays, and a daycare/learning center with a rooftop parking area and surface parking lots. The proposed plan will generate less trips than the trips currently vested for the plat.

The Seneca Town Center project is proposing a gas station consisting of a 5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank/Medical Office/Retail building, and a 121,900 SF Self Storage. Exhibit 5 includes a copy of a preliminary site plan for the project. Project build-out is expected in the year 2025.

Proposed site plan included as Exhibit 5 shows all streets bordering the proposed project, showing existing and proposed pavement markings, signing, median openings, channelization, signalization and other pertinent traffic control features that would materially affect the level of service, safety, and geometric integrity of ingress/egress arrangements to the property. Driveways as proposed have been reviewed, conceptually approved by F-DOT, and currently being reviewed by F-DOT for permitting.

2. TRIP GENERATION

Trip generation rates and equations were based on the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 includes the trip generation rates and equations used for Daily, AM and PM peak hour, while Table 2 includes the trip generation for the development remaining per the plat note.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass By	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Gen. Commercial	820	$\ln(T)=0.68$ $\ln(X)+5.57$	34%	62%	38%	$T = 0.50(X)$ $+ 151.78$	48%	52%	$\ln(T)=0.74$ $\ln(X)+2.89$
Gas Station	F-DOT	14.3*PM Trips	77%	50%	50%	$12.3*FP$ $+15.5*(X)$	50%	50%	$12.3*FP$ $+15.5*(X)$
Fast Food Restaurant + DT	934	470.95	50%	51%	49%	40.19	52%	48%	32.67
Drive-In Bank	912	100.03	35%	58%	42%	9.50	50%	50%	20.45
Medical Office	720	34.80	0%	78%	22%	2.78	28%	72%	3.46
Gen. Commercial	820	37.75	34%	62%	38%	0.94	48%	52%	3.81
Mini-Warehouse	151	1.51	0%	60%	40%	0.10	47%	53%	0.17

Tables 3 to 5 include trip generations for the three (3) proposed scenarios. Tables 6 (External Trips) and Table 7 (Net Trips) summarized the results of the proposed scenarios. According to Table 7, the maximum net Daily, AM and PM peak hour trips potentially generated due to the planned development are 1,744, 136 (70 In/66 Out), 155 (78 In/77 Out) trips respectively. Exhibit 6 includes internal capture analyses for all proposed scenarios.

Table 2: Plat Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	144,976 SF ¹	7,739	136	84	220	343	372	715
Pass-By	34%	2,631	46	29	75	117	126	243
Net Plat Traffic		5,108	90	55	145	226	246	472

¹ =160,000 SF -15,024 SF

Table 3: Trip Generation - Bank

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Drive-In Bank	3,018 SF	302	17	12	29	31	31	62
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,546	209	201	410	219	217	436
Internal Capture		2.45%	1.95%			2.75%		
Gas Station w/ Store		46	1	2	3	2	2	4
Fast Food Restaurant + DT		46	1	2	3	2	2	4
Drive-In Bank		26	2	0	2	2	2	4
Mini-Warehouse		18	0	0	0	0	0	0
Σ		136	4	4	8	6	6	12
Driveway Volumes		5,410	205	197	402	213	211	424
Pass-By								
Gas Station w/ Store	77%	3,092	109	107	216	108	108	216
Fast Food Restaurant + DT	50%	477	21	20	41	17	16	33
Drive-In Bank	35%	97	5	4	9	10	10	20
Σ		3,666	135	131	266	135	134	269
Net Proposed Traffic		1,744	70	66	136	78	77	155

Table 4: Trip Generation – Medical Office

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Medical Office	3,018 SF	105	6	2	8	3	7	10
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,349	198	191	389	191	193	384
Internal Capture		2.02%	1.03%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Medical Office		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
Σ		108	2	2	4	2	2	4
Driveway Volumes		5,241	196	189	385	189	191	380
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Medical Office	0%	0	0	0	0	0	0	0
Σ		3,576	130	129	259	127	124	251
Net Proposed Traffic		1,665	66	60	126	62	67	129

Table 5: Trip Generation - Retail

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Retail	3,018 SF	114	2	1	3	5	6	11
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,358	194	190	384	193	192	385
Internal Capture		2.02%	1.04%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Retail		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
Σ		108	2	2	4	2	2	4
Driveway Volumes		5,250	192	188	380	191	190	381
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Retail	34%	35	1	0	1	2	2	4
Σ		3,611	131	129	260	129	126	255
Net Proposed Traffic		1,639	61	59	120	62	64	126

Table 6: External Traffic Summary

Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	5,410	205	197	402	213	211	424
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	5,241	196	189	385	189	191	380
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	5,250	192	188	380	191	190	381
Max Site Plan	5,410	205	197	402	213	211	424
F-DOT Operational Analyses	8,028	275	253	528	303	291	594
Approved Plat	7,739	136	84	220	343	372	715

Table 7: Net Traffic Summary

Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	1,744	70	66	136	78	77	155
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	1,665	66	60	126	62	67	129
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	1,639	61	59	120	62	64	126
Max Site Plan	1,744	70	66	136	78	77	155
F-DOT Operational Analyses	3,288	107	95	202	129	123	252
Approved Plat	5,108	90	55	145	226	246	472

3. TRAFFIC ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 includes the proposed traffic assignment distribution for the Seneca Town Center project.

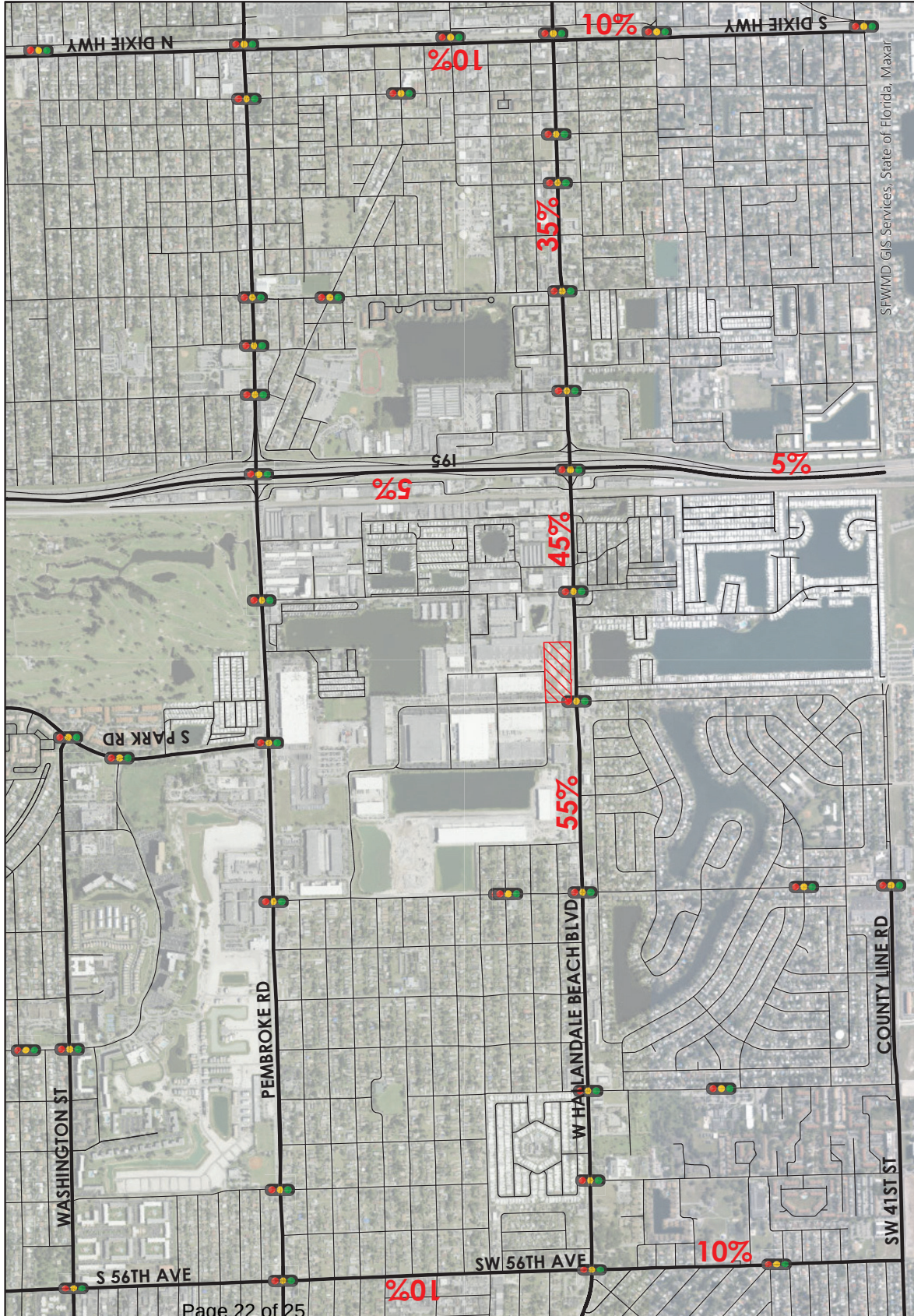


Figure 2:
Seneca Pembroke Park
Traffic Assignment



4. INTERSECTION OPERATIONAL ANALYSES

The project will have a direct impact to the signalized intersection of Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue). In addition, the proposed project will be anticipated to impact the existing eastbound U-turn just east of Seneca Blvd. Therefore, operational analysis at these two (2) intersections were submitted to F-DOT for review in order to obtain a conceptual approval for the proposed driveways and for the use of the Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue) intersection. Exhibit 7 includes the operational analyses submitted to F-DOT while Exhibit 8 summarizes the results of the analyses. Exhibit 9 includes a copy of the conceptual approval from F-DOT.

Analyses submitted to F-DOT included a 5,636 SF Convenience Store and 16 Fueling Positions, a 21,725 SF Grocery Store, and a 4,992 SF Fast Food Restaurant with Drive-Through which generate more traffic than the proposed traffic under the current proposed site plan. Exhibit 10 includes detailed Synchro 11 and HCS 7.9.5 analyses for the proposed site plan while Table 8 summarizes the results.

Table 8: Synchro 11 Analysis Summary

Hallandale Beach Blvd & Proposed Project Access Eastbound Left ±600 Feet East of Seneca Blvd	AM		PM	
95 th percentile Back of Queue (Q), (Vehicles) ^{1,2}	0.3		0.8	
95 th percentile Back of Queue (Q), ft/ln ^{1,2}	7.5		20.0	
Approach Level of Service ^{1,2}	NB (C) / SB (B)		NB (B) / SB (D)	
Existing Left/U-Turn (feet)	230 = 180 (Storage) + 50(taper)			
Hallandale Beach Blvd & Seneca Blvd	AM		PM	
	EBL	WBL	EBL	WBL
95 th percentile Back of Queue (Q), (Vehicles) ²	2.1	2.0	1.9	5.2
95 th percentile Back of Queue (Q), ft/ln ²	53.8	51.4	48.3	131.5
Intersection Level of Service ²	A		B	
Existing EBL/U-Turn (feet)	300 = 235 (Storage) + 65(taper)			
Existing WBL/U-Turn (feet)	240 = 190 (Storage) + 50(taper)			

¹ Synchro 11 HCM 6th

² HCS 7.9.5

As shown in the HCS analyses summarized in Table 8, existing eastbound and westbound left turn lanes anticipated to be used by project traffic will be able to accommodate existing and future traffic.

5. LINK ANALYSES

Link analysis using the Broward County Roadway and Capacity and Level of Service Analysis from the Broward MPO (2019/2040) was prepared for the following road segments:

- SW 56 Ave, between Dade County Line Road and Pembroke Park Road;
- I-95, between Dade County Line Road and Pembroke Park Road;
- Dixie Hwy/ 21 Ave, between Dade County Line Road and Pembroke Park Road; and
- Hallandale Beach Boulevard, between SR-7 and US-1.

Exhibit 11 includes an excerpt from the Broward County Roadway Capacity and Level of Service Analysis 2019 & 2040 report including all links within the study area. Table 9 summarizes 2019 and 2040 analysis for Peak Hour and Daily conditions.

As shown in Table 9, Hallandale Beach Boulevard, between SW 56th Avenue and I-95 will be the roadway link most impacted by the proposed project where this link will meet the adopted level of service during both Peak Hour and Daily Conditions in 2019 and 2040. In addition, SW 56th Avenue within the Town of Pembroke Park will also meet the adopted level of service during both Peak Hour and Daily Conditions in 2019 and 2040. Furthermore, project is not causing any roadway failures in any of the links included in this analysis.



Traffic Study Exhibits Available from Town Planner
(954)966-4600 ext 401
Townplanner@tppfl.gov

AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: Item 6.3 File No: 21-SE-02 Request: Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
Meeting: AGENDA PLANNING AND ZONING MEETING - Oct 07 2021
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and supporting materials.

ATTACHMENTS:

[6.3 21-SE-02 Final Staff Report](#)

ITEM 6.3

Town of Pembroke Park

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



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: October 7, 2021

SUBJECT: 21-SE-02 / Special Permit to establish a self-storage facility
within Parcel B of the Seneca Plat
3195 West Hallandale Beach Boulevard / Seneca Town Center

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

SITE DATA

Property Folio ID:	514220170073
Owner/Agent:	Hallandale Land Trust LLC / Southeast Investments, Inc
Land Use Designation:	Commercial
Adjacent Land Use Designation:	North: Industrial
	East: Medium High Residential
	South: Commercial
	West: Commercial
Zoning Designation:	B-1 Business District / Ordinance 03-06-03
Adjacent Zoning Designation:	North: M-1
	East: RM-25
	South: B-1
	West: B-1

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD

- 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B
- 21-SE-01 / Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat

- 21-PR-01 / Parking Reduction for a self-storage facility
- 21-SP-05 / Site Development Plan for a gasoline station, fast food restaurant, bank/medical office/retail and self-storage facility (Seneca Town Center)

PROJECT BACKGROUND

The proposed project is the development of approximately 6.22 acres of commercial uses including a gasoline station, fast-food restaurant, drive-in bank/medical office/retail, and self-storage.

The project includes improvements to SW 32 Avenue and turn lanes from Hallandale Beach Blvd into the site. These improvements will be coordinated through Broward County.

The project was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances.

The Planning and Zoning Board shall review the request for a Special Permit and make a recommendation to the Town Commission. The Town Commission will hold a public hearing on the request and approve or deny the request.

The review of this application is dependent on the approval of the applicant's request to amend Ordinance 03-06-03 to allow a self-storage facility in Seneca Parcel B (21-RZ-01).

PROJECT ANALYSIS

The applicant is requesting a Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat. The site is in the B-1 Zoning district, however, uses within Parcel B are governed by Ordinance 03-06-03. There is a concurrent request to amend Ordinance 03-06-03 to allow a self-storage facility in Parcel B. This amendment is required for the approval of this Special Permit request.

A Special Permit is generally a use that can be accommodated within a zoning district but requires additional review and may include conditions of approval. The proposed amendment to Ordinance 03-06-03 would limit a self-storage facility to one within Parcel B with the granting of a Special Permit.

Section 28-188 of the Code of Ordinances outlines the procedures for Special Permits. An application for any use for which a special permit is required shall be submitted to the Planning and Zoning Board. The Planning and Zoning Board may at its discretion hold a public hearing upon consideration of the application. The Planning and Zoning Board shall provide the Town Commission with a written recommendation. The Town Commission shall hold a public hearing on the application.

Furthermore, Section 28-188.1 of the Code of Ordinances states that any special permit that is issued shall be renewed annually if the use remains in compliance with the Town's Ordinances.

The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The subject site is part of Parcel B. Prior to the proposed development there are 18,439 gross square feet of commercial uses in Parcel B. The proposed self-storage facility is 121,900 square feet and rest of the proposed development on site is 10,776 square feet. This will result in the proposed total build out of Parcel B at 151,115 square feet which is under the maximum provided for by the plat note. The proposed development does not exceed the maximum square feet of commercial allowed on Parcel B.

As part of the application for a Special Permit the applicant provided a Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed self-storage facility will generate. The report was reviewed by the Town's Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on Hallandale Beach Boulevard or Seneca Boulevard. The existing turn lanes at the intersection of Hallandale Beach Boulevard and Seneca Boulevard are adequate to accommodate the new trips generated by the project.

RECOMMENDATION

Staff recommends approval of the Special Permit with the following conditions:

1. This approval is granted contingent on approval of an amendment to Ordinance 03-06-03 to allow a self-storage facility within Parcel B of the Seneca Plat and may not

be assigned or transferred to another application without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void

2. This approval is granted contingent on approval with the Site Development Plan dated September 23, 2021 for a proposed self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.
3. The self-storage facility shall be limited to one within Parcel B.
4. The self-storage facility shall be a maximum height of fifty-five feet.
5. Exterior access to storage bays shall not be visible from Hallandale Beach Boulevard.
6. The self-storage facility shall be designed to resemble a standard commercial or office building. The final design shall be approved by the Town Planner.
7. The approval of this Special Permit is valid for a period of one (1) year from the date of approval of a Final Certificate of Occupancy (CO) by the Town and will be renewed automatically for successive one (1) year periods, provided no complaints are received from neighboring sites, the Town's police department, or Town Code officers.
8. If a written complaint is filed by an aggrieved party negatively impacted by this use (noise/lights/traffic/etc.), the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the Special Permit approval.

Attachment

Applicant's Request for a Special Permit for a Self-Storage Facility
Applicant's Traffic Impact Study

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

June 11, 2021

VIA ELECTRONIC MAIL

Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Site Development Plan and Special Permit Approval
3195 W. Hallandale Beach Boulevard (the "Property")**

Dear Ms. Siegel:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC (the "Applicant"), for Site Development Plan and Special Permit Approval.

I. The Property

The Property consists of approximately 6.22 acres fronting located on the northeast corner of West Hallandale Beach Boulevard and SW 32nd Avenue/Seneca Boulevard. The Property is the subject of prior development approvals, however, the Property remains vacant and undeveloped. Our client is the contract purchaser of the Property, and the proposed application seeks approval for a multi-use development to transform this idle land to a developed parcel to provide services and tax revenues to the residents of the Town of Pembroke Park.

II. Site Plan

As evidenced by the site plan attached to the application, our client's plan is to develop the Property with four uses across an integrated site plan. The proposed plan incorporates internal drives facilitating cross access between the parcels, thus providing for two ingress and egress drives along West Hallandale Beach Boulevard rather than

MIAMI 8438947.4 100009/300034

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

independent drives for each use. Circulation is further facilitated by the access drive on SW 32nd Avenue/Seneca Boulevard, facilitating access to the Property for northbound travelers without the need to utilize West Hallandale Beach Boulevard.

By creating a uniform plan, our client proposes a common architectural theme across the site, creating both an aesthetically pleasing and functional development. The corner anchor of the site reflects a new Wawa convenience store and gasoline service station. The new Wawa will be the anchor to help activate the corner, providing not only the convenience of vehicle fueling, but the restaurant and retail services to which Wawa customers have become accustomed. Our client propose that in addition to the Wawa, a fast food restaurant with drive-through, a second use that with which our client is exploring options (including either an additional restaurant, a drive-through financial institution/bank, office or retail), and a four-story self-storage facility on the western most Property.

Both the layout of the site and the proposed mix of uses make the proposed site plan an ideal development on the Property. The proposed self-storage facility serves many purposes. The Wawa often recaptures trips that are already on the road, and the fast food restaurant and anticipated third use will generate certain AM/PM peak hour trips on the road. The self-storage use complements the above uses, in that the self-storage facility generates minimal traffic, and such traffic is generally not during the peak times utilized by the other parcels. Therefore, the self-storage facility creates a more symbiotic relationship with other uses, so as to create minimal impact on the roadways. Further, rather than stretching three uses across the Property and underutilizing the land, the self-storage facility creates an additional use that will generate additional annual property tax revenues for the Town, over and above the other three uses.

Additionally, the Property abuts an industrial park with elongated buildings perpendicular to West Hallandale Beach Boulevard. The industrial park buildings are oriented internal to the site with solid blank walls facing West Hallandale Beach Boulevard. The proposed self-storage facility will not only provide functional uses on the Property, generating additional tax revenue for the Town, but will also serve as an aesthetically pleasing transition between the industrial park to the north and West Hallandale Beach Boulevard. The proposed, self-storage facility is being designed to blend in with the other uses, creating an attractive structure fronting on West Hallandale Beach Boulevard complementing the other proposed uses on the Property.

III. Comprehensive Plan

The Property is designated as C, Commercial, on the Town of Pembroke Park Future Comprehensive Plan ("Plan") Future Land Use Map ("FLUM"). Pursuant to the Plan, the commercial use designation permits among other uses, retail, office and business uses. The proposed uses are all business uses which fall within the permitted uses authorized under and consistent with the Town Plan.

IV. Zoning and Seneca Plat Ordinance

The Property is zoned B-1, Business District. However, the Property is located within the Seneca Plat overlay district pursuant to Town of Pembroke Park Ordinance No. 96-06-01 as last modified by Town of Pembroke Park Ordinance No. 03-06-03.

The Seneca Plat Ordinance is essentially an overlay Ordinance that specially governs, and essentially supersedes the permitted use and use regulations within the noted portion of Parcel B of the Seneca Plat rather than the B-1 uses under the Town Code.

The Ordinance categorizes uses into three distinct categories, uses that are permitted as of right (which includes retail stores, offices, restaurants and other uses), uses that are permitted but require Special Permit approval, and uses that are prohibited in the district. The Seneca Plat Ordinance specifically allows and provides for the location of one gasoline station within Parcel B of the Seneca Plat. Therefore, the use under Seneca Plat Ordinance specifically governs over the use or spacing provisions otherwise set forth in the Town's land development regulations.

There are no existing gasoline stations within Parcel B of the Seneca Plat. Therefore, notwithstanding other provisions within the Town Code, one gasoline station is permitted within the Parcel B of the Seneca Plat. The proposed Wawa at the intersection of Seneca Boulevard and West Hallandale Beach Boulevard is the ideal location for such a use.

Further, concurrently with this approval application, our client is seeking to amend the Seneca Plat Ordinance to similarly allow a single self-storage facility within Parcel B of the Seneca Plat.

V. Improvements to Seneca Boulevard

The subject Property remains vacant. Our client proposes to develop the site, with such development including modifications to West Hallandale Beach Boulevard, but also significant improvements to the intersection of Seneca Boulevard/SW 32nd Avenue. These improvements not only include modifications to the signalization of the intersection, but importantly, include the redesign of Seneca Boulevard to reconfigure the southbound travel lanes to include three southbound travel lanes, a dedicated eastbound left-hand turn lane, a dedicated straight/southbound lane; and a dedicated westbound right-turn lane. The roadway improvements are being proposed at a significant cost. The ability to develop the self-storage facility and related uses are part of an overall comprehensive development program that collectively contribute to making such improvements part of economic feasible development.

VI. Conclusion



The site plan proposes new development, that when taken as a whole, will activate a vacant site into a vibrant development providing services to the community, tax revenues for the Town and an attractive cohesive development ideal for serving as a transition development between Hallandale Beach Boulevard and the industrial park. We respectfully request your favorable recommendation for Development Plan Approval for the proposed site, along with Special Permit approval to allow for the location of a single gasoline station and single self-storage facility within Parcel B of the Seneca Plat.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "BSA", with a long horizontal flourish extending to the right.

Brian S. Adler

BSA/ea



SENECA TOWN CENTER
3195 W HALLANDALE BEACH BOULEVARD
TOWN OF PEMBROKE PARK, FLORIDA

TRAFFIC IMPACT STUDY

**PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT LLC**

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised September 21, 2021
May 31, 2021

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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis according to the traffic study requirements included in the Town of Pembroke Park Site Plan Submission Requirements revised 2/2021. The subject property contains ± 6.22 acres zoned B-1 Business District, located at the northeast corner of Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue) in the Town of Pembroke Park, within the Southeast Broward Concurrency District. Figure 1 shows an aerial view of the project location in relation to the transportation network. Property ID associated with the subject site is 5142-20-17-0073. Exhibit 1 includes a copy of the property appraiser records for the site.

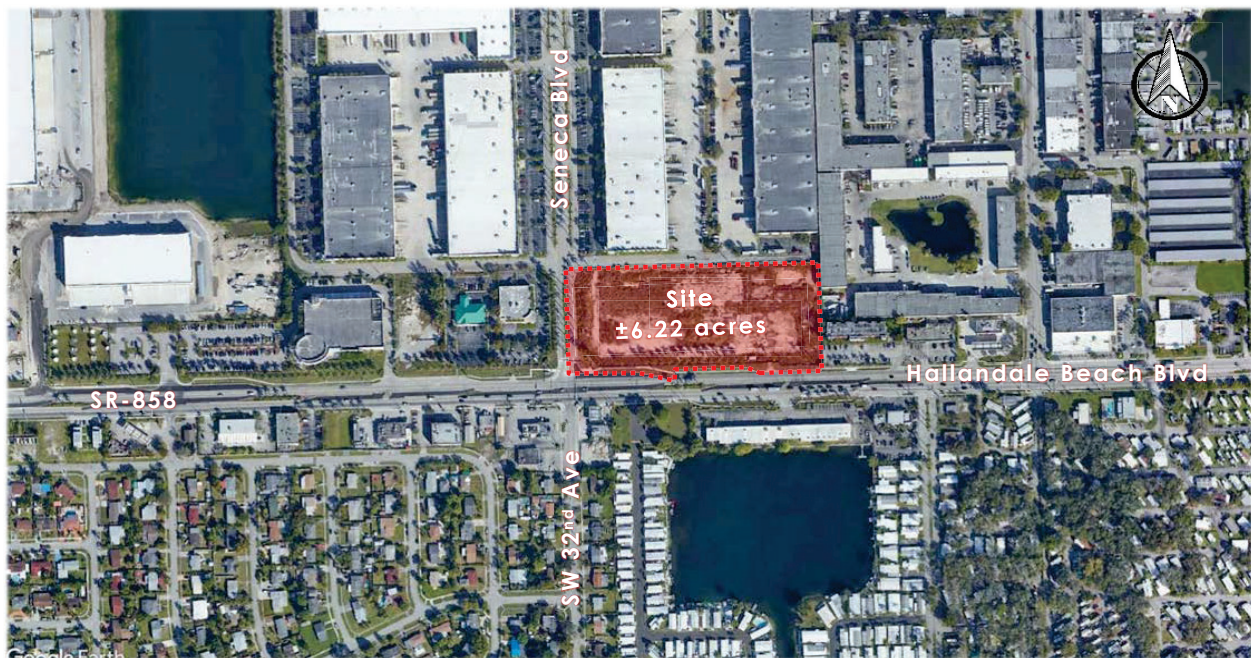


Figure 1: Project Location

The subject site is part of Parcel B of the Seneca Plat and was originally part of the Seneca Industrial Park Master Plan. The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The three properties to the west are also part of Seneca Plat Parcel B, and two of the three properties are developed with a total of 15,024 square feet of existing commercial building use.

Exhibit 2 includes a copy of the Seneca Plat while Exhibit 3 includes a copy of the latest survey for the site. Exhibit 4 includes a copy of the previously approved site plan for the site which was permitted for the construction of a mixed-use shopping center consisting of a grocery store, several retail/restaurant bays, and a daycare/learning center with a rooftop parking area and surface parking lots. The proposed plan will generate less trips than the trips currently vested for the plat.

The Seneca Town Center project is proposing a gas station consisting of a 5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank/Medical Office/Retail building, and a 121,900 SF Self Storage. Exhibit 5 includes a copy of a preliminary site plan for the project. Project build-out is expected in the year 2025.

Proposed site plan included as Exhibit 5 shows all streets bordering the proposed project, showing existing and proposed pavement markings, signing, median openings, channelization, signalization and other pertinent traffic control features that would materially affect the level of service, safety, and geometric integrity of ingress/egress arrangements to the property. Driveways as proposed have been reviewed, conceptually approved by F-DOT, and currently being reviewed by F-DOT for permitting.

2. TRIP GENERATION

Trip generation rates and equations were based on the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 includes the trip generation rates and equations used for Daily, AM and PM peak hour, while Table 2 includes the trip generation for the development remaining per the plat note.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass By	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Gen. Commercial	820	$\ln(T)=0.68$ $\ln(X)+5.57$	34%	62%	38%	$T = 0.50(X)$ $+ 151.78$	48%	52%	$\ln(T)=0.74$ $\ln(X)+2.89$
Gas Station	F-DOT	14.3*PM Trips	77%	50%	50%	$12.3*FP$ $+15.5*(X)$	50%	50%	$12.3*FP$ $+15.5*(X)$
Fast Food Restaurant + DT	934	470.95	50%	51%	49%	40.19	52%	48%	32.67
Drive-In Bank	912	100.03	35%	58%	42%	9.50	50%	50%	20.45
Medical Office	720	34.80	0%	78%	22%	2.78	28%	72%	3.46
Gen. Commercial	820	37.75	34%	62%	38%	0.94	48%	52%	3.81
Mini-Warehouse	151	1.51	0%	60%	40%	0.10	47%	53%	0.17

Tables 3 to 5 include trip generations for the three (3) proposed scenarios. Tables 6 (External Trips) and Table 7 (Net Trips) summarized the results of the proposed scenarios. According to Table 7, the maximum net Daily, AM and PM peak hour trips potentially generated due to the planned development are 1,744, 136 (70 In/66 Out), 155 (78 In/77 Out) trips respectively. Exhibit 6 includes internal capture analyses for all proposed scenarios.

Table 2: Plat Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gen. Commercial	144,976 SF ¹	7,739	136	84	220	343	372	715
Pass-By	34%	2,631	46	29	75	117	126	243
Net Plat Traffic		5,108	90	55	145	226	246	472

¹ =160,000 SF -15,024 SF

Table 3: Trip Generation - Bank

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Drive-In Bank	3,018 SF	302	17	12	29	31	31	62
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,546	209	201	410	219	217	436
Internal Capture		2.45%	1.95%			2.75%		
Gas Station w/ Store		46	1	2	3	2	2	4
Fast Food Restaurant + DT		46	1	2	3	2	2	4
Drive-In Bank		26	2	0	2	2	2	4
Mini-Warehouse		18	0	0	0	0	0	0
Σ		136	4	4	8	6	6	12
Driveway Volumes		5,410	205	197	402	213	211	424
Pass-By								
Gas Station w/ Store	77%	3,092	109	107	216	108	108	216
Fast Food Restaurant + DT	50%	477	21	20	41	17	16	33
Drive-In Bank	35%	97	5	4	9	10	10	20
Σ		3,666	135	131	266	135	134	269
Net Proposed Traffic		1,744	70	66	136	78	77	155

Table 4: Trip Generation – Medical Office

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Medical Office	3,018 SF	105	6	2	8	3	7	10
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,349	198	191	389	191	193	384
Internal Capture		2.02%	1.03%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Medical Office		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
Σ		108	2	2	4	2	2	4
Driveway Volumes		5,241	196	189	385	189	191	380
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Medical Office	0%	0	0	0	0	0	0	0
Σ		3,576	130	129	259	127	124	251
Net Proposed Traffic		1,665	66	60	126	62	67	129

Table 5: Trip Generation - Retail

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Retail	3,018 SF	114	2	1	3	5	6	11
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
Σ		5,358	194	190	384	193	192	385
Internal Capture		2.02%	1.04%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Retail		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
Σ		108	2	2	4	2	2	4
Driveway Volumes		5,250	192	188	380	191	190	381
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Retail	34%	35	1	0	1	2	2	4
Σ		3,611	131	129	260	129	126	255
Net Proposed Traffic		1,639	61	59	120	62	64	126

Table 6: External Traffic Summary

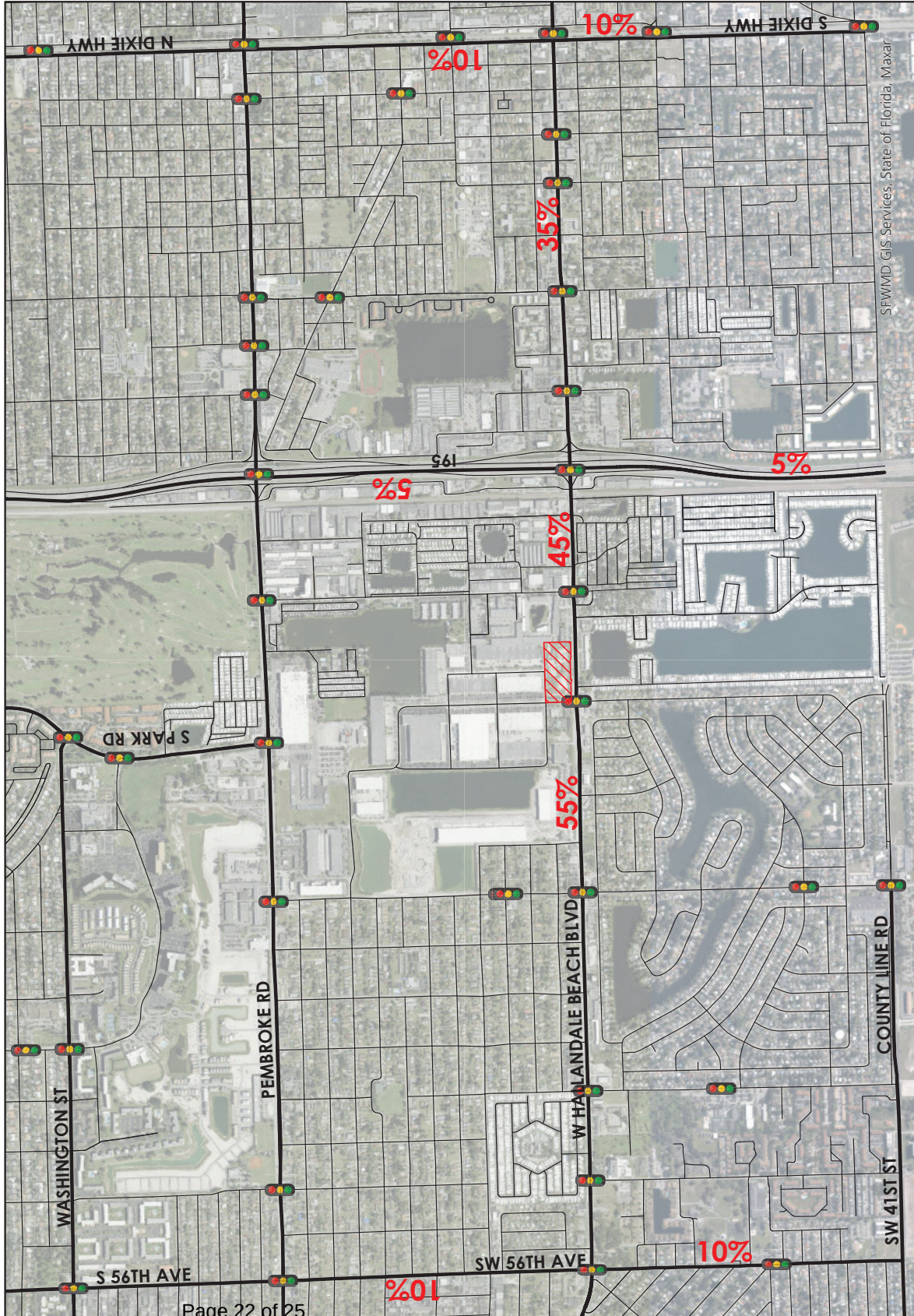
Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	5,410	205	197	402	213	211	424
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	5,241	196	189	385	189	191	380
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	5,250	192	188	380	191	190	381
Max Site Plan	5,410	205	197	402	213	211	424
F-DOT Operational Analyses	8,028	275	253	528	303	291	594
Approved Plat	7,739	136	84	220	343	372	715

Table 7: Net Traffic Summary

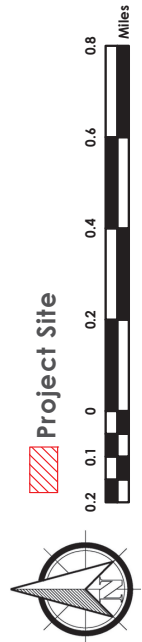
Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	1,744	70	66	136	78	77	155
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	1,665	66	60	126	62	67	129
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	1,639	61	59	120	62	64	126
Max Site Plan	1,744	70	66	136	78	77	155
F-DOT Operational Analyses	3,288	107	95	202	129	123	252
Approved Plat	5,108	90	55	145	226	246	472

3. TRAFFIC ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 includes the proposed traffic assignment distribution for the Seneca Town Center project.



**Figure 2:
Seneca Pembroke Park
Traffic Assignment**



4. INTERSECTION OPERATIONAL ANALYSES

The project will have a direct impact to the signalized intersection of Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue). In addition, the proposed project will be anticipated to impact the existing eastbound U-turn just east of Seneca Blvd. Therefore, operational analysis at these two (2) intersections were submitted to F-DOT for review in order to obtain a conceptual approval for the proposed driveways and for the use of the Hallandale Beach Boulevard and Seneca Boulevard (SW 32nd Avenue) intersection. Exhibit 7 includes the operational analyses submitted to F-DOT while Exhibit 8 summarizes the results of the analyses. Exhibit 9 includes a copy of the conceptual approval from F-DOT.

Analyses submitted to F-DOT included a 5,636 SF Convenience Store and 16 Fueling Positions, a 21,725 SF Grocery Store, and a 4,992 SF Fast Food Restaurant with Drive-Through which generate more traffic than the proposed traffic under the current proposed site plan. Exhibit 10 includes detailed Synchro 11 and HCS 7.9.5 analyses for the proposed site plan while Table 8 summarizes the results.

Table 8: Synchro 11 Analysis Summary

Hallandale Beach Blvd & Proposed Project Access Eastbound Left ±600 Feet East of Seneca Blvd	AM		PM	
95 th percentile Back of Queue (Q), (Vehicles) ^{1,2}	0.3		0.8	
95 th percentile Back of Queue (Q), ft/ln ^{1,2}	7.5		20.0	
Approach Level of Service ^{1,2}	NB (C) / SB (B)		NB (B) / SB (D)	
Existing Left/U-Turn (feet)	230 = 180 (Storage) + 50(taper)			
Hallandale Beach Blvd & Seneca Blvd	AM		PM	
	EBL	WBL	EBL	WBL
95 th percentile Back of Queue (Q), (Vehicles) ²	2.1	2.0	1.9	5.2
95 th percentile Back of Queue (Q), ft/ln ²	53.8	51.4	48.3	131.5
Intersection Level of Service ²	A		B	
Existing EBL/U-Turn (feet)	300 = 235 (Storage) + 65(taper)			
Existing WBL/U-Turn (feet)	240 = 190 (Storage) + 50(taper)			

¹ Synchro 11 HCM 6th

² HCS 7.9.5

As shown in the HCS analyses summarized in Table 8, existing eastbound and westbound left turn lanes anticipated to be used by project traffic will be able to accommodate existing and future traffic.

5. LINK ANALYSES

Link analysis using the Broward County Roadway and Capacity and Level of Service Analysis from the Broward MPO (2019/2040) was prepared for the following road segments:

- SW 56 Ave, between Dade County Line Road and Pembroke Park Road;
- I-95, between Dade County Line Road and Pembroke Park Road;
- Dixie Hwy/ 21 Ave, between Dade County Line Road and Pembroke Park Road; and
- Hallandale Beach Boulevard, between SR-7 and US-1.

Exhibit 11 includes an excerpt from the Broward County Roadway Capacity and Level of Service Analysis 2019 & 2040 report including all links within the study area. Table 9 summarizes 2019 and 2040 analysis for Peak Hour and Daily conditions.

As shown in Table 9, Hallandale Beach Boulevard, between SW 56th Avenue and I-95 will be the roadway link most impacted by the proposed project where this link will meet the adopted level of service during both Peak Hour and Daily Conditions in 2019 and 2040. In addition, SW 56th Avenue within the Town of Pembroke Park will also meet the adopted level of service during both Peak Hour and Daily Conditions in 2019 and 2040. Furthermore, project is not causing any roadway failures in any of the links included in this analysis.



Traffic Study Exhibits Available from Town Planner
(954)966-4600 ext 401
Townplanner@tppfl.gov

AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: Item 6.4 File No: 21-PR-01 Request: Parking Reduction for a self-storage facility.
Meeting: AGENDA PLANNING AND ZONING MEETING - Oct 07 2021
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and supporting materials.

ATTACHMENTS:

[6.4 21-PR-01 Final Staff Report](#)

ITEM 6.4

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: October 7, 2021

SUBJECT: 21-PR-01 / Parking Reduction for a self-storage facility
3195 West Hallandale Beach Boulevard / Seneca Town Center

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD

- 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B
- 21-SE-02 / Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
- 21-SP-05 / Site Development Plan for a gasoline station, fast food restaurant, bank/medical office/retail and self-storage facility (Seneca Town Center)

PROJECT BACKGROUND

The proposed project is the development of approximately 6.22 acres of commercial uses including a gasoline station, fast-food restaurant, drive-in bank/medical office/retail, and self-storage.

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

PROJECT ANALYSIS

The applicant is proposing a 121,900 square foot self-storage facility. The site is located in the B-1 Zoning district, however, uses within Parcel B are governed by Ordinance 03-06-03. The Town's Code of Ordinances does not have specific parking regulations for this type of use.

Historically, the Town has used the “industrial use” parking requirement of 1 parking space per 600 square feet of building area.

Required Parking (1 per 600)	Proposed Parking (1 per 6,095)
203 Parking Spaces	20 Parking Spaces

There are four other self-storage facilities within the Town. Two facilities are single-story and mostly exterior access to storage bays. Two newer facilities are multi-story and have primarily interior access to storage bays. The two newer facilities were granted parking reductions.

Self-Storage Facility	Square Footage	Parking Provided
2801 John Lyons Lane	122,275	14
1781 S Park Rd	114,000	23
Proposed 3195 West Hallandale Beach Blvd	121,900	20

The proposed self-storage facility is part of a larger development. All other uses within the development exceed the required parking.

The applicant provided a parking study prepared by a licensed engineer for this use. The study includes the parking demand calculation based on the Parking Generation Manual from the Institute of Transportation Engineers (ITE). This is the accepted industry guidelines. According to the Parking Generation Manual the standard for self-storage facilities parking is 1.36 parking spaces for each 100 storage units. Based on this calculation, the proposed project would require 12 parking spaces. The applicant is proposing 20.

Additionally, a review of neighboring municipalities was conducted. The results vary.

Municipality	Self-Storage Parking Requirement	Hypothetical Proposed Project Required Parking
Pembroke Park	1 per 600 square feet	203
Hollywood	1 per 10,000 square feet	13
Miramar	1 per 2,000 square feet	61
Hallandale Beach	1 per 1,500 square feet plus 1 per employee on the largest shift	81+
West Park	1 per 200 storage units / 2 for office and manager's quarters	7

Based on the above analysis, the building layout and the overall use of the site, Staff believes that 20 parking spaces is sufficient.

RECOMMENDATION

Staff recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of an amendment to Ordinance 03-06-03 to allow a self-storage facility within Parcel B of the Seneca Plat and may not be assigned or transferred to another application without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void
2. This approval is granted contingent on approval request for a Special Permit for a self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.
3. This approval is granted contingent on approval of the Site Development Plan dated September 23, 2021 for a proposed self-storage facility and may not be assigned or transferred to another application without the prior written approval of the Town Commission. If the use discontinues for a period of more than 90 days, this approval shall be null and void.
4. If a written complaint is filed by an aggrieved party negatively impacted by the parking reduction, the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the parking reduction approval.
5. The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in its entirety.
6. A recordable covenant reflecting the reduced parking approval, with the legal description, shall be submitted by the owners of the property in a form acceptable to

the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon submission of an updated study justifying an alternative number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees if litigation is necessary to enforce it.

ATTACHMENTS

Applicant's Parking Reduction Request Letter

Applicant's Parking Reduction Study dated September 21, 2021

Brian S. Adler

Tel 305-350-2351

Fax 305-351-2206

badler@bilzin.com

September 22, 2021

VIA ELECTRONIC MAIL

townplanner@tppfl.gov

Heidi Siegel, AICP, Town Planner
Town of Pembroke Park
Town Planner
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Re: 3195 W. Hallandale Beach Boulevard, Pembroke Park, FL 33023
Property ID No.: 5142 20 17 0073 (the "Property")
Request for Parking Reduction for Site plan 21-SP-05
Pursuant to Town Code Section 28-301.2

Dear Ms. Siegel:

Please consider this our request on behalf of the applicant, Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC, for approval of a parking reduction pursuant to Town of Pembroke Park Code ("Town Code") Section 28-301.2 in connection with the proposed development of the Property.

As evidenced by the site plan, our client is proposing to develop the Property with multiple uses, including a convenience store and self-service gas station, a fast-food restaurant, a bank or retail building, and a self-storage facility. Because the Town Code does not have a separate parking requirement for self-storage facilities, a self-storage facility is treated similar to industrial uses which are required to provide one parking per 600 square feet of gross floor area. Based on the standard criteria set forth in the code, the proposed 121,900 square foot self-storage facility would require 203 parking spaces.

As we have represented to the Town, self-storage facilities generally require a fraction of the parking requirements of a standard commercial or industrial use because

the use generally consists of large storage units with one of the lowest trip-generation rates of any use.

The Town Code, in recognition that the “one-size fits all” parking requirements may not apply to every use, through Section 28-301.2, provides a mechanism for the Town to evaluate parking on a case-by-case basis where the parking needs for a specific use or development are anticipated to be less than provided for in the Code.

The Town has specifically recognized the justification for reducing the required parking spaces for self-storage facilities. In staff's report for 16-284 submitted in connection with the proposed self-storage facility for Wheat Capital Management at 2801 John P. Lyons Lane, staff recommended a reduction of one parking space per 600 square feet to 1 parking space for each 8,734 square feet of net floor area, resulting in a total of 14 parking spaces for a 122,275 square foot gross building. In its review, staff recognized that non-labor intensive uses such as self-storage facilities “led to a great deal of unused parking,” and that cities often allow parking for such uses to be based on professional engineer studies supporting reduced parking utilizing the anticipated generated traffic and parking requirements based on information from the Institute of Transportation Engineers (“ITE”) Manual. Staff approved the requested reduced parking of 14 spaces for a 122,275 square foot facility. The proposed self-storage facility for Seneca Town Center is slightly smaller at 121,900+/- square feet, and is proposing 20 parking spaces, more than 40% additional parking for roughly the same size use.

A review of codes in various other jurisdictions such as Hollywood, Oakland Park, Doral, Miami and Miami-Dade County would require between 12 and 15 parking spaces for a similar sized use.

In connection with the submittal requirements set forth under Section 28-301.2, a site development plan is being simultaneously process with this request, and includes the required location map, site plan, etc. Additionally, in further support of the request, the Off Street Parking Reduction study, prepared by JFO Group Inc., is attached. The study, utilizing the ITE Parking Generation Manual, illustrates the parking demand for such a facility is 12 parking spaces. The study supports the requested reduction in parking of 20 spaces as exceeding the anticipated need, and noting that the reduction will not be detrimental to the public welfare, injurious to property or improvements in the surrounding area or neighborhood.

Further, the proposed operator of the self-storage facility is a national user with over 2,000 locations across the country, from urban to suburban areas. Based on typical usage, the operator anticipates needing between eight and ten spaces. Additionally, the modernization of the rental process now has most rentals and associated payments

Heidi Siegel, AICP, Town Planner
September 22, 2021
Page 3

conducted online through a contactless process, obviating the need for most patrons to come to the facility office. Therefore, the twenty proposed parking spaces far exceed the anticipated demand.

We also request the Town take notice of the traffic reduction study prepared by Mr. Hall in connection with the storage facility at 2801 John P. Lyons Lane for application 16-284, referenced in JFO's report.

In conclusion, pursuant to Section 28-301.2, the proposed reduction meets the criteria set forth under subsection D in that concurrency requirements are met as illustrated by the traffic study submitted in connection with the principal application, the development of the self-storage facility is in connection with the development of an overall development on the Property, with each of the other uses exceeding the required parking, and the alternative proposed amount of parking will be adequate to meet the needs of use.

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

Very truly yours,


Brian S. Adler

BSA/DPC/eah
Attachment



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

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

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

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



Figure 1 : Project Location

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

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

Table 1: Parking Required by Code Vs Parking Provided

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

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

Table 2: Self-Storage Parking Demand

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

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

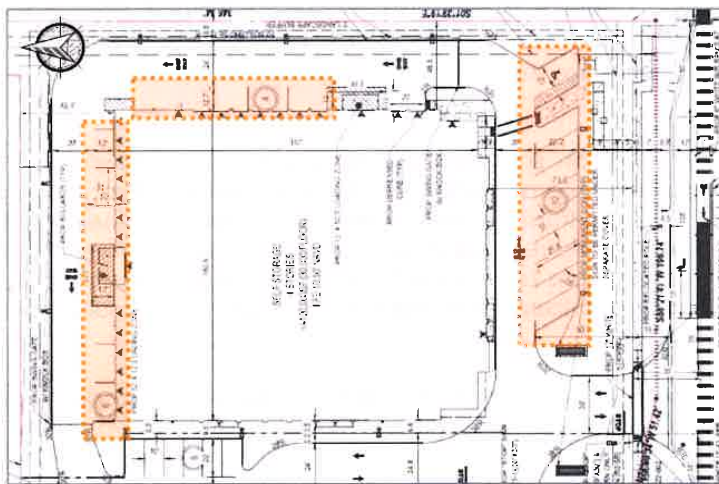


Figure 2: Self Storage Parking Layout

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

Sincerely,

JFO GROUP INC
COA Number 32276



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

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Land Use: 151 Mini-Warehouse

Description

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

Time of Day Distribution for Parking Demand

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

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

Additional Data

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

Source Numbers

37, 314, 415, 556, 562

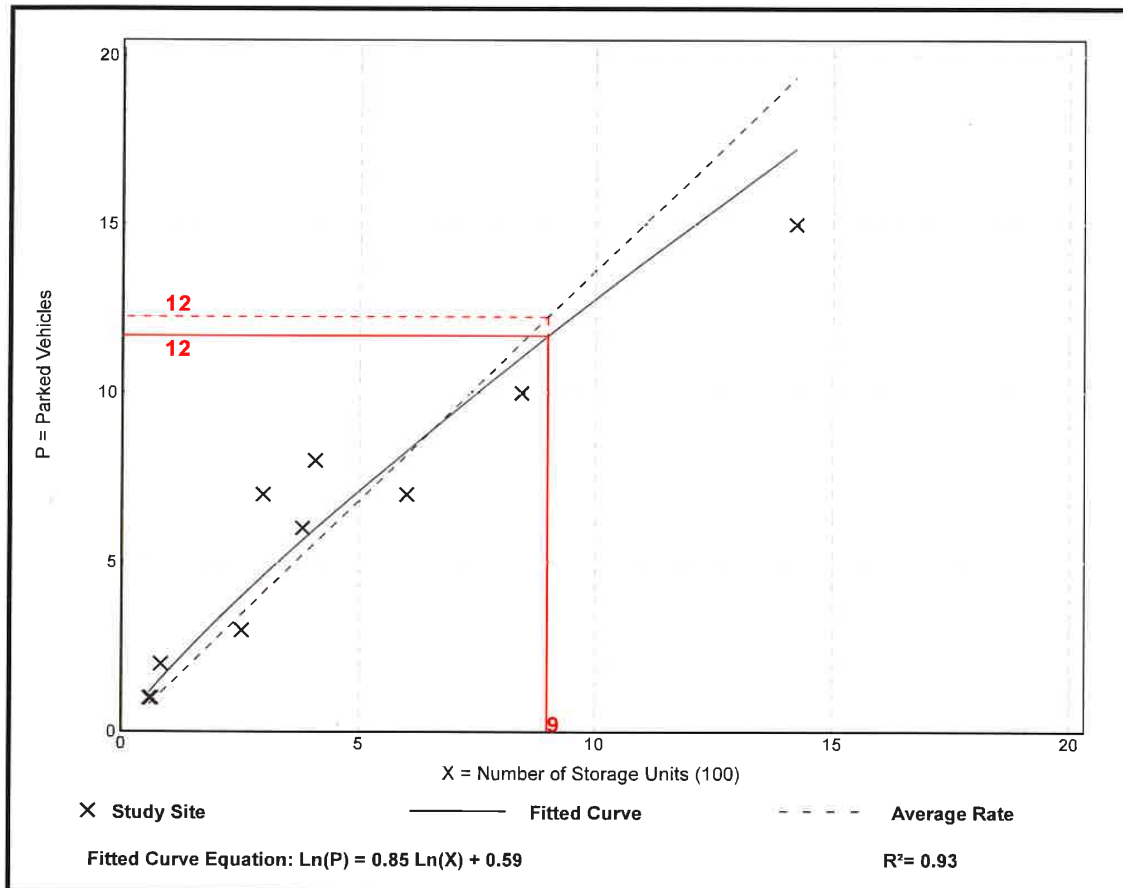
Mini-Warehouse (151)

Peak Period Parking Demand vs: **Storage Units (100)**
 On a: **Weekday (Monday - Friday)**
 Setting/Location: **General Urban/Suburban**
 Peak Period of Parking Demand: **4:00 - 6:00 p.m.**
 Number of Studies: 10
 Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation



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

Mini-Warehouse (151)

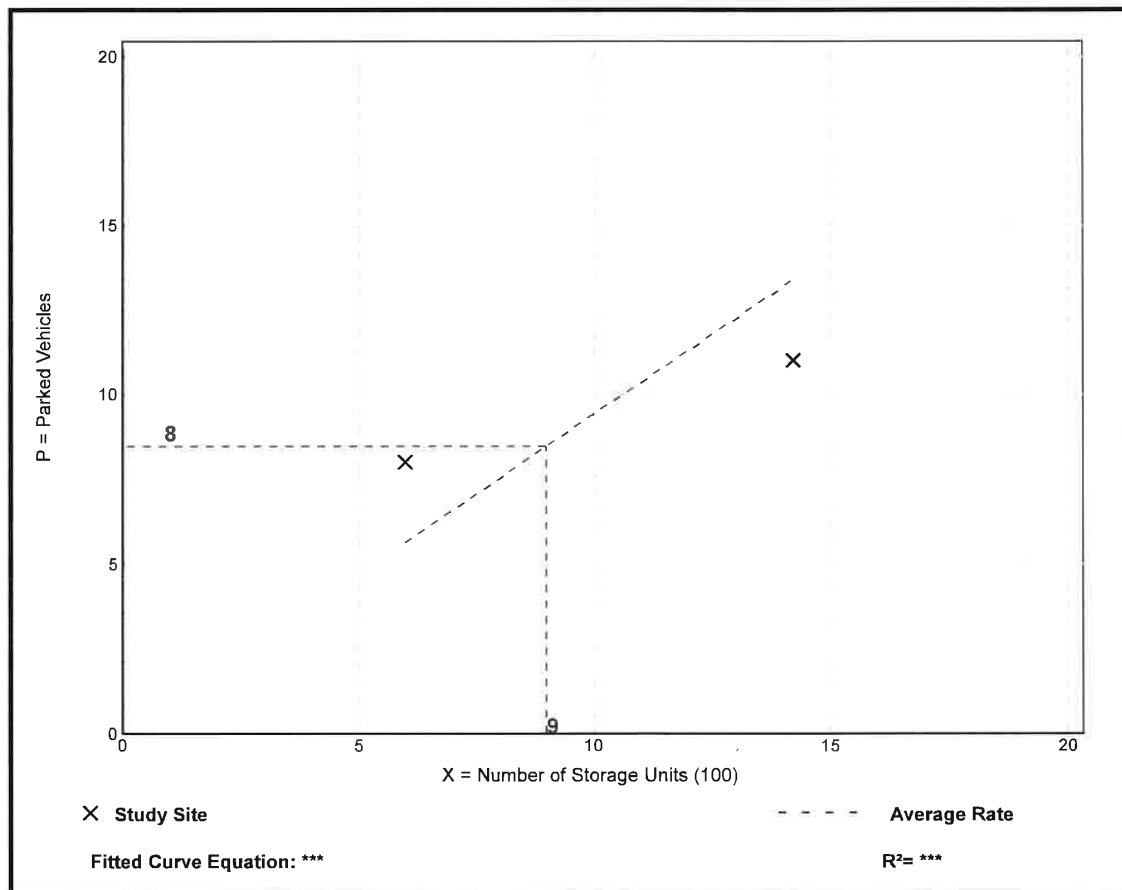
Peak Period Parking Demand vs: **Storage Units (100)**
 On a: **Saturday**
 Setting/Location: **General Urban/Suburban**
 Peak Period of Parking Demand: **1:00 - 5:00 p.m.**
 Number of Studies: 2
 Avg. Num. of Storage Units (100): 10

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.77 - 1.33	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



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

**PARKING
WAIVER**

**TOWN OF PEMBROKE PARK
APPLICATION FOR PARKING REDUCTION**

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

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

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

Petitioner / Applicant: Wheat Capital Management
Address: 100 SE 3rd Avenue, Suite 501 City: Fort Lauderdale, FL 33394
Phone: 954-954-1515 Fax: _____ E-mail: C.Miller@wheatcapitalmanagement.com
Petitioner's Relation to Subject Property: Contract and Purchase
If Petitioner is not Owner, Name of Owner: Dream House Reproduction, LLC
Address of Owner: 6804 SW 5th Street City: Pembroke Pines
Signature of Petitioner: _____

Address of Property Subject to the Requested Parking Reduction: 2801 John D. Lyons Lane
Legal Description of Property (Plat Book/Page or Metes and Bounds): See Attached
General Vicinity (Provide Map): Attached
Site Plan (Provide Plan): Attached
Parking Reduction Request 14 Spaces Provided
203 Spaces Required
Parking Study Completed By: Attached please find parking study prepared by Tom Hall along with

OWNER / AGENT CERTIFICATE:
This is to certify that I am the owner / agent of the subject lands described above in the Application for Parking Reduction, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner / agent specifically agrees to allow access to described property at reasonable times by Town personnel for the purpose of verification of information provided by owner/agent.
Signature of owner/agent: _____ Sworn to and subscribed before me this _____ day of _____, 20____ by _____
☐ He/She is personally known to me or

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

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Pembroke Park Planning and Zoning Board
From: Michael J. Miller, AICP *MJM*
Consultant Town Planner
Date: March 15th, 2016
Subject: Off-Street Parking Reduction Request
Proposed Self Storage Facility - Wheat Capital Management
2801 John P. Lyons Lane
Pembroke Park Acct. No. 16-284
MIMPA Account No.: 00-1101-1091B

RECOMMENDED PLANNING AND ZONING BOARD ACTION
MIMPA recommends the Planning and Zoning Board review the contents of this staff report, the applicant's engineering study, and if deemed acceptable, recommend **APPROVAL** of the Parking Reduction application to allow a reduction of the number of required parking spaces for the proposed self-storage warehouse use from one (1) parking space for each 600 square feet of net floor area (11600) to one (1) parking space for each 8,734 square feet of net floor area (118,734).

GENERAL PROJECT INFORMATION
Land Use Designation: I - Industrial
Zoning District: M-1 Industrial District
General Location: 2801 John P. Lyons Lane
Legal Description: A portion of Parcel "B", Supreme Millwork Plat, according to the plat recorded in Plat Book 118, Page 33, of the public records of Broward County, Florida.

7522 Wiles Road Suite B-203 Coral Springs, Florida 33067 Telephone: 954-757-9809

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

The Town adopted its first Off-street Parking Code in August 1973. A great deal of the Town's industrial development located between Park Road and I-85 predated the above Code; therefore, many older developments lack adequate parking on the sites and modern parking lot design features are lacking. For example direct back-out parking onto a public roadway is now prohibited but was allowed back then. Direct back-out parking onto busy roadways is often dangerous, as motorists visibility is frequently blocked and increased accidents occur. Also, most of the Town's original small-scale industrial uses were primarily repair type businesses as compared to today's modern "big-box" complexes (Seneca Industrial Park / Pembroke Commerce Center). The Town has only one completely self-storage complex (Public Storage on Pembroke Road) and one new complex about to break ground (Storage & More on Park Road) for "dead storage" meaning no business activities occur. Self-storage mini-warehouse complexes typically do not require a great deal of parking spaces due to the limited amount of activity.

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

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

Michael Miller Planning Associates, Inc.

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

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

LAND DEVELOPMENT REGULATIONS / ZONING CODE

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

APPLICANT'S REQUEST

The proposed Site Development Plan reflects 14 parking spaces (13 normal / 1 ADA) for the entire building complex plus four (4) loading areas or approximately one (1) space for every 8,734 gross square feet of space based on 122,275 gross square feet of storage floor area, or one (1) space for every 7,860 net square feet based on 110,000+- net square feet of floor area (area used for storage units). The rationale is based on studies for such uses by the Institute of Transportation Engineers (ITE), reviewing parking standards in other local municipalities for similar uses, and studying several similar existing local (South Florida) complexes. Self-storage facilities (aka mini-warehouses) are

Michael Miller Planning Associates, Inc.

complexes with numerous small bays for lease. Because many homeowners and businesses have limited storage space, these types of facilities serve an important function and are economically successful. Modern day complexes are typically designed with enhanced architecture to disguise the use from a plain looking storage complex.

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

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

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

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

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

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

APPLICANT'S PARKING STUDY

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

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

Michael Miller Planning Associates, Inc.

The conclusion of the Parking Study by Mr. Hall states the following:

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

STAFF ANALYSIS OF PARKING STUDY

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

STAFF REVIEW OF EXISTING TOWN PROJECTS

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

Michael Miller Planning Associates, Inc.

OTHER MUNICIPAL PARKING REQUIREMENTS

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

CONCLUSION / RECOMMENDATION

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

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

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

- 1) That the Parking Reduction is predicated on the Site Development Plan design dated March 4th, 2016 being approved by the Town Commission.
- 2) The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in it's entirety. As the number of spaces to be constructed is the minimum number staff can support, by allowing the leasing or use of parking spaces would further reduce the number of spaces available for customers and employees.
- 3) If a parking reduction is approved, a recordable covenant reflecting the reduced parking approval, with correct legal description, shall be submitted by the owner(s) of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense, and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon the submission of an updated study justifying an alternate number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees, if litigation is necessary to enforce it.

Michael Miller Planning Associates, Inc.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-388-4447
tomhall1234@gmail.com

February 16, 2016

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

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

Dear Erik:

As requested, Thomas A. Hall, Inc. has completed a traffic statement for a proposed development project in the Town of Pembroke Park, Florida. The proposed project is to be 122,250 square feet of self-storage. The building is to have six floors and is to be located on Parcel B of the Supreme Millwork Plot, which is between NW 31st Avenue and the CSX Railroad tracks immediately north of the existing Racetrac Petroleum station on the north side of Hallandale Beach Boulevard. Access to the site is to be by way of two existing full access driveway connections to NW 31st Avenue and an existing planned driveway connection between the Racetrac Petroleum station and the project site. The proposed Pembroke Park Self Storage will replace an existing 72,630-square-foot industrial building. The enclosed Figure 1 – Site Location shows the location of the proposed project.

1. Trip Generation Analysis

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

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

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

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

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

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

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

2. Conclusion

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

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

Very truly yours,

Thomas A. Hall
President

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

TAH/kh
Enclosures

C:\West001605 - Pembroke Park Storage Facility\Report\Traffic Statement.doc

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

February 15, 2016

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

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

Dear Erik:

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

Introduction

According to information provided by the owner for a February 2016 site plan submitted in support of a new self-storage facility, the 122,250-square-foot Pembroke Park Self Storage will replace an existing 22,650-square-foot industrial building located between NW 31st Avenue and the CSX Railroad tracks north of Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. A copy of the project site plan is enclosed.

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

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

Study Purpose

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

Study Methodology

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

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

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

Data Collection and Analysis

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

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

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

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

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

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

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

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

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

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

In their seminal document *Parking*, the Expo Foundation noted that an appropriate design objective when laying out parking spaces was to design for 80 percent of the peak annual parking demand. The 18 parking spaces proposed for the Pembroke Park Self Storage are expected to provide for 100 percent of the expected parking demand.

Conclusions

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

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

Very truly yours,



Thomas A. Hall
President

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

TAH/vh
Enclosures

AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: Item 6.5 File No: 21-SP-05 Request: Site Development Plan for a gasoline station, fast food restaurant, bank/medical/retail/office building and self-storage facility (Seneca Town Center).
Meeting: AGENDA PLANNING AND ZONING MEETING - Oct 07 2021
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and supporting materials.

ATTACHMENTS:

[6.5 21-SP-05 Final Staff Report](#)
[Seneca Town Center-color 9-23-21 EDITED](#)
[Gas and Convenience Store -Renderings](#)
[Popeye - RENDERING PEMBROKE PARK](#)
[2021-09-22 Site Plan Graphic Seneca Town Center](#)
[2021-09-23 - Combined Civil Set](#)
[21029-Permit-Set](#)
[21042A A1.0 FIRST FLOOR PLAN](#)
[21042A A1.1 SECOND FLOOR PLAN](#)
[21042A A3.0 EXTERIOR ELEVATIONS](#)
[21042A A3.1 EXTERIOR ELEVATIONS](#)
[21042B B1.0 FLOOR PLAN](#)
[21042B B3.0 EXTERIOR ELEVATIONS](#)
[Popeyes - A1 FLOOR PLAN](#)

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: October 7, 2021

SUBJECT: Site Development Plan / 21-SP-05
3195 West Hallandale Beach Boulevard / Seneca Town Center

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

SITE DATA

Property Folio ID:	514220170073
Owner/Agent:	Hallandale Land Trust LLC / Southeast Investments, Inc
Land Use Designation:	Commercial
Adjacent Land Use Designation:	North: Industrial
	East: Medium High Residential
	South: Commercial
	West: Commercial
Zoning Designation:	B-1 Business District / Ordinance 03-06-03
Adjacent Zoning Designation:	North: M-1
	East: RM-25
	South: B-1
	West: B-1

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD

- 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B
- 21-SE-01 / Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat
- 21-SE-02 / Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
- 21-PR-01 / Parking Reduction for a self-storage facility

PROJECT BACKGROUND

The proposed project is the development of approximately 6.22 acres of commercial uses including a gasoline station, fast-food restaurant, drive-in bank/medical office/retail, and self-storage.

The project includes improvements to SW 32 Avenue and turn lanes from Hallandale Beach Blvd into the site. These improvements will be coordinated through Broward County and the Florida Department of Transportation.

The project was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made at the time of building permit. The project will be required to pay impact fees at the time of building permit.

PROJECT ANALYSIS

The proposed project includes four buildings with the following uses: gasoline station (Wawa), a fast-food restaurant (Popeye's), a commercial building with a drive-thru, and a self-storage facility (ExtraStorage). Each building fronts onto Hallandale Beach Boulevard.

Comprehensive Plan and Zoning Analysis

The subject property has a Land Use designation of "Commercial". The proposed uses meet the intent of the Commercial designation. The Town's Comprehensive Plan does not directly address self-storage facilities but does all for "office and business uses" within the Commercial land use category.

The underlining zoning district for Parcel B is B-1 Business District. The subject site is located within the Seneca Plat Parcel B ("Parcel B"). Permitted uses within Parcel B are governed by Ordinance 03-06-03. The ordinance includes permitted uses, uses requiring a Special Permit and prohibited uses. Contingent upon approvals of Application 21-RZ-01, which amends Ordinance 03-06-03 to allow for a self-storage facility, all proposed uses are permitted "by-right" or Special Permit on the site.

It should be noted that the B-1 zoning district has restrictions on the placement of gasoline stations. As Ordinance 03-06-03 regulates uses within Parcel B and limits gasoline, diesel or natural gas sales, motor vehicle service stations to one within Parcel B it is the position of the Town that the restrictions in the B-1 zoning district do not apply.

Site Zoning Requirements

The maximum height allowed on the site is 100 feet. The maximum height proposed is 50' 54" (self-storage facility) with all other structures being less than 25 feet.

All required building setbacks are exceeded as demonstrated in the chart below.

Use	Required Front Setback	Provided Front Setback	Required Street Side Setback	Provided Street Side Setback	Required Side Setback	Provided Side Setback	Required Rear Setback	Provided Rear Setback
Gasoline Station	30 feet	184 feet	35 feet	107 feet	10 feet	N/A	35 feet	60 feet
Fuel Pumps	25 feet	65.5 feet	25 feet	77 feet	10 feet	N/A	25 feet	N/A
Fast Food Restaurant	10 feet	92 feet	10 feet	N/A	10 feet	N/A	10 feet	123 feet
Drive-in Bank/Medical Office /Retail	10 feet	93 feet	10 feet	N/A	10 feet	N/A	10 feet	142 feet
Self-Storage	10 feet	73 feet	10 feet	N/A	10 feet	46 feet	10 feet	80 feet

Due to the setbacks provided, the pedestrian traffic along the corridor, and the mass transit routes adjacent to the site, Staff requested pedestrian access to the site to be provided in a way that does not conflict with the ingress/egress driveway access. The applicant has provided three pedestrian connections through the site from Hallandale Beach Boulevard to align with the gasoline station, the fast-food restaurant and the drive-in bank/medical office/retail buildings respectively.

The applicant is proposing landscaping that meet the Town's requirements and enhances the site and shields portions of the proposed self-storage facility. The site is fully landscaped along the perimeter and within the site including the rear of the site where it joins the existing Seneca Industrial Park.

Section 13.5-34 of the Code of Ordinances provides standards for drive-up facilities. All uses providing drive-up or drive-through service shall provide on-site stacking lanes that are

located and designed to minimize turning movements in relation to the driveway access to streets and intersections. Additionally, drive-in facilities and stacking lanes shall be located and designed to minimize or avoid conflicts between vehicular traffic and pedestrian areas such as sidewalks, crosswalks, or other pedestrian access ways and shall not be permitted to also serve as a parking aisle.

There are specific stacking lane requirements based on use. Financial institutions shall have a minimum distance of two hundred (200) feet. Two (2) or more stacking lanes may be provided which together equal two hundred (200) feet. All other uses shall have a minimum stacking distance of one hundred (100) feet. The proposed project meets this requirement.

Architecture

Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial), box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off-site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles.

The applicant has worked closely with the Town Planner to achieve an architectural style that is cohesive throughout the site. Using the gas station signature architectural style as inspiration all proposed buildings on site have a “coastal Florida” style that includes varying building planes, horizontal siding and hipped roofs.

Right-Of-Way and Site Access

Access to the site is provided through two proposed dedicated turn lanes on westbound Hallandale Beach Boulevard. Additionally, there is access to the site from Seneca Boulevard and to the rear of the site. Site access has been coordinated through the Florida Department of Transportation due to their jurisdiction over West Hallandale Beach Boulevard and Staff agrees with the proposed access. Additional site access improvements include changes to

southbound Seneca Boulevard (private property) at the intersection. The applicant will construct an additional travel lane so that southbound traffic has a dedicated left turn-lane, a dedicated right-turn lane, and a dedicated southbound lane.

Plat

The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The subject site is part of Parcel B. Prior to the proposed development there are 18,439 gross square feet of commercial uses in Parcel B. The proposed development on site is 127,040 square feet. This will result in the proposed total build out of Parcel B at 151,115 square feet which is under the maximum provided for by the plat note. The proposed development does not exceed the maximum square feet of commercial allowed on Parcel B.

Traffic Impact Study

As part of the application the applicant provided a Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed uses on site will generate. The report was reviewed by the Town's Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on Hallandale Beach Boulevard or Seneca Boulevard. The existing turn lanes at the intersection of Hallandale Beach Boulevard and Seneca Boulevard are adequate to accommodate the new trips generated by the project.

RECOMMENDATION

1. This approval is granted for Site Development Plan dated September 23, 2021 and may not be assigned or transferred to another operator or application without the prior written approval of the Town Commission.
2. This approval is contingent on the following approvals:
 - a) 21-RZ-01 / Amend Ordinance 03-06-03 to allow self-storage in Seneca Parcel B
 - b) 21-SE-01 / Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat
 - c) 21-SE-02 / Special Permit to establish a self-storage facility within Parcel B of the Seneca Plat
 - d) 21-PR-01 / Parking Reduction for a self-storage facility

2. If the property is subdivided in the future, the applicant shall demonstrate each parcel meets the required parking requirements or provide a cross parking agreement.
3. If the building currently labeled as “Drive-in Bank/Medical Office/Retail” becomes a use that is determined to be more intense by the Town Planner, a new site development plan application may be required.
4. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner.
5. All signage must meet the Town’s sign requirements or apply for an appropriate variance.
6. The 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 a principal building has been issued and kept in force.

ATTACHMENTS

Applicant’s Request for Site Development Plan Approval
Site Development Plan
Color Renderings

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

June 11, 2021

VIA ELECTRONIC MAIL

Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Site Development Plan and Special Permit Approval
3195 W. Hallandale Beach Boulevard (the "Property")**

Dear Ms. Siegel:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC (the "Applicant"), for Site Development Plan and Special Permit Approval.

I. The Property

The Property consists of approximately 6.22 acres fronting located on the northeast corner of West Hallandale Beach Boulevard and SW 32nd Avenue/Seneca Boulevard. The Property is the subject of prior development approvals, however, the Property remains vacant and undeveloped. Our client is the contract purchaser of the Property, and the proposed application seeks approval for a multi-use development to transform this idle land to a developed parcel to provide services and tax revenues to the residents of the Town of Pembroke Park.

II. Site Plan

As evidenced by the site plan attached to the application, our client's plan is to develop the Property with four uses across an integrated site plan. The proposed plan incorporates internal drives facilitating cross access between the parcels, thus providing for two ingress and egress drives along West Hallandale Beach Boulevard rather than

MIAMI 8438947.4 100009/300034

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

independent drives for each use. Circulation is further facilitated by the access drive on SW 32nd Avenue/Seneca Boulevard, facilitating access to the Property for northbound travelers without the need to utilize West Hallandale Beach Boulevard.

By creating a uniform plan, our client proposes a common architectural theme across the site, creating both an aesthetically pleasing and functional development. The corner anchor of the site reflects a new Wawa convenience store and gasoline service station. The new Wawa will be the anchor to help activate the corner, providing not only the convenience of vehicle fueling, but the restaurant and retail services to which Wawa customers have become accustomed. Our client propose that in addition to the Wawa, a fast food restaurant with drive-through, a second use that with which our client is exploring options (including either an additional restaurant, a drive-through financial institution/bank, office or retail), and a four-story self-storage facility on the western most Property.

Both the layout of the site and the proposed mix of uses make the proposed site plan an ideal development on the Property. The proposed self-storage facility serves many purposes. The Wawa often recaptures trips that are already on the road, and the fast food restaurant and anticipated third use will generate certain AM/PM peak hour trips on the road. The self-storage use complements the above uses, in that the self-storage facility generates minimal traffic, and such traffic is generally not during the peak times utilized by the other parcels. Therefore, the self-storage facility creates a more symbiotic relationship with other uses, so as to create minimal impact on the roadways. Further, rather than stretching three uses across the Property and underutilizing the land, the self-storage facility creates an additional use that will generate additional annual property tax revenues for the Town, over and above the other three uses.

Additionally, the Property abuts an industrial park with elongated buildings perpendicular to West Hallandale Beach Boulevard. The industrial park buildings are oriented internal to the site with solid blank walls facing West Hallandale Beach Boulevard. The proposed self-storage facility will not only provide functional uses on the Property, generating additional tax revenue for the Town, but will also serve as an aesthetically pleasing transition between the industrial park to the north and West Hallandale Beach Boulevard. The proposed, self-storage facility is being designed to blend in with the other uses, creating an attractive structure fronting on West Hallandale Beach Boulevard complementing the other proposed uses on the Property.

III. Comprehensive Plan

The Property is designated as C, Commercial, on the Town of Pembroke Park Future Comprehensive Plan ("Plan") Future Land Use Map ("FLUM"). Pursuant to the Plan, the commercial use designation permits among other uses, retail, office and business uses. The proposed uses are all business uses which fall within the permitted uses authorized under and consistent with the Town Plan.

IV. Zoning and Seneca Plat Ordinance

The Property is zoned B-1, Business District. However, the Property is located within the Seneca Plat overlay district pursuant to Town of Pembroke Park Ordinance No. 96-06-01 as last modified by Town of Pembroke Park Ordinance No. 03-06-03.

The Seneca Plat Ordinance is essentially an overlay Ordinance that specially governs, and essentially supersedes the permitted use and use regulations within the noted portion of Parcel B of the Seneca Plat rather than the B-1 uses under the Town Code.

The Ordinance categorizes uses into three distinct categories, uses that are permitted as of right (which includes retail stores, offices, restaurants and other uses), uses that are permitted but require Special Permit approval, and uses that are prohibited in the district. The Seneca Plat Ordinance specifically allows and provides for the location of one gasoline station within Parcel B of the Seneca Plat. Therefore, the use under Seneca Plat Ordinance specifically governs over the use or spacing provisions otherwise set forth in the Town's land development regulations.

There are no existing gasoline stations within Parcel B of the Seneca Plat. Therefore, notwithstanding other provisions within the Town Code, one gasoline station is permitted within the Parcel B of the Seneca Plat. The proposed Wawa at the intersection of Seneca Boulevard and West Hallandale Beach Boulevard is the ideal location for such a use.

Further, concurrently with this approval application, our client is seeking to amend the Seneca Plat Ordinance to similarly allow a single self-storage facility within Parcel B of the Seneca Plat.

V. Improvements to Seneca Boulevard

The subject Property remains vacant. Our client proposes to develop the site, with such development including modifications to West Hallandale Beach Boulevard, but also significant improvements to the intersection of Seneca Boulevard/SW 32nd Avenue. These improvements not only include modifications to the signalization of the intersection, but importantly, include the redesign of Seneca Boulevard to reconfigure the southbound travel lanes to include three southbound travel lanes, a dedicated eastbound left-hand turn lane, a dedicated straight/southbound lane; and a dedicated westbound right-turn lane. The roadway improvements are being proposed at a significant cost. The ability to develop the self-storage facility and related uses are part of an overall comprehensive development program that collectively contribute to making such improvements part of economic feasible development.

VI. Conclusion



The site plan proposes new development, that when taken as a whole, will activate a vacant site into a vibrant development providing services to the community, tax revenues for the Town and an attractive cohesive development ideal for serving as a transition development between Hallandale Beach Boulevard and the industrial park. We respectfully request your favorable recommendation for Development Plan Approval for the proposed site, along with Special Permit approval to allow for the location of a single gasoline station and single self-storage facility within Parcel B of the Seneca Plat.

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

Very truly yours,

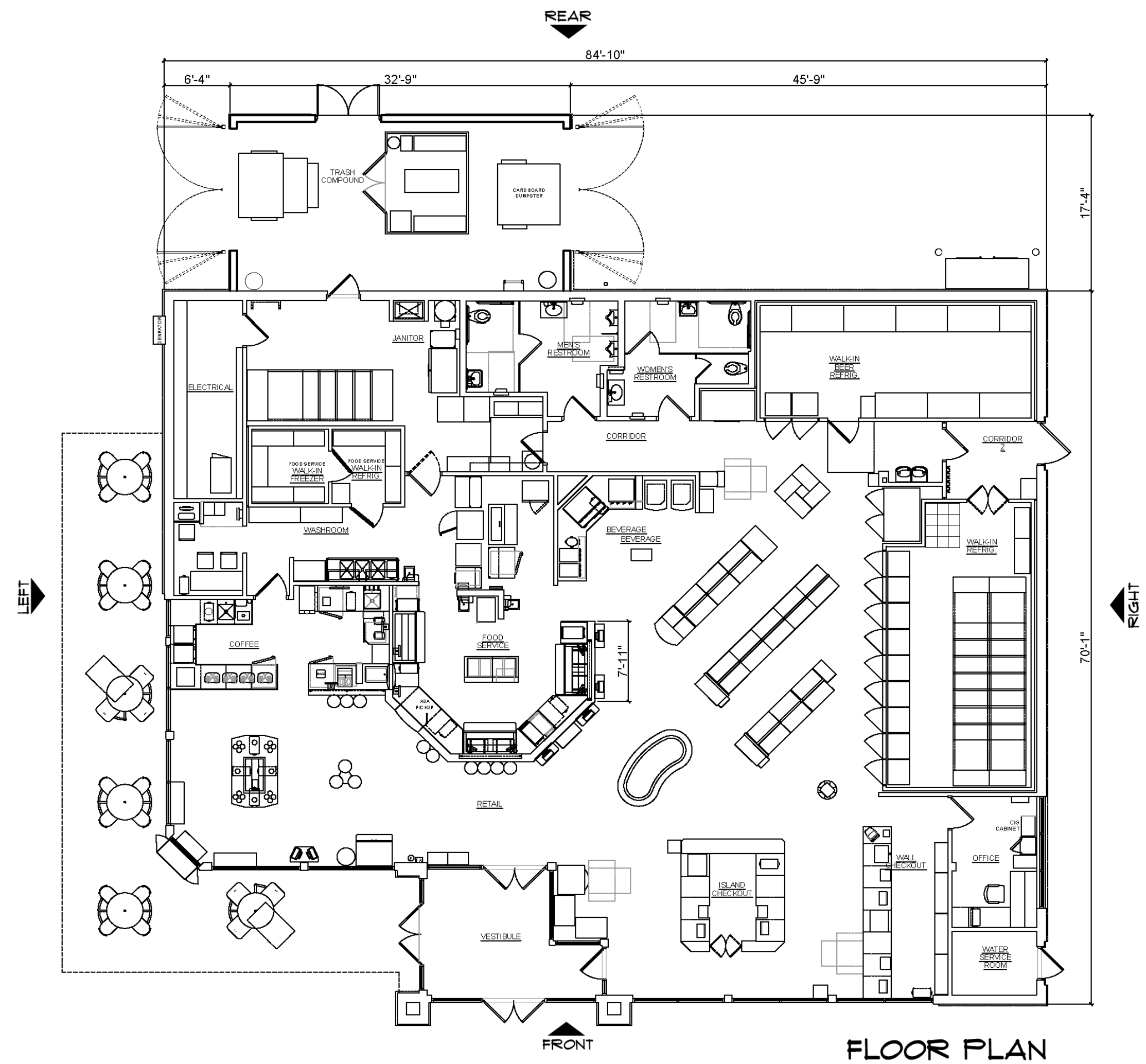
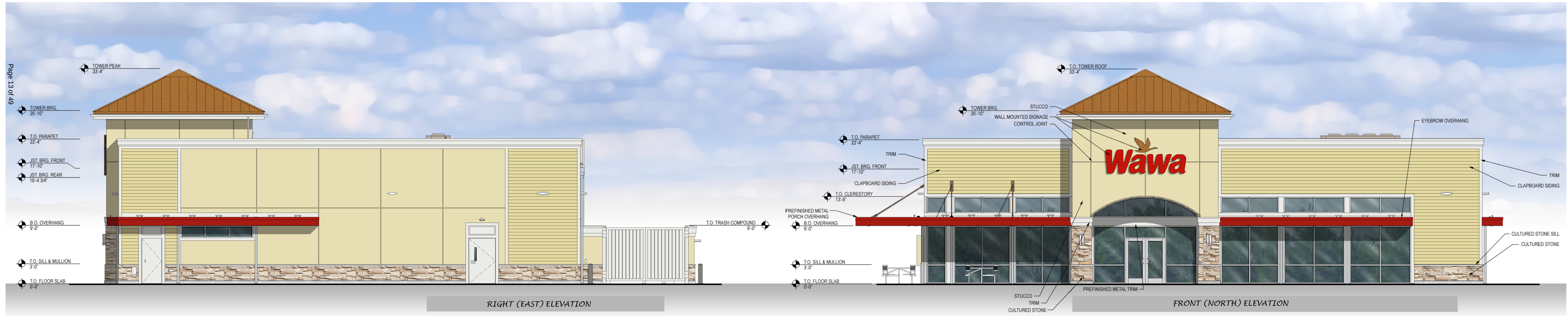
A handwritten signature in blue ink, appearing to read 'BSA', with a long horizontal flourish extending to the right.

Brian S. Adler

BSA/ea



Seneca Town Center

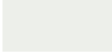
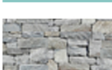


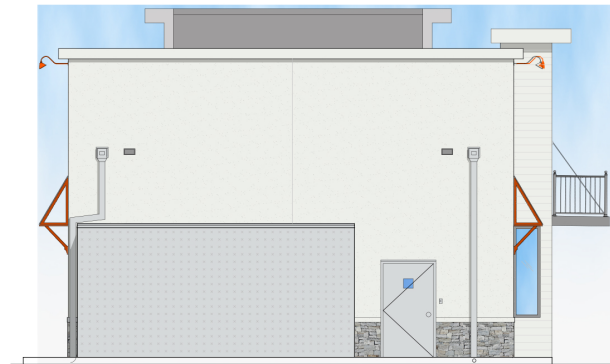
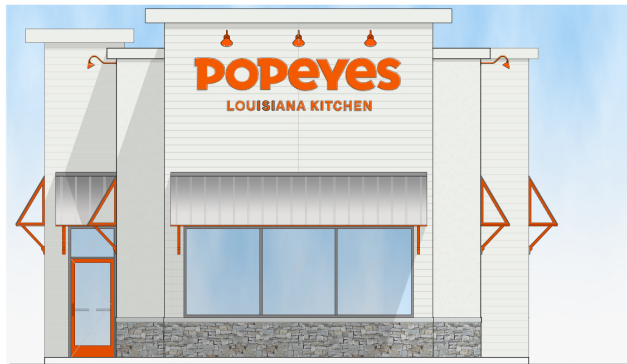
WAWA F85L



GAS CANOPY STACKED 8



	FIELD COLOR MOONLIGHT WHITE BM# OC-125
	SECONDARY COLOR STONINGTON GREY BM# HC-170
	ACCENT ORANGE RAL 2003
	SHUTTER OCEANIC TEAL BM# 669
	STACKED STONE KEY WEST STONE NATURAL STONE VENEERS (OR SIMILAR)
	PLANK LAP SIDING HARDIE PLANK (OR SIMILAR)



POPEYES

PLK1846 - NOLA MAKERS EXTERIOR FINISH PACKAGE - PEMBROKE PARK, FL

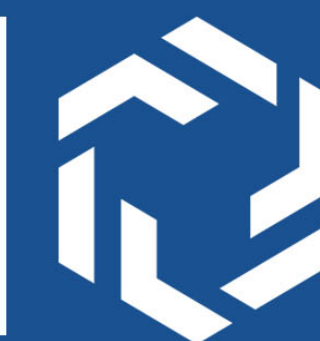


Seneca Town Center

Proposed Site Plan



2655 North Ocean Drive, Suite 401
Singer Island, FL 33404
561.625.9125



FERBER

WWS PROJECT NO. 107268

[illegible]



1. ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD).

[illegible]

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PROJECT:

_____ FOR _____

PROPOSED RETAIL DEVELOPMENT

BOHLER //

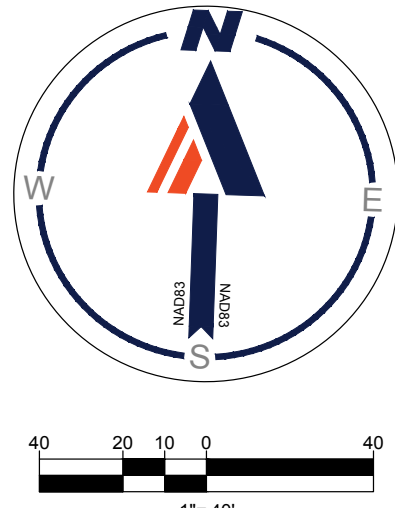
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SHEET NUMBER:

C-201

ORG. DATE - 05/06/2021

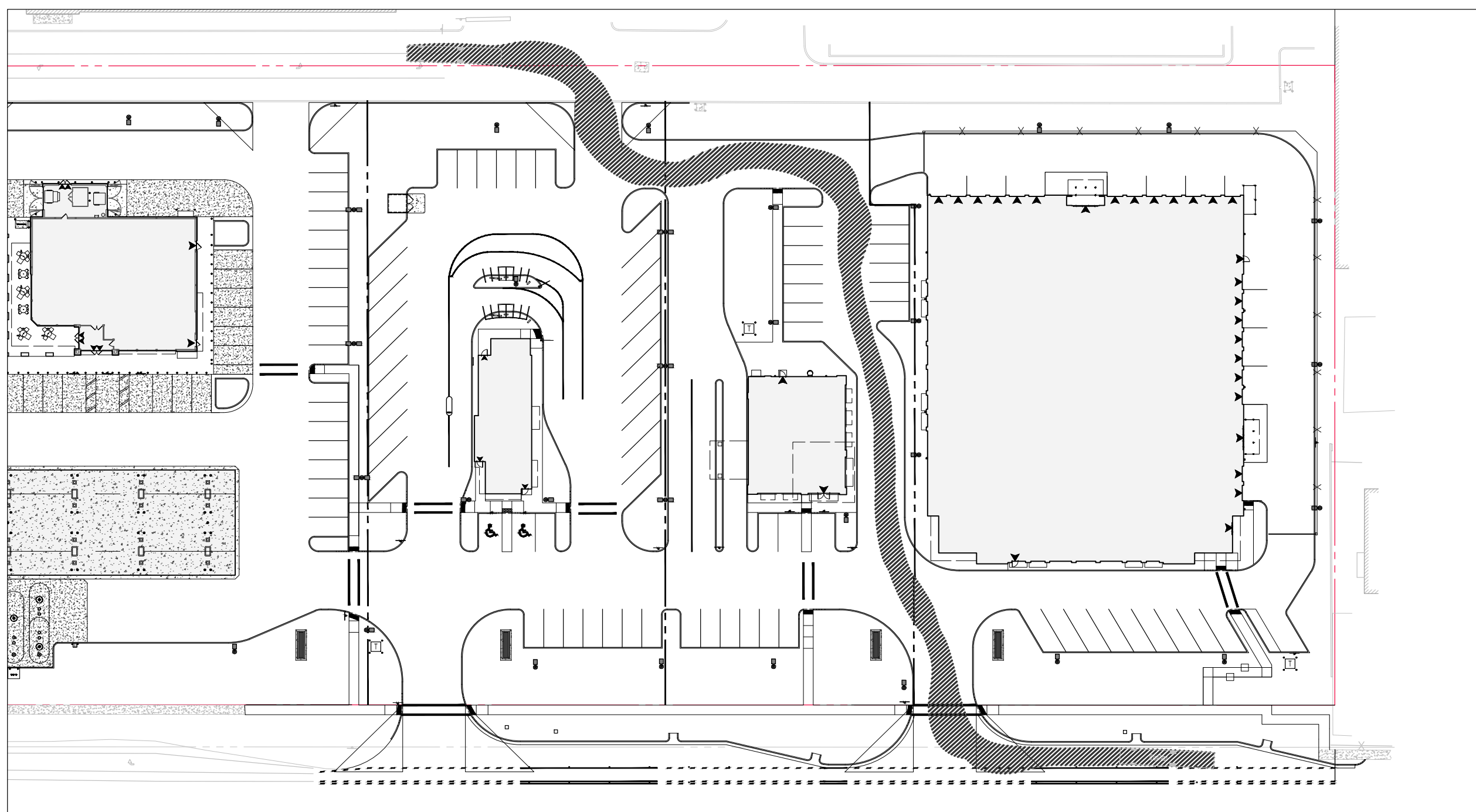
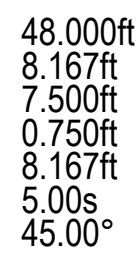
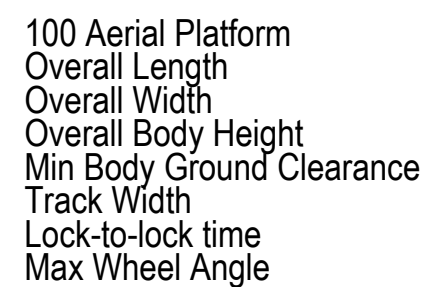


<u>LEGEND</u>	
PEDESTRIAN ACCESS LINE	

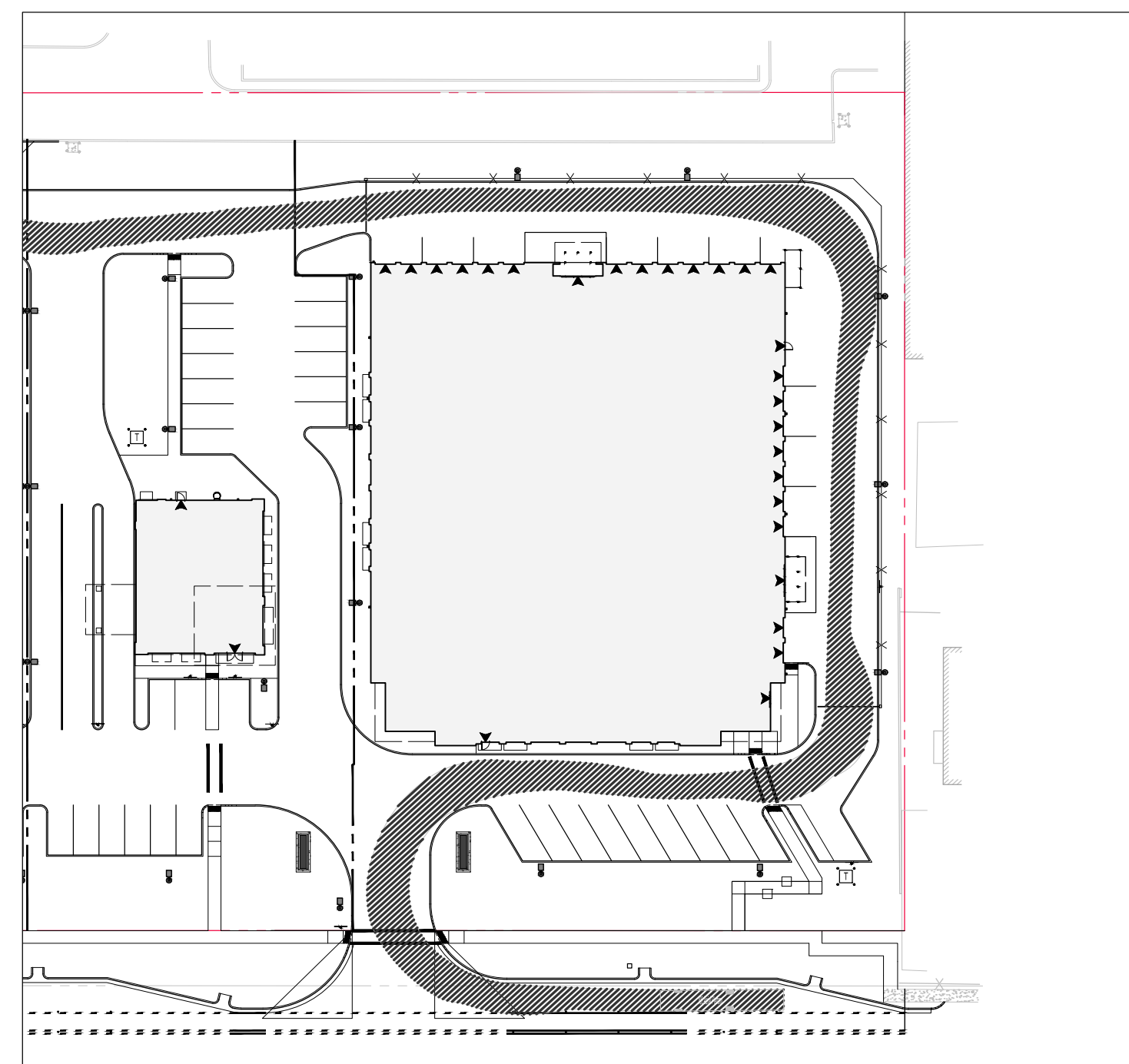
1. ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED. BIC INDICATES DIMENSIONS TO BACK OF CURB. ALL LANDSCAPE ISLANDS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB.
2. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LOCAL JURISDICTION LAND DEVELOPMENT CODE.
3. THE SUBJECT PROPERTY FALLS IN FLOOD ZONE "X" & "AH ELEVATION 6.5" ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 12011C0731H, AND COMMUNITY NUMBER 120052, DATED AUGUST 18, 2014.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. ASPHALT AREA THAT IS HATCHED SHALL BE STANDARD DUTY ASPHALT PAVEMENT.
6. BUILDING IS BASED ON THE LATEST ARCHITECTURAL DRAWINGS DATED 09/24/2021 PREPARED BY FWH ARCHITECTS.

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES 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 THE 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 OF THE ADA (2010) (SLOPES SHALL NOT EXCEED 8% RAMP SLOPE AND 8% RUNNING SLOPE OR 2% CROSS SLOPE).
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE NOT EXCEEDING 10,000 SQ. FT. THE SIDEWALK SHALL BE CONSTRUCTED TO THE RW OF THE SITE. THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
5. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL CONSTRUCTION TO BE PROVIDED TO THE DRIVEWAY TO BE USED AS A CROSS WALK.
6. 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 THESE STANDARDS.
7. 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.

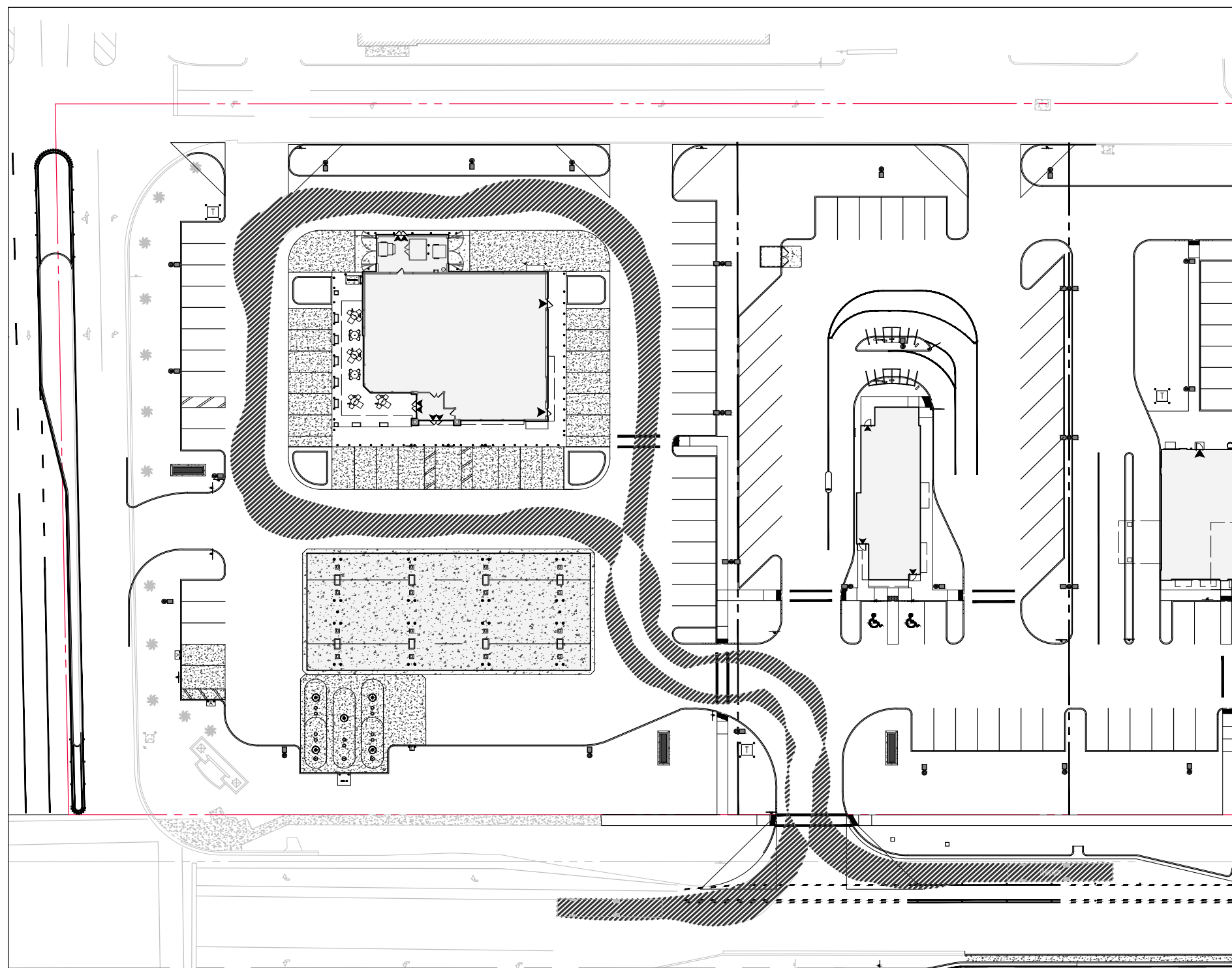
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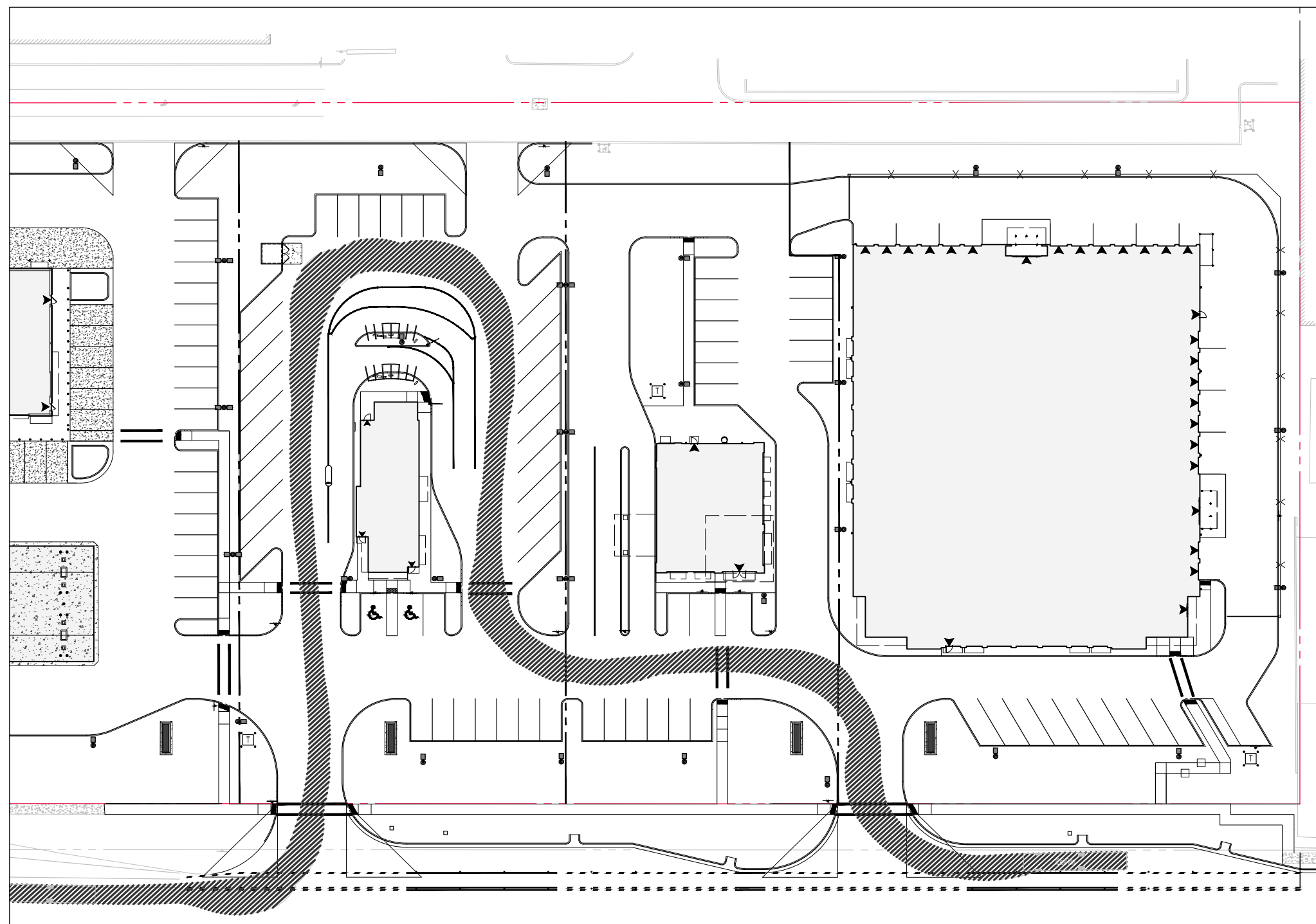
**100 AERIAL FIRE TRUCK CIRCULATION
FOR PROPOSED DRIVE-IN BANK/MEDICAL
OFFICE/RETAIL**



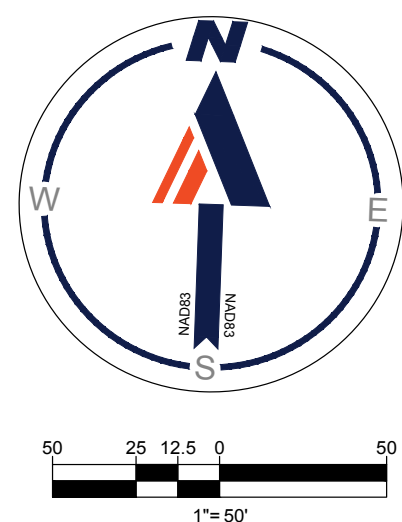
**100 AERIAL FIRE TRUCK CIRCULATION
FOR PROPOSED SELF STORAGE**



**100 AERIAL FIRE TRUCK CIRCULATION
FOR PROPOSED CONVENIENCE STORE**



**100 AERIAL FIRE TRUCK CIRCULATION
FOR PROPOSED FAST FOOD DRIVE-THRU**



REVISIONS

[illegible]

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CHECKED BY:	TSP / PM
DATE:	05/08/2021
CAD I.D.:	TRCK-0

PROJECT:

**SENECA TOWN
CENTER**

- FOR -

PROPOSED RETAIL
DEVELOPMENT

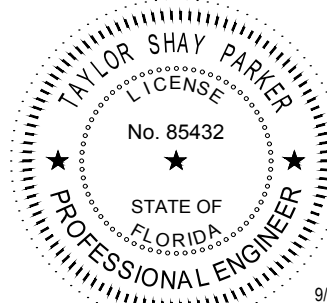
3195 WEST HALLANDALE BEACH
BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E



200 S. BISCAYNE BLVD
SUITE 20-126

MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 3072



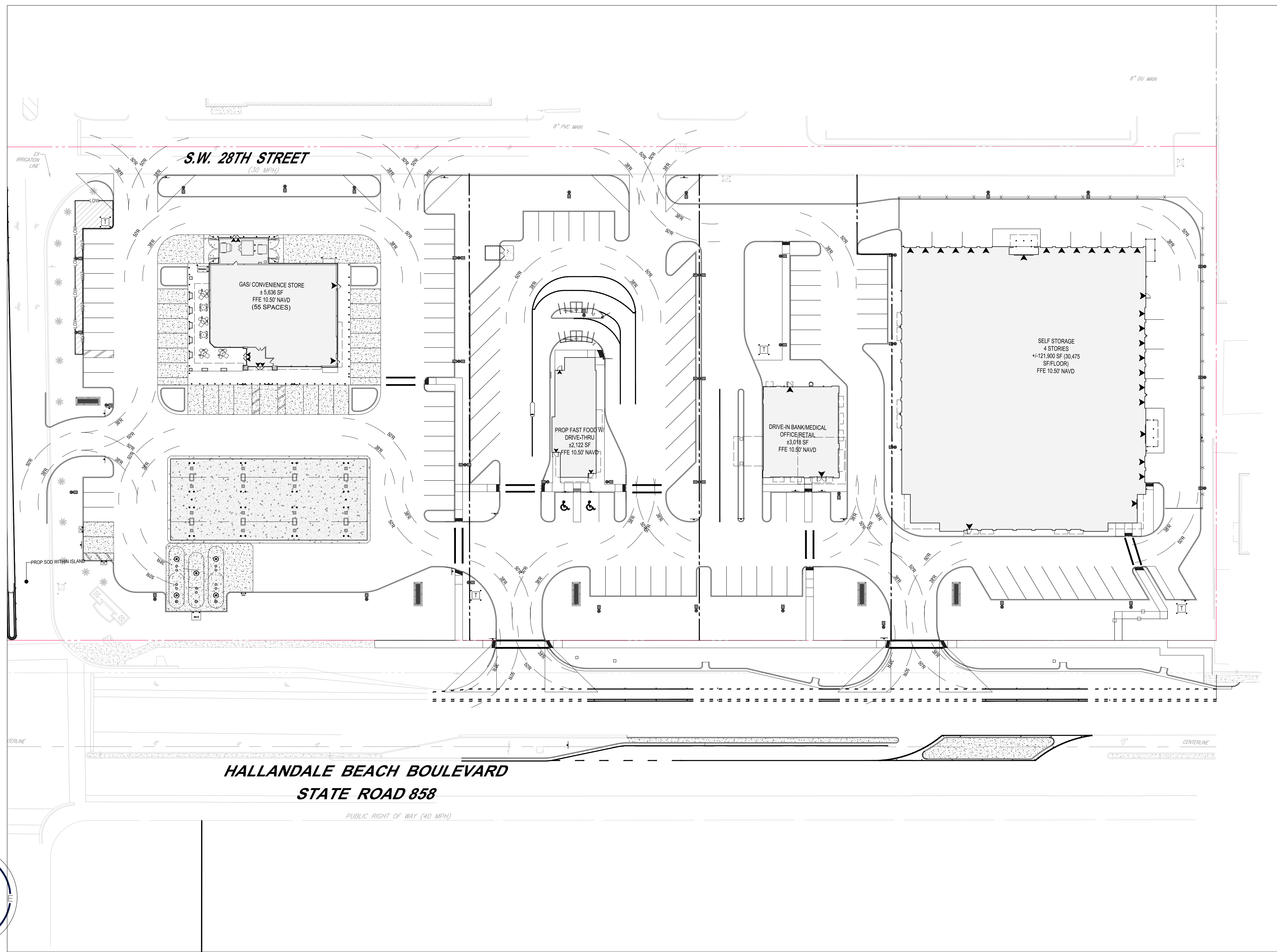
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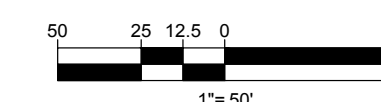
PUMPER FIRE TRUCK TURN PLAN

SHEET NUMBER:

C-302

ORG. DATE - 05/06/2021

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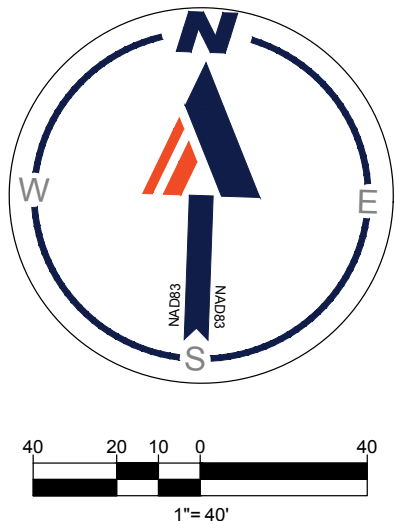


ORG. DATE - 05/06/2021



ORG. DATE - 05/06/2021

STORM STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-33	TYPE C INLET	9.10'	INV W = 3.37' (18") INV N = 4.26' (18")
A-34	TYPE C INLET	9.66'	INV S = 3.85' (18") INV N = 4.66' (18")
A-40	TYPE C INLET	8.52'	INV N = 4.79' (18")
A-41	TYPE C INLET	9.35'	INV E = 4.78' (18") INV S = 5.00' (18")
A-42	TYPE C INLET	9.43'	INV W = 4.31' (18") INV E = 4.31' (18")
A-43	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV N)	9.35'	INV W = 3.30' (18") INV N = 3.30' (18")
A-44	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV S)	9.84'	INV S = 3.30' (18") INV N = 3.30' (18")
A-45	TYPE C INLET (CURB)	9.00'	INV S = 2.76' (18") INV W = 2.64' (18")
A-46	48" TYPE 1" MANHOLE SELF-STORAGE DCS WEI SET @ 6.00'	9.51'	INV W = 3.37' (18") INV E = 2.76' (18") INV N = 1.86' (18")
A-47	TYPE C INLET	9.74'	INV W = 4.60' (18") INV E = 3.60' (18")
A-48	TYPE C INLET	9.74'	INV E = 3.60' (18")
A-49	CONNECT TO EX STRUCTURE	4.03'	INV S = 1.53' (18")



ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988, BASED ON BROWARD COUNTY BENCH MARK NO. 1175, (ELEVATION +9.32 NAVD) (ELEVATION +10.91 NGVD), AND LOCATED BY SQUARE CUT IN N.W. CORNER OF A CONCRETE SIDEWALK IN FRONT OF RESIDENCE #3230 HALLANDALE BOULEVARD, 73' SOUTH OF CENTERLINE OF MEDIAN, AND 14' WEST OF N.E. CORNER OF BUILDING

1. THE MINIMUM HORIZONTAL CLEARANCE BELOW GRADE BETWEEN A WWS PIPELINE AND OTHER BURIED FEATURES RUNNING MORE OR LESS PARALLEL TO THE WWS PIPELINE IS 36 INCHES. OTHER SOURCES MAY HAVE MORE STRINGENT RULES, SUCH AS THE CLEARANCE BETWEEN THE SOURCE OF POLLUTION AND A POTABLE WATER FACILITY.
2. THE MINIMUM HORIZONTAL CLEARANCE ABOVE GRADE BETWEEN A WWS PIPELINE AND STRUCTURAL SURFACE FEATURES (WALLS, PERMANENT FENCES, LARGE SIGNS, STRUCTURES, ETC.) AT TIMES THE WWS PIPELINE IS AT LEAST A 7.5 FOOT MINIMUM WITHIN THIS HORIZONTAL CLEARANCE ZONE. WWS REQUIRES A MINIMUM VERTICAL CLEARANCE OF 10 FEET 6 INCHES BETWEEN FINAL GRADE AND ANY OVERHEAD OBSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY DEPTH AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED SANITARY AND WATER LINE EXTENSION.



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CAD I.D.:	UTIL

PROJECT

**SENECA TOWN
CENTER**

- FOR -



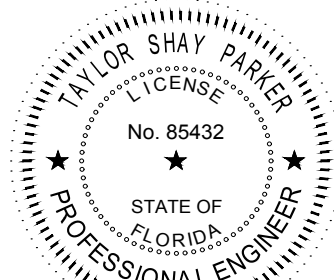
PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH
BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E



200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

UTILITY PLAN

SHEET NUMBER

C-501

ORG. DATE - 05/06/2021



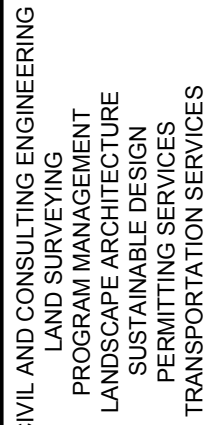
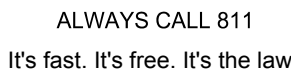
ORG. DATE - 05/06/2021



	AVG	MAX	MIN	AVG/MIN	MAX/MIN
LABEL					
CANOPY	34.95	56	13	2.69	4.31
DELIVERY	4.45	5.1	3.3	1.35	1.55
ENTRANCES & EXITS	2.18	4.0	0.5	4.36	8.00
PAVED, OTHER	2.93	6.9	0.6	4.88	11.50
PAVED, WASH	3.25	8.1	0.8	4.06	10.13
PROPERTY LINES, VERTICAL	0.51	1.0	0.1	5.10	10.00
UNDEFINED	0.81	9.4	0.0	N.A.	N.A.

LUM NO.	LABEL	MTG. HT.
51	C1	21.53
52	C1	17.11
53	C1	17.11
54	C1	17.11
55	C1	17.11
56	C1	17.11
57	C1	21.53
58	C1	21.53
59	C1	21.53
60	C1	21.53
61	C1	21.53
62	C1	21.53
63	C1	21.53
64	D1	9
65	D1	9
66	D1	9
67	D1	13.5
68	D1	9
69	D1	9
70	D1	9
71	D1	9
72	D1	9
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83	D1	9
84	D1	9
85	D1	9
86	D1	9
87	D1	9
88	D1	9
89	D2	13.5
90	D2	13.5
91	S1	9
92	S1	9
93	W1	15
94	W1	15
95	W1	15
96	W1	15
97	W1	15
98	W1	15
99	W1	15

1. ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES.
2. ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB.
3. THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES.

[illegible]

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

PROJECT:

- FOR

**BOHLER //**

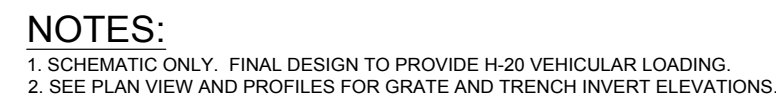
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



LIGHTING PLAN

C-701

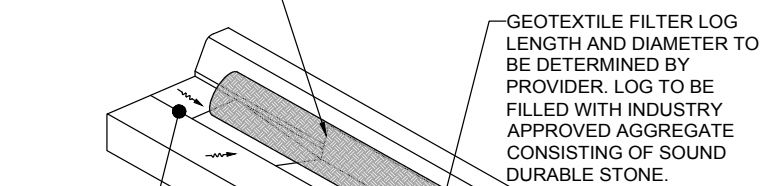
ORG. DATE - 05/06/2021



TRENCH DRAIN DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



CURB INLET FILTER LOG DETAIL
NOT TO SCALE

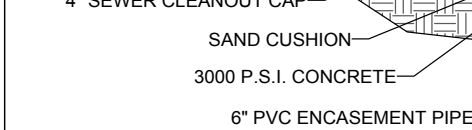


NOT TO SCALE



1. CONTRACTOR TO COORDINATE WATERLINE ADJUSTMENT WITH APPROPRIATE INSPECTOR, BASED UPON LOCAL JURISDICTIONAL REQUIREMENTS AND FIELD CONDITIONS.
2. CONTRACTOR TO HAND DIG TEST PIT AT ANTICIPATED CROSSING LOCATION TO DETERMINE EXISTING WATERLINE DEPTH, TOTAL WATERLINE DEFLECTION REQUIRED, AND BEST METHOD FOR WATERLINE ADJUSTMENT.
3. VERTICAL BENDS (INSTALLED PER LOCAL STANDARDS) AS REQUIRED.
4. PIPE DEFLECTION AT JOINTS (PER LOCAL STANDARDS)

WATERLINE ADJUSTMENT DETAIL
NOT TO SCALE



TRAFFIC RATED CLEANOUT DETAIL
NOT TO SCALE



NOT TO SCALE



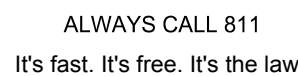
SOIL TRACKING PAD DETAIL



1. RAMPS AND HANDRAILS SHALL BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES.
2. HANDRAILS WITH CIRCULAR CROSS SECTIONS SHALL BE 1.25" TO 2" OUTSIDE DIAMETER.
3. NON-CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER OF 4" TO 6.25" AND A MAXIMUM CROSS SECTION DIMENSION OF 2.25". (SEE ADA GUIDELINES)
4. SIDEWALK TO EXTEND 4' BEYOND OUTSIDE OF RAILING WHEN A BOTTOM RAIL IS PROVIDED OR 12' BEYOND WHEN NO BOTTOM RAIL IS PROVIDED.

TYPICAL ADA RAMP AND HANDRAIL DETAIL
NOT TO SCALE

REVISIONS

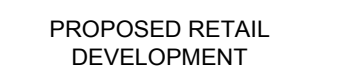
[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB200
DRAWN BY:	BAG /
CHECKED BY:	TSP /
DATE:	05/08/2
CAD I.D.:	CND

PROJECT:

**SENECA TOWN
CENTER**

BOHLER//

200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

**CONSTRUCTION
DETAILS
SHEET**

SHEET NUMBER:
C-901

ORG. DATE - 05/06/2021

M:\PLANNING AND DEVELOPMENT SECTION\SHARED DATA STORAGE\WILSON\TSC\WAWD STANDARD DETAILS 5-14-2018.DWG - 105 - PLOTTED: 8/14/2018 1:18:27 PM - BY: WILSON, ROBERT

101-DE ANNING AND NOISE COMMENT SECTION 15 SUBP. C. 15.14-2019 RMC - 112 - 8/14/2019 1:10:47 PM - BV: WFL COM: 000027

M:\PLANNING AND DEVELOPMENT SECTION\SHARED DATA STORAGE\WILSON\TSC\WMSD DETAILS 5-14-2018.DWG - 106 - PLOTTED: 8/14/2018 1:18:32 PM - BY: WILSON, ROBERT

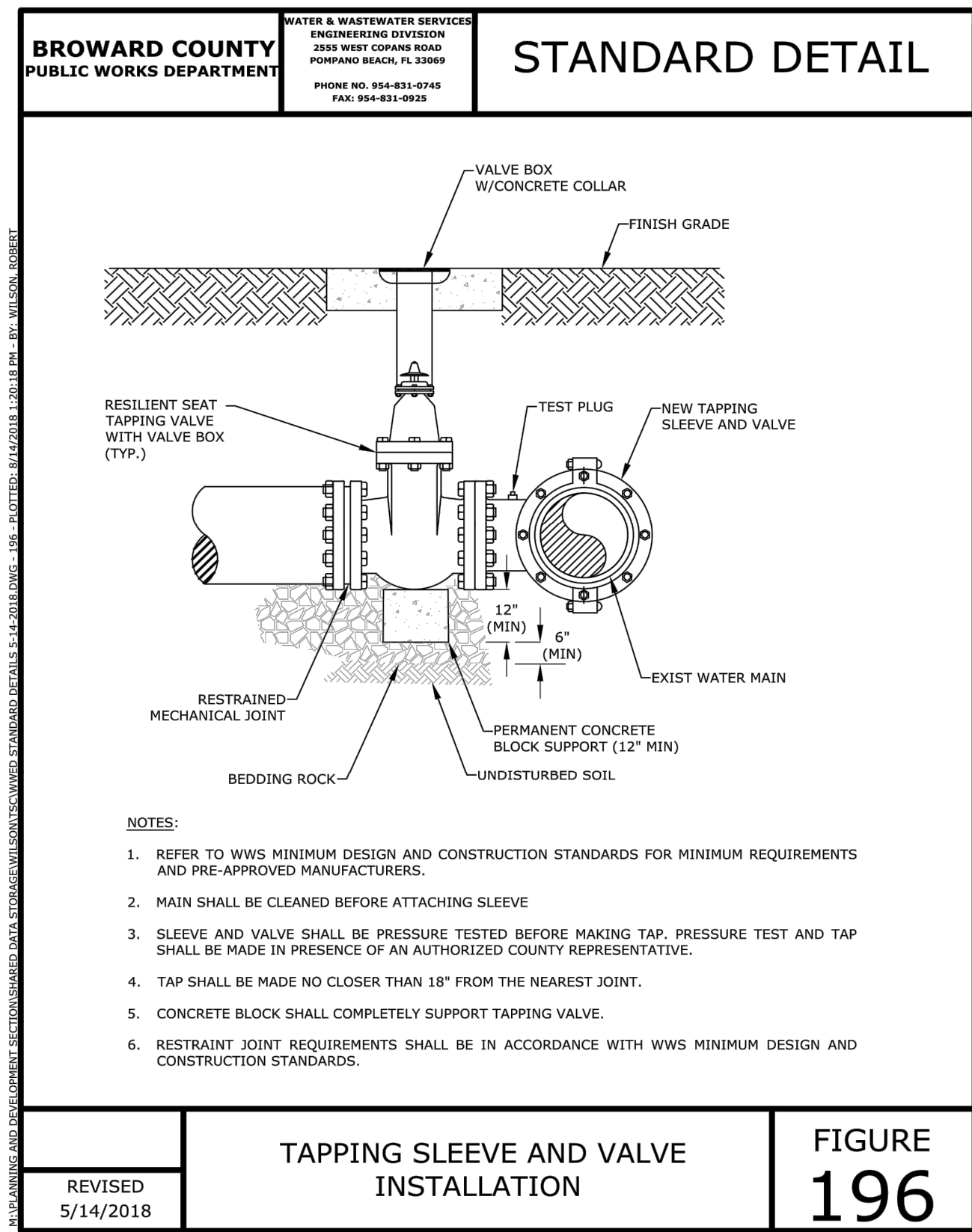
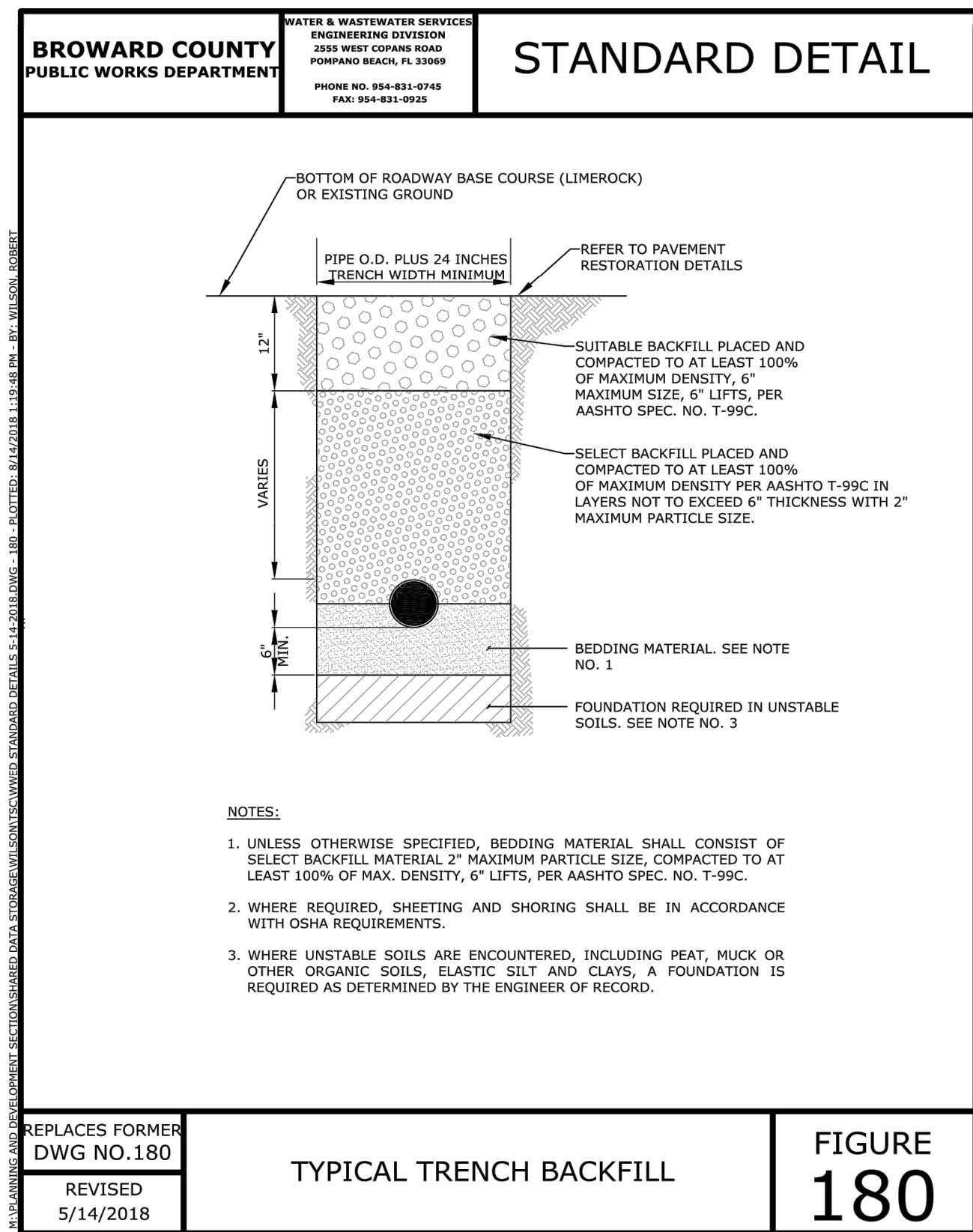
D:\PROJECTS\PLANNING AND DEVELOPMENT SECTION\SHARED DATA STORAGE\WILSON\TSC\VIEWED STANDARD DETAILS - 121 - PLOTTED: 8/14/2018 1:18:52 PM - BY: WILSON, ROBERT

MULTI-MINING AND DEVELOPMENT SECTION SHARED DATA STORAGE\GEOWILLSON\TSC\MINING STANDARD DETAIL S-14-2018 DWG - 109 - PLOTTED: 8/14/2018 1:18:43 PM - BY: WILLSON, ROBERT

DATE: 8/14/2018 1:18:57 PM - BY: WILSON, ROBERT
 SECTION: 123 - PLATTED: 8/14/2018 DWG: 123 - STORAGE: \\WILSON\TSC\WORKED STANDARD
 AND DEVELOPMENT SECTION: 123 - PLATTED: 8/14/2018 DWG: 123 - STORAGE: \\WILSON\TSC\WORKED STANDARD



BOHLERTM





BOHLER

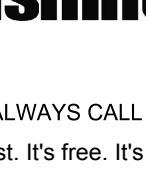
SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 PROGRAM MANAGEMENT
 LAND ACQUISITION
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS PLAN IS PROVIDED FOR THE SOLE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED 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 & ASSOCIATES, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY



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 It's fast. It's free. It's the law.

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 DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

CAD I.D.: _____

FLB200202

BAG / D.E.

TSP / PM

05-06-2021

CNDS-0

PROJECT: _____

**SENECA TOWN
 CENTER**

_____ FOR _____



**PROPOSED RETAIL
 DEVELOPMENT**

3195 WEST HALLANDALE BEACH
 BOULEVARD
 PEMBROKE PARK, FL 33009
 SEC. 29 TWP. 51S RGE. 42E



BOHLER

200 S. BISCAYNE BLVD.
 SUITE 20-126
 MIAMI, FLORIDA 33131
 Phone: (786) 681-0900

FLORIDA BUSINESS CERT. OF AUTH. No. 30790



9/23/2021

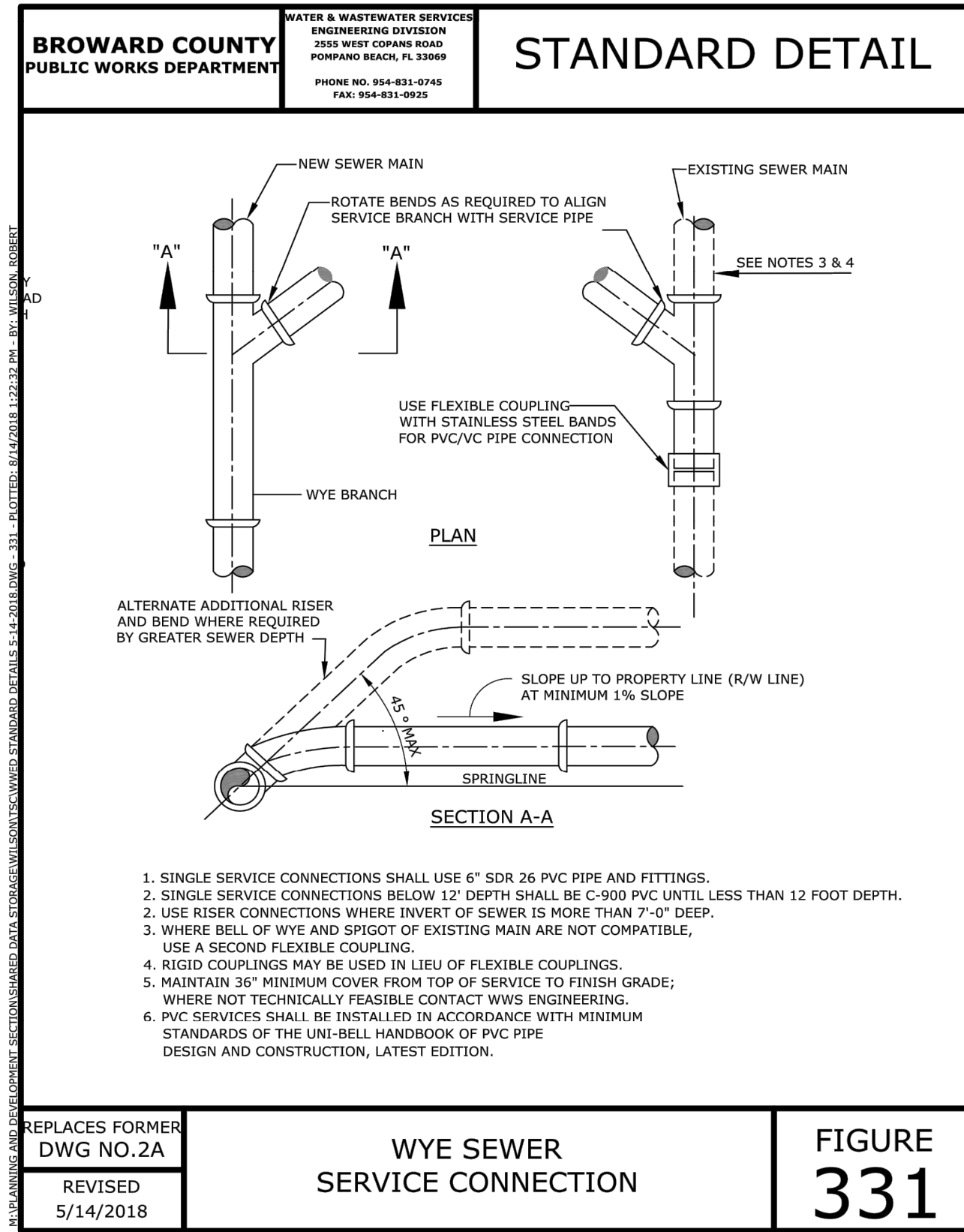
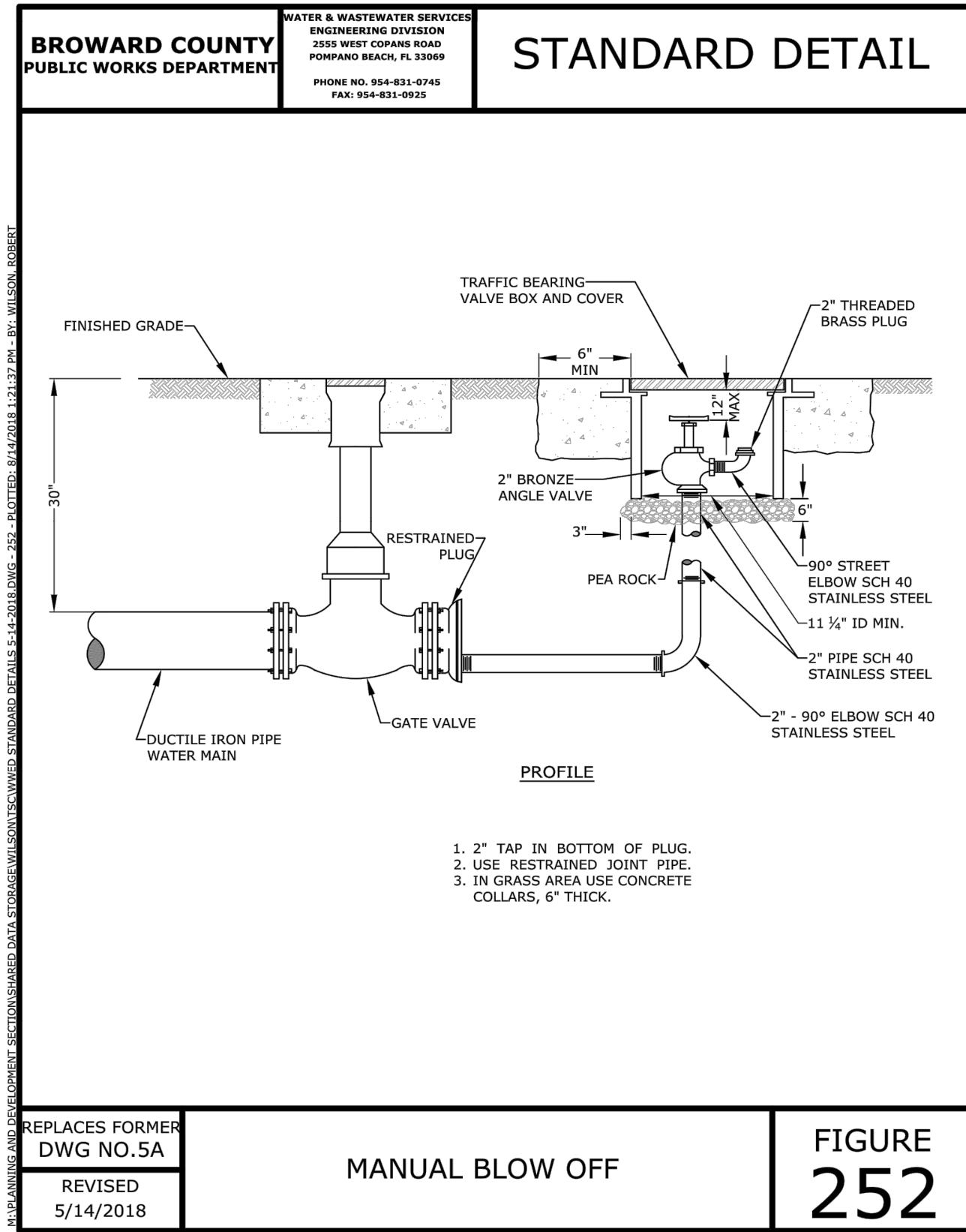
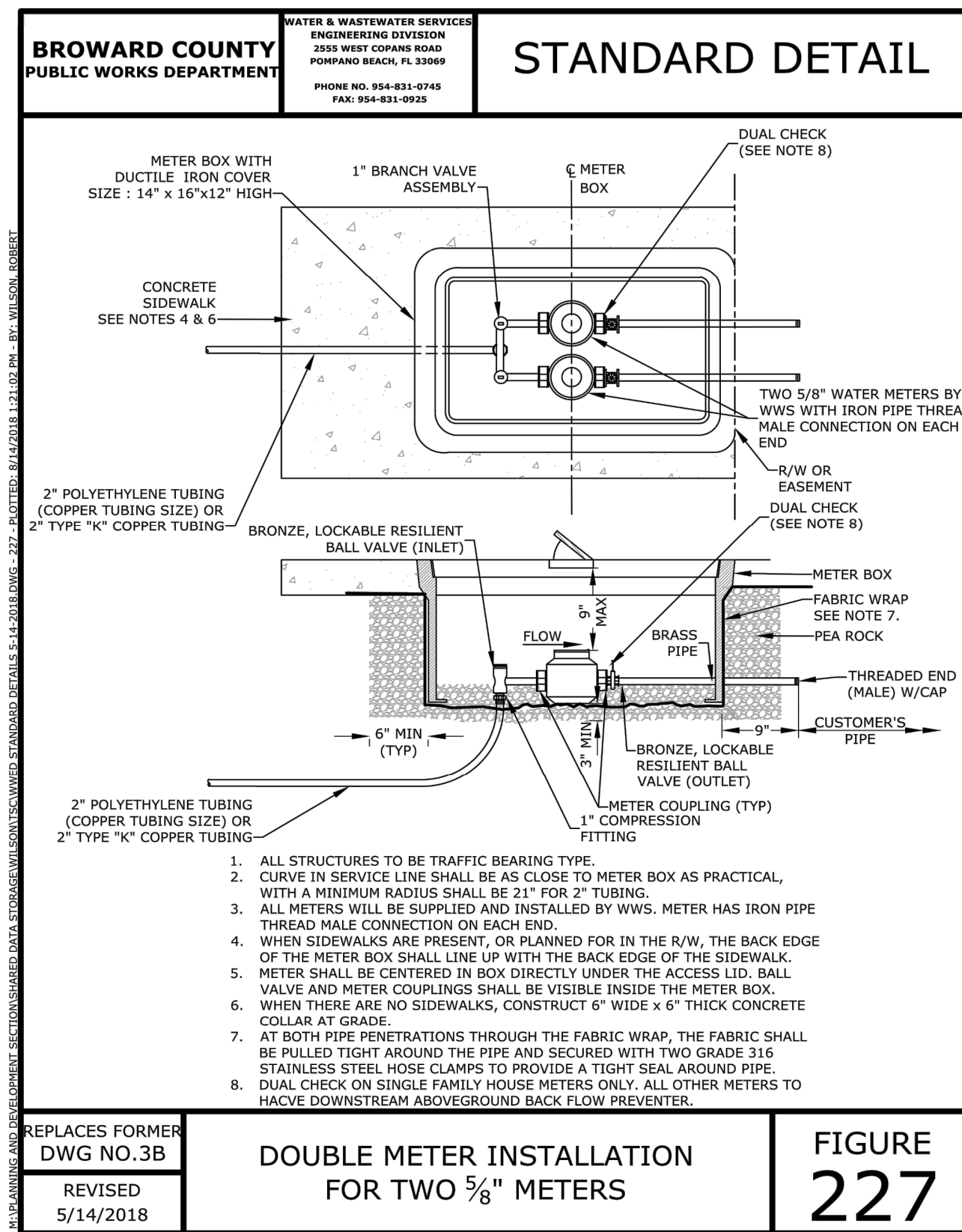
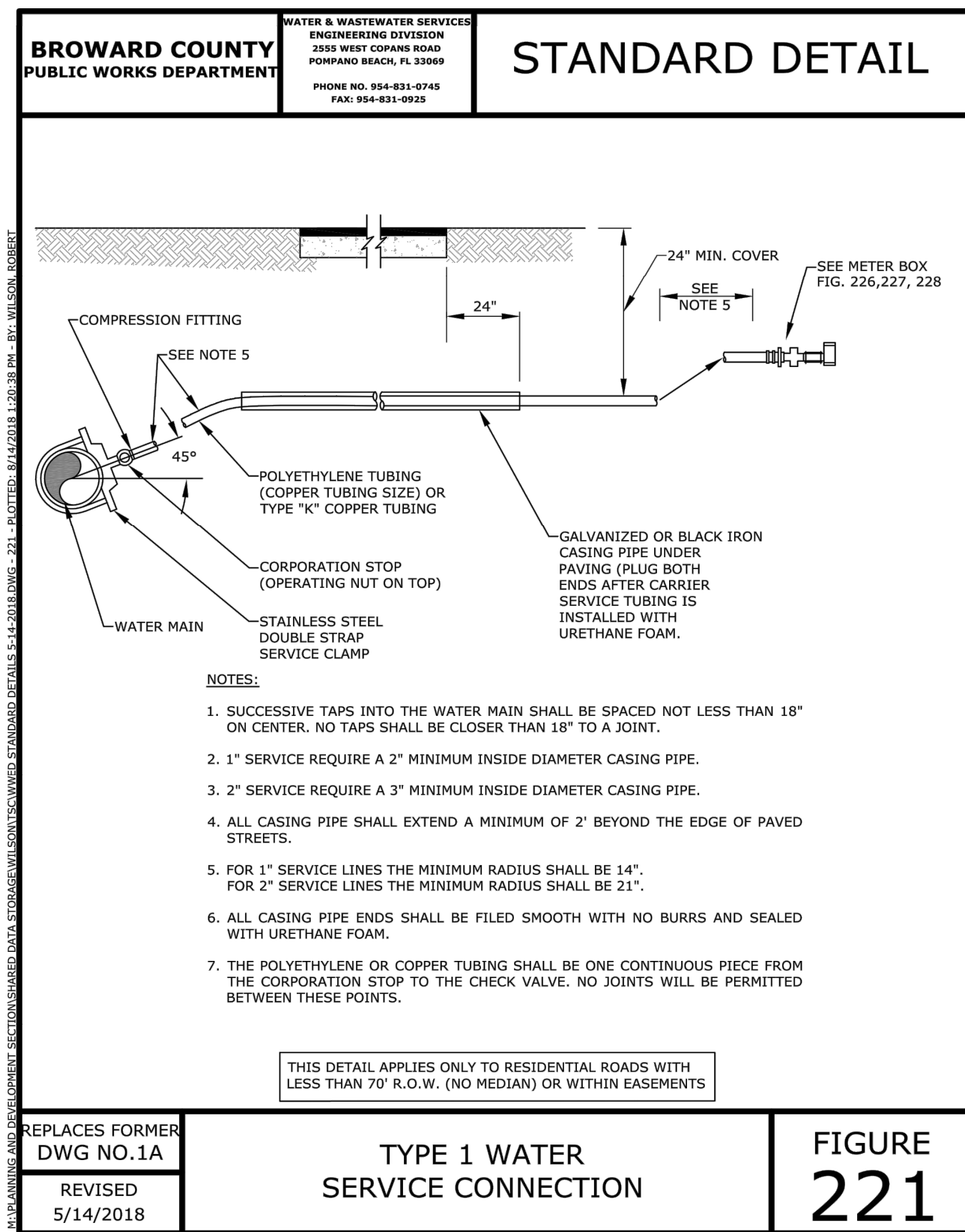
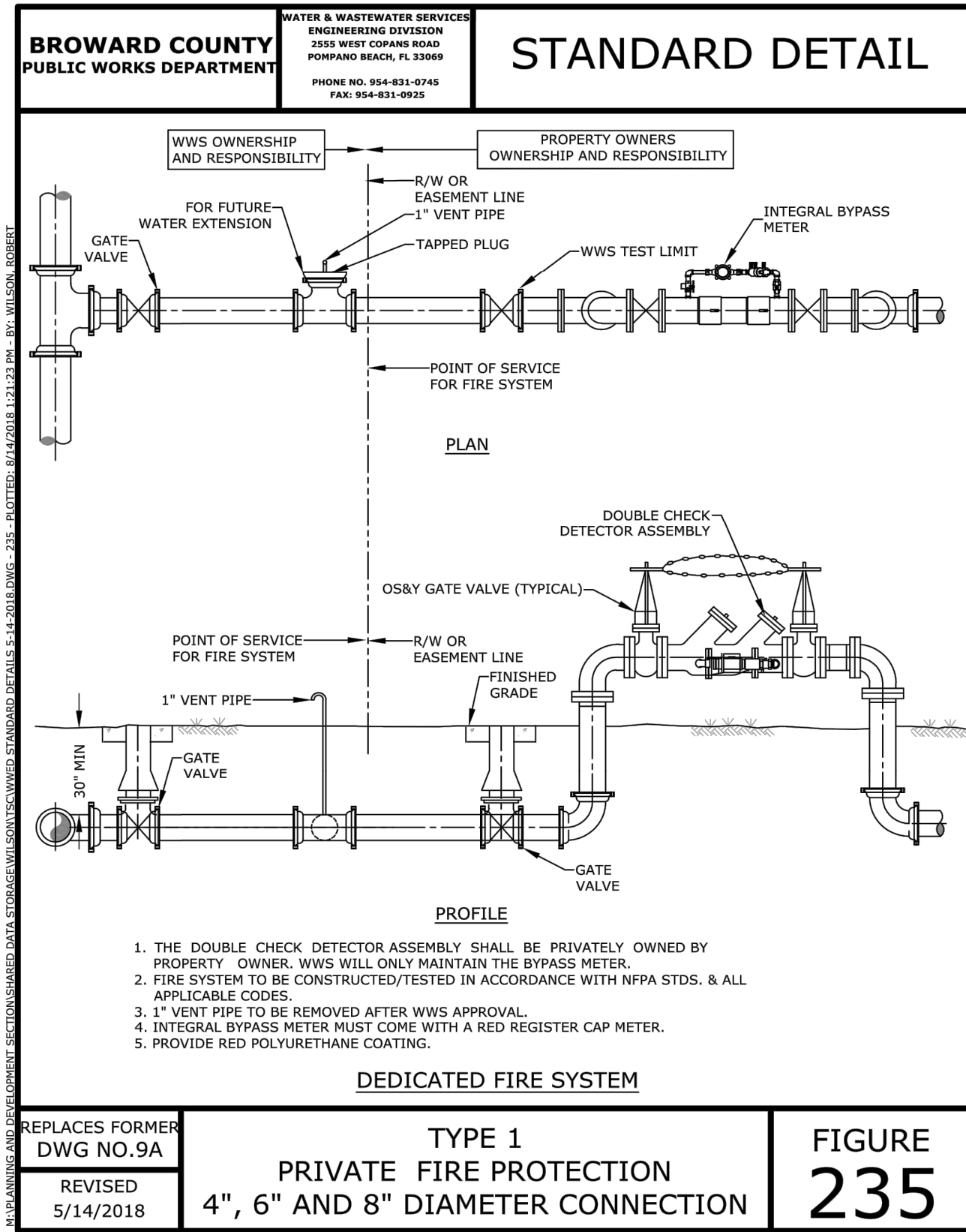
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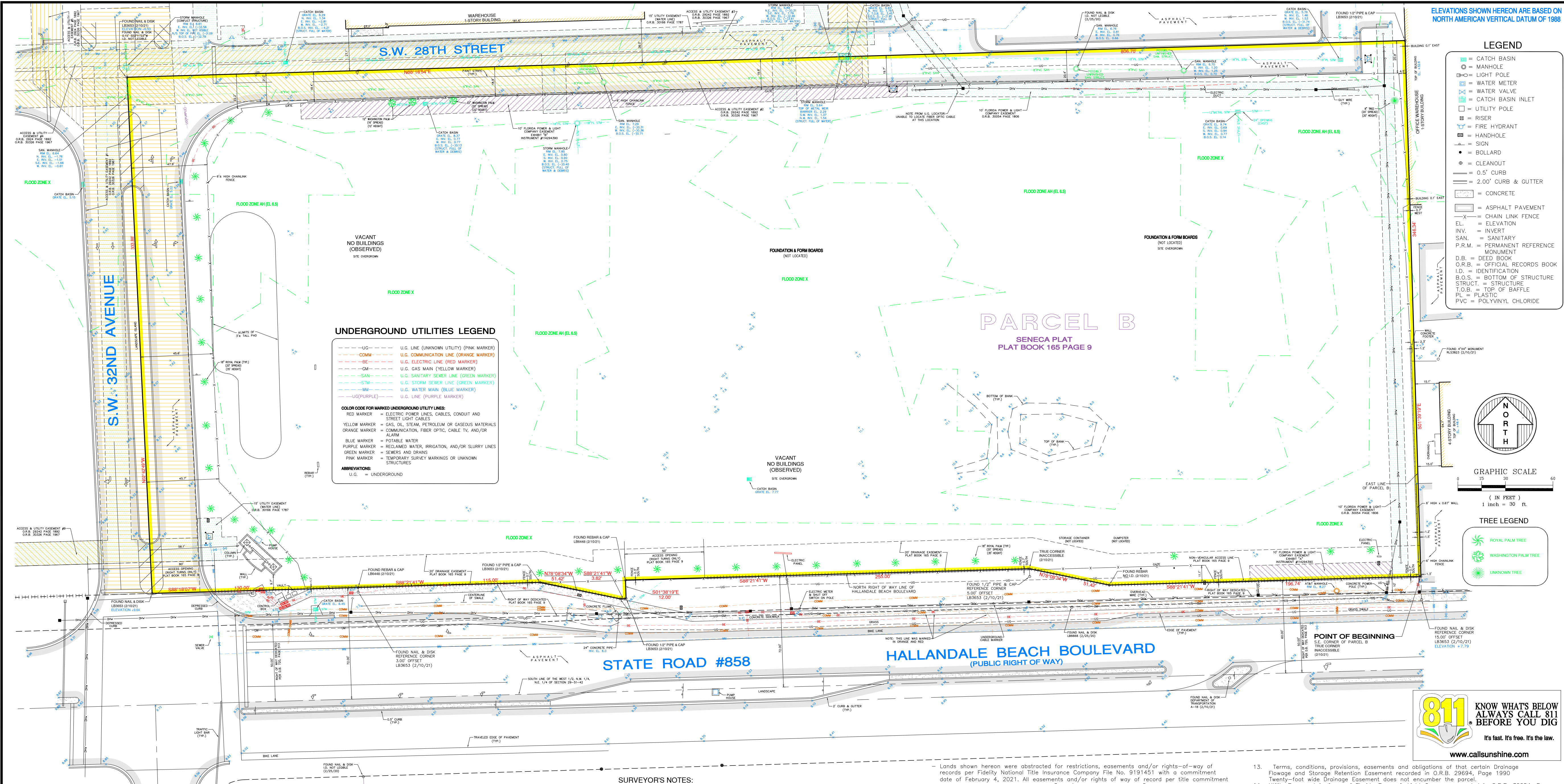
BROWARD
 COUNTY WATER
 & WASTEWATER
 DETAILS SHEET

SHEET NUMBER:

C-904

ORG. DATE - 05/06/2021

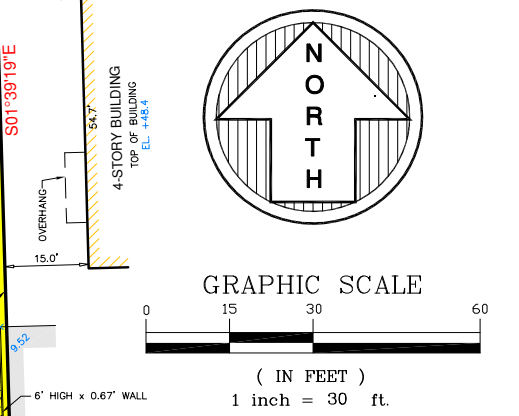
[illegible]



ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

- LEGEND**
- CATCH BASIN
 - MANHOLE
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - CATCH BASIN INLET
 - UTILITY POLE
 - RISER
 - FIRE HYDRANT
 - HANDHOLE
 - SIGN
 - BOLLARD
 - CLEANOUT
 - 0.5' CURB
 - 2.00' CURB & GUTTER
 - CONCRETE
 - ASPHALT PAVEMENT
 - CHAIN LINK FENCE
 - ELEVATION
 - INVERT
 - SANITARY
 - PERMANENT REFERENCE MONUMENT
 - DEED BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - I.D. = IDENTIFICATION
 - B.O.S. = BOTTOM OF STRUCTURE
 - STRUCT. = STRUCTURE
 - T.O.B. = TOP OF BAFFLE
 - PL = PLASTIC
 - PVC = POLYVINYL CHLORIDE

- UNDERGROUND UTILITIES LEGEND**
- U.G. = U.G. LINE (UNKNOWN UTILITY) (PINK MARKER)
 - COM = U.G. COMMUNICATION LINE (ORANGE MARKER)
 - EL = U.G. ELECTRIC LINE (RED MARKER)
 - GM = U.G. GAS MAIN (YELLOW MARKER)
 - SAN = U.G. SANITARY SEWER LINE (GREEN MARKER)
 - STW = U.G. STORM SEWER LINE (GREEN MARKER)
 - WM = U.G. WATER MAIN (BLUE MARKER)
 - UG(PURPLE) = U.G. LINE (PURPLE MARKER)
- COLOR CODE FOR MARKED UNDERGROUND UTILITY LINES:**
- RED MARKER = ELECTRIC POWER LINES, CABLES, CONDUIT AND STREET LIGHT CABLES
 - ORANGE MARKER = GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
 - ORANGE MARKER = COMMUNICATION, FIBER OPTIC, CABLE TV, AND/OR ALARM
 - BLUE MARKER = POTABLE WATER
 - PURPLE MARKER = RECLAIMED WATER, IRRIGATION, AND/OR SLURRY LINES
 - GREEN MARKER = SEWERS AND GRANDS
 - PINK MARKER = TEMPORARY SURVEY MARKINGS OR UNKNOWN STRUCTURES
- ABBREVIATIONS:**
- U.G. = UNDERGROUND



- TREE LEGEND**
- ROYAL PALM TREE
 - WASHINGTON PALM TREE
 - UNKNOWN TREE

SURVEYOR'S NOTES:

- This site lies in Section 29, Township 51 South, Range 42 East, Town of Pembroke Park, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 88°21'41" W for the North right of way line of Hallandale Beach Boulevard, and evidenced by set 1/2" pipe & cap and found rebar & cap.
- Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on Broward County Bench Mark No. 1175, (Elevation +9.32 NAVD).
- (Elevation +10.91 NAVD) and located by square cut in N.W. corner of a concrete sidewalk in front of Residence #3230 Hallandale Boulevard, 73' South of centerline of median, and 14' West of N.E. corner of building.
- Lands shown hereon are located within an area having a Zone Designation of X & AH (EL 6.5) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1201100731H, for Community No. 120052, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 271,443 square feet, or 6,231 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- No parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax ID No. 5142 20 17 0073 per Broward County property appraiser website.

LEGAL DESCRIPTION:

A portion of Parcel B, SENECA PLAT, according to the Plat thereof, as recorded in Plat Book 165 at Page 9 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence S 88°21'41" W for 196.74 feet; thence N 78°08'34" W for 51.42 feet; thence S 88°21'41" W for 255.00 feet; thence S 01°38'19" E for 12.00 feet; thence S 88°21'41" W for 3.82 feet; thence N 78°08'34" W for 51.42 feet; thence S 88°21'41" W for 115.00 feet; thence S 88°18'07" W for 130.00 feet (the last eight (8) courses and distances being coincident with the North right of way line of Hallandale Beach Boulevard); thence N 02°42'49" W for 333.88 feet; thence N 88°18'54" E for 606.70 feet; thence S 01°39'19" E along the East line of said Parcel B for 346.34 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 25, 2020 and last updated February 10, 2021, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The network was completed on February 10, 2021.

Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

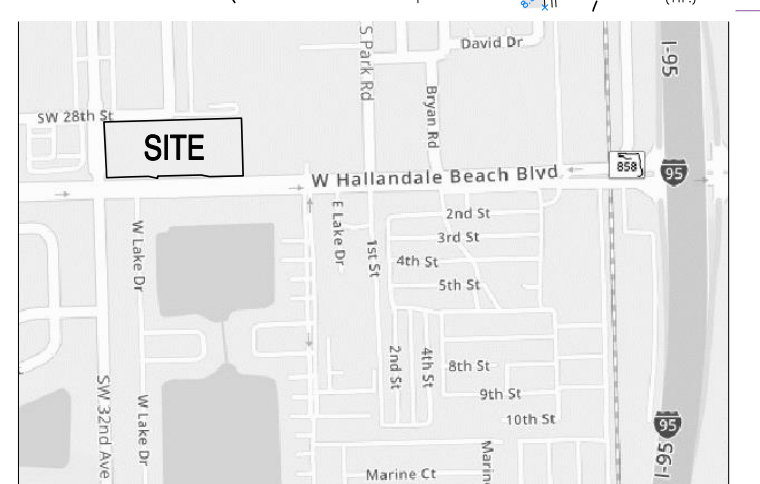
FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

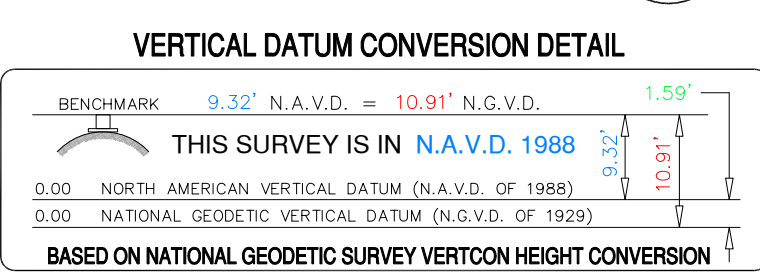
- 1-5. Standard Exceptions not addressed.
6. Restrictions, covenants, conditions, easements, dedications and other matters as contained on the Plat of "SENECA PLAT", recorded in Plat Book 165, Page 9.
- Twenty foot wide drainage easement encumbers the parcel and is shown on the survey.
- Right-of-Way per plat that adjoins parcel is shown on the survey.
- As affected by Agreement for Amendment of Notation recorded in O.R.B. 28918, Page 1507.
- Benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
- By Resolution recorded in O.R.B. 29694, Page 1935.
- Benefits the parcel, vacates and abandons Drainage Easement.
- By Agreement for Amendment of Notation recorded in O.R.B. 44386, Page 573.
- Benefits and encumbers the parcel but not subject to location. Blanket in nature.
- Not a survey matter.
- Partial release of 10 foot easement recorded as Official Instrument # 114294390.
- 10 foot wide easement encumbers the parcel and is shown on the survey in two (2) locations.
- No where in the document does it say the word "Release" or "partial release".
- Therefore we are treating this as a new addition to existing easements.
- Resolution designating area of operation of Broward County Water System No. 4, recorded in O.R.B. 3843, Page 412.
- Benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
- Terms, conditions, provisions, easements and obligations of that certain Agreement for Installation of Required Improvements Relating to Seneca Plat recorded in O. R. B. 28407, Page 456, as amended by Amendment recorded in O.R.B. 34706, Page 495, further modified by that Release of Lien recorded in O.R.B. 34782, Page 1377.
- Benefits and encumbers the parcel but not subject to location. Blanket in nature.
- Not a survey matter.
- Terms, conditions, provisions, easements and obligations of that certain Developer's Agreement recorded in O.R.B. 28781, Page 365. Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter, as amended in O.R.B. 29357, Page 1508, recorded in O.R.B. 31560, Page 1291. Encumbers the parcel but not subject to location. Blanket in nature. Not a survey matter, as affected by Agreement recorded in O.R.B. 45309, Page 1143. Does not encumber or benefit the parcel.
- Terms, conditions, provisions, easements and obligations of that certain Transit Impact Agreement recorded in O.R.B. 28918, Page 1497, released as to the lien recorded November 4, 2010, in O.R.B. 47504, Page 1291. Encumbers and benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
11. Terms, conditions, provisions, easements and obligations of that certain Declaration of Easements recorded in O.R.B. 29242, Page 1892. Easement benefit and encumber the parcel and are shown on the survey.
12. Terms, conditions, provisions, easements and obligations of that certain Developer's Agreement recorded in O.R.B. 29359, Page 370; together with Bill of Sale Absolute to Broward County for the goods and chattels installed on W. Hallandale Blvd., recorded in O.R.B. 30166, Page 1777. Encumbers the parcel but not subject to location. Blanket in nature. Not a survey matter.

13. Terms, conditions, provisions, easements and obligations of that certain Drainage Flowage and Storage Retention Easement recorded in O.R.B. 29694, Page 1990.
- Twenty-foot wide Drainage Easement does not encumber the parcel.
- Utility Easement in favor of Florida Power & Light Company recorded in O.R.B. 30054, Page 1806. Ten foot wide Florida Power & Light Company Easement encumbers the parcel and is shown on the survey, as affected by Non-Disturbance Agreement recorded in O.R.B. 45112, Page 1160.
- Utility Easement in favor of Florida Power & Light Company recorded in O.R.B. 30161, Page 1594. Easement does not benefit or encumber the parcel.
- Terms, conditions, provisions, easements and obligations of that certain Easement for water and sewer lines, recorded in O.R.B. 1787. Easement benefits and encumbers the parcel and is shown on the survey.
- Terms, covenants, conditions, easements, restrictions, reservations and other provisions, which provides for a private charge or assessment and liens for liquidated damages, according to that certain Declaration of Covenants, Conditions and Restrictions for Seneca Industrial Park recorded in O.R.B. 30320, Page 1987. Easements benefit and encumber the parcel and are shown on the survey, as affected by Supplements recorded in O.R.B. 30607, Page 1023, recorded in O.R.B. 31418, Page 347; recorded in O.R.B. 44254, Page 1115; Amendment recorded in O.R.B. 46507, Page 209; and as may be further amended. Benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
- Terms, conditions, provisions, easements and obligations of that certain Multi-Phase Developer's Agreement for water and sewer lines, recorded in O.R.B. 30617, Page 370; together with Bill of Sale Absolute to Broward County for the goods and chattels installed on W. Hallandale Blvd., recorded in O.R.B. 32385, Page 1680. Agreement and Bill of Sale benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
- Terms, conditions, provisions, easements and obligations of that certain Multi-Phase Developer's Agreement for water lines, recorded in O.R.B. 30617, Page 549. Agreement benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.
- Terms, conditions, provisions, easements and obligations of that certain Agreement Regarding Easement for ingress, egress, access and maintenance of same recorded in O.R.B. 36223, Page 309. Easement does not benefit or encumber the parcel.
- Terms, conditions, provisions, easements and obligations of that certain Easement for ingress, egress, recorded in O.R.B. 39530, Page 438. Easement does not encumber the parcel.
- Terms, conditions, provisions and obligations of that certain Recorded Notice of Environmental Resource Permit, recorded as Official Instrument # 113861394. Benefits and encumbers the parcel but not subject to location. Blanket in nature.
- Not a survey matter.
- Resolution No. 16-07-01 by Town of Pembroke Park Approving The Parking Reduction for East Coast Invest., LLC, a Florida limited liability company, recorded as Official Instrument # 114024160; as consented to by East Coast Invest., LLC, recorded as Official Instrument # 114024161. Benefits the parcel but not subject to location. Blanket in nature. Not a survey matter.

NOTE: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book or Page or Instrument Number is a reference to the O.R.B.s of said county, unless indicated to the contrary.



LOCATION SKETCH
NOT TO SCALE



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Survey not to be reproduced in part without the express written Permission of Some.

REV	DATE	DESCRIPTION	BY	CHK
1	2/25/20	LOCATE INVERTS (7/19/21) TO	TC	TC
2	2/25/21	LOCATE MARKED U.G. UTILITIES (7/19/21) SAN	TC	TC
3	2/25/21	CLARIFY RIGHT OF WAY	TC	TC
4	2/25/21	UPDATE SURVEY (2/10/21) - RLL	TC	TC

Revision Description

No. O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email leg@ltsurvey.com

ALTANSPS LAND TITLE SURVEY
3195 WEST HALLANDALE BEACH BOULEVARD
TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA

Original Date
2/25/20

Scale
1"=30'

Drawn By
MAP

CAD No.
200052

Plotted
7/21/21 10:07a

Ref. Dwg.
-

Field Book
65420-21 & FLD.SHT.

Job No.
200052

Dwg. No.
2020-011-NAVD

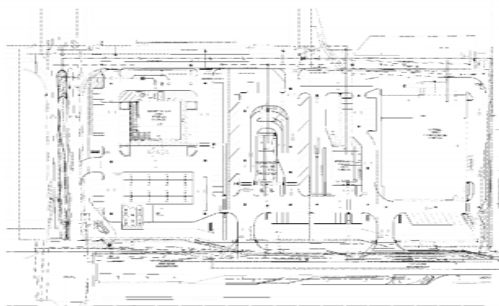
Sheet
1 of 1

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS, REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS ONE OF WHICH PLANTING AREA THAT HAS BEEN IMPACTED BY CONSTRUCTION ACTIVITIES.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
10. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
11. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
12. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
13. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
14. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
15. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE PLANT LIST.
16. LANDSCAPE CONTRACTOR SHALL FIELD STATE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
17. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
19. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
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22. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNERS REPRESENTATIVE.
23. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
24. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.
25. LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS IMPACTED BY CONSTRUCTION ACTIVITIES ARE MADE SUITABLE FOR PLANTING AREAS. THIS INCLUDES BUT IS NOT LIMITED TO COMPACTED SOILS AND FILL MATERIALS, POORLY DRAINED SOILS AND SOILS WITH DEBRIS. OWNERS REP AND LANDSCAPE ARCHITECT MUST BE CONSULTED WITH WHEN POOR PLANTING CONDITIONS ARE PRESENT PRIOR TO COMMENCEMENT OF WORK.
26. LANDSCAPE CONTRACTOR SHALL REMOVE OR SPRAY ANY INVASIVE PLANT MATERIALS FOUND ON SITE.
27. LANDSCAPE CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR TREE PRUNING, AND TREE LIMBS THOUGH TO ENDANGER LIFE OR PROPERTY SHALL BE PRUNED.

MXU RETAIL							
Tree #	Height (ft.)	Spread (ft.)	DBH (in.)	Scientific Name	Common Name	Disposition	Canopy (sq.ft.)
1	7	5	12	Washingtonia robusta	Washingtonia Palm	Remove	19.63
2	6	4	10	Washingtonia robusta	Washingtonia Palm	Remove	12.56
3	6	4	10	Washingtonia robusta	Washingtonia Palm	Remove	12.56
4	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
5	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
6	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
7	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
8	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
9	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
10	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
11	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
12	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
13	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
14	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
15	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
16	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
17	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
18	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
19	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
20		DEAD		Roystonea elata	Royal Palm	Remove	0.00
21	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
22	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
23	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
24	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
25	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
26	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
27	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
28	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
29	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
30	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
31	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
32	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
33	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
34	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
35	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
36	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
37	20	20	8	Unknown	Overgrown Shrub	Remove	314.00
38	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
39	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
40	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
41	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
42	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
43	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
44	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
45	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
46	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
47	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
48	35	20	17	Roystonea elata	Royal Palm	Remain	314.00
49	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00
50	35	20	17	Roystonea elata	Royal Palm	Relocate	314.00

1200 HILLCREST ST., STE 306 ■ ORLANDO, FL ■ 32838
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3571

Key Map:



Owner:

MXU HALLANDALE
HALLANDALE BEACH, FL

PERMIT

TREE DISPOSITION NOTES

[illegible]

Date: 06.02.2021	Scale: SEE PLAN
Drawn By: LDC	Designed By: LDC
Approved By: AH	Project No: M21029
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Seal:



Digitally signed by
Matthew E McFadden
DN: c=US, o=Innovative
Design Group Inc,
ou=AD1410D0000016
4EE020000976D,
cn=Matthew E McFad-
Date: 2021.09.23 15:08
-0400

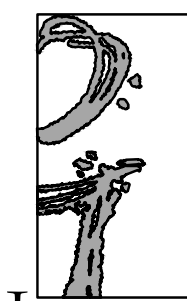
Sheet Number:

TD-00

SYMBOL LEGEND

- #x Tree to Remove
- #x Tree to Remain
- #x Tree to Relocate

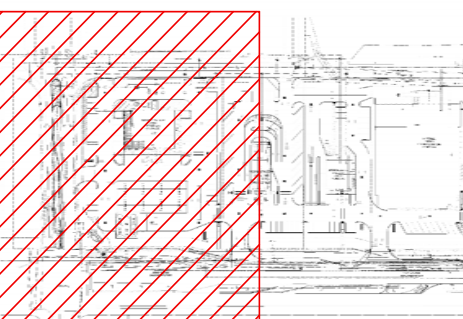
Designed By:



INNOVATIONS
DESIGN GROUP

1200 HILLCREST ST., STE 305 ORLANDO, FL 32803
WWW.INNOVATIONSGROUP.COM 407-486-3374

Key Map:



Owner:

MXU HALLANDALE
HALLANDALE BEACH, FL
PERMIT

TREE DISPOSITION PLAN

Rev:	Date:	Description:	By:

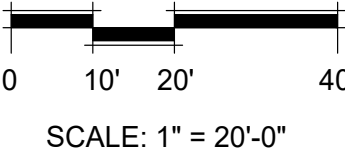
Date: 06.02.2021	Scale: SEE PLAN
Drawn By: LDC	Designed By: LDC
Approved By: AH	Project No: M21029
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Seal: Sheet Number:

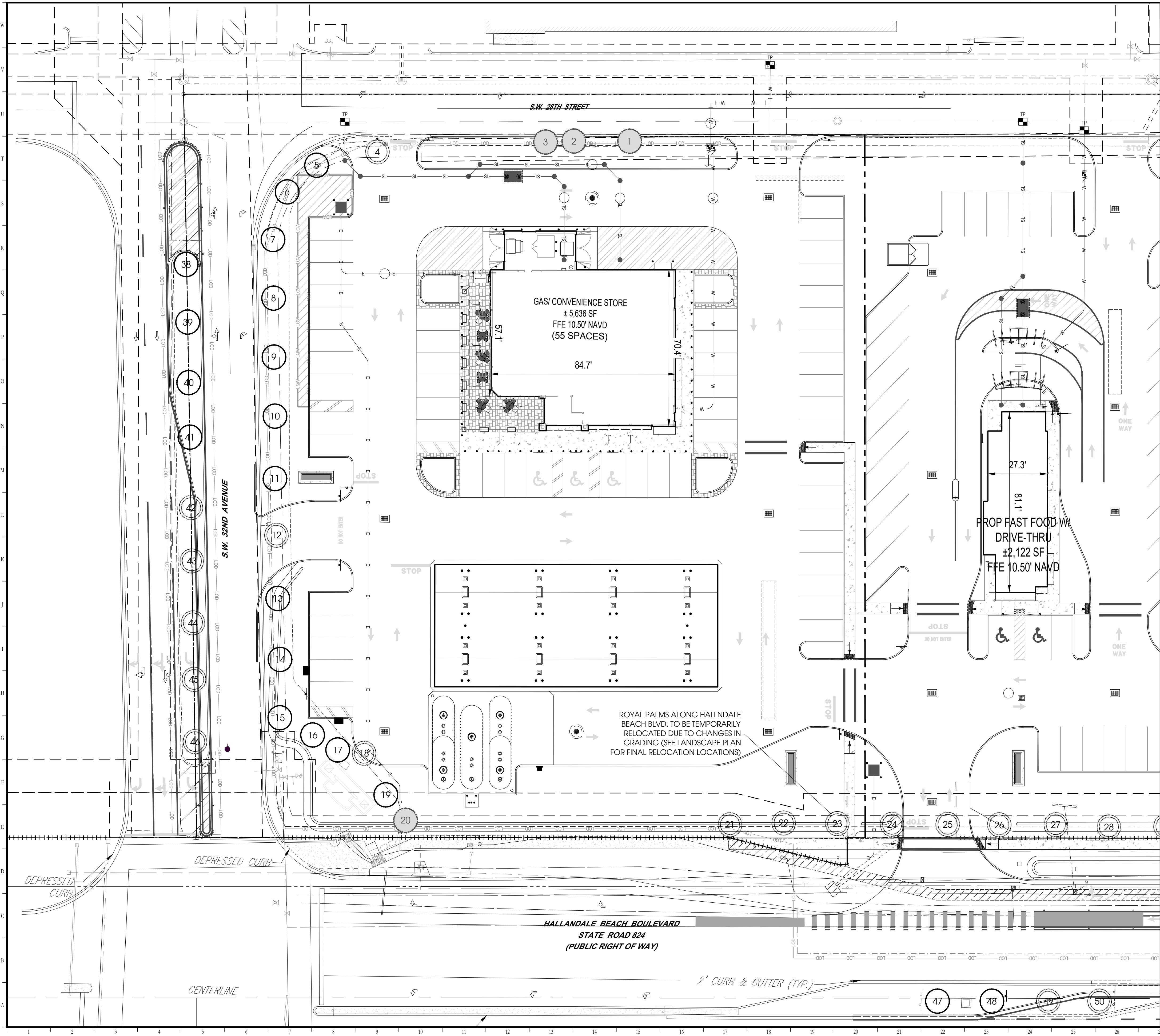
TD-01



NORTH



SCALE: 1" = 20'-0"



ROYAL PALMS ALONG HALLANDALE
BEACH BLVD. TO BE TEMPORARILY
RELOCATED DUE TO CHANGES IN
GRADING (SEE LANDSCAPE PLAN
FOR FINAL RELOCATION LOCATIONS)

HALLANDALE BEACH BOULEVARD
STATE ROAD 824
(PUBLIC RIGHT OF WAY)

2' CURB & GUTTER (TYP.)

GAS/ CONVENIENCE STORE
± 5,636 SF
FFE 10.50' NAVD
(55 SPACES)

PROP FAST FOOD W/
DRIVE-THRU
±2,122 SF
FFE 10.50' NAVD

FILE: Z:\4 Studio\Projects\2021\21029-MXU Retail\2 Autocad\15 Permit\Sheets\21029-01-Disposition.dwg
PRINT DATE: 22-Sep-21
DRAWING SIZE: 24" X 36"



-  #x Tree to Remove
-  #x Tree to Remain
-  #x Tree to Relocate

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MXU HALLANDALE
HALLANDALE BEACH, FL
PERMIT

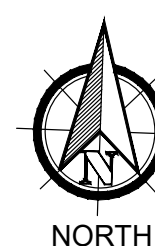
TREE DISPOSITION PLAN

Date: 06.02.2021	Scale: SEE PLAN
Drawn By: LDC	Designed By: LDC
Approved By: AH	Project No: M21029
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Sheet Number:

TD-02



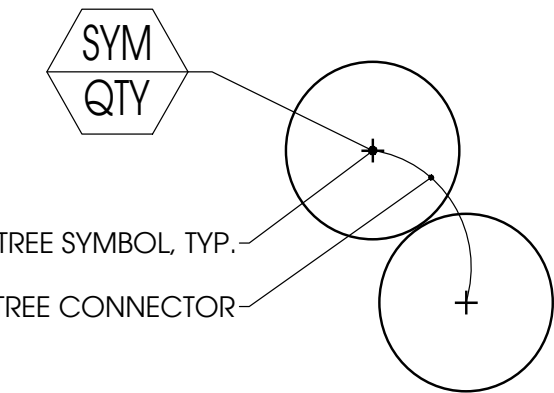
SCALE: 1" = 20'-0"

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
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4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS ONE OF WHICH PLANTING AREA THAT HAS BEEN IMPACTED BY CONSTRUCTION ACTIVITIES
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
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18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
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23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
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28. LANDSCAPE CONTRACTOR SHALL REMOVE OR SPRAY ANY INVASIVE PLANT MATERIALS FOUND ON SITE.
29. LANDSCAPE CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR TREE PRUNING. AND TREE LIMBS THOUGH TO ENDANGER LIFE OR PROPERTY SHALL BE PRUNED.

CITY NOTES:

- ALL GROUND LEVEL UTILITIES SHALL BE SCREENED WITH PLANT MATERIAL.
- ALL DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED WITH PLANT MATERIAL.

KEY FOR TYP. CALLOUT:



LANDSCAPE LEGEND
HALLANDALE BEACH

ZONE DISTRICT: B-1 BUSINESS DISTRICT

Property area 271,443 sq. ft. (6.23 ac.)

Street Tree distance 30 linear feet

TREES:	REQ.	PROV.
A. Street Trees (max. spacing of 30' o.c.) 625 linear feet along street / 30 ft = 21 trees	21	21
B. Street Trees along Hallandale Beach Blvd. (Royal Palms required, max. spacing of 30' o.c.) 600 linear feet along street / 30 ft = 20 trees	20	20
C. Parking Trees (1 tree per parking island) 23 islands = 23 trees	23	23
D. Lot Trees (total trees minus Street and Parking trees) 1 tree per 1,500 sq. ft. area = 181 - 21 - 20 - 23 = 117	117	117
F. Total Trees Required (including A + B + C + D above) 1 tree per 1,500 sq. ft. = 271,443 sq.ft. / 1,500 sq.ft. = 181	181	181
G. Percentage Native Required 50% of total trees required shall be Florida Native	91	168*
PALMS: A. Up to 50% of trees may be palms (15' canopy = 1 tree) (181 trees req.) (50%) = 91 palms allowed	91	13
SHRUBS:	REQ.	PROV.
A. Parking Buffer shrubs (maximum spacing of 24' o.c.) 1,623 ft along buffer / 2 ft = 812 shrubs	812	896
B. Percentage Native Required 50% of total shrubs required shall be Florida Native	406	896
EXISTING TREE CREDITS*: A. Calculations above include 41 existing trees with DBH 12"-24", equating to (3) tree credits each tree	REMAINING & RELOCATED 43	TOTAL TREE CREDITS 129

NOTES:
IRRIGATION: 100% coverage as required by City of Hallandale Beach
Plant material will NOT be planted into root balls of trees and palms
No substitutions without the approval of Hallandale Beach Landscape Plan Reviewer
*Includes (43) existing trees remaining. See Disposition Plans for details.

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE/ SPECIFICATION
LARGE TREES						
BS	2		* <i>Bursera simaruba</i>	Gumbo Limbo	SEE PLAN	3" CAL. 15' HT.
QV	9		* <i>Quercus virginiana</i>	Live Oak	SEE PLAN	3" CAL. 15' HT.
UNDERSTORY TREES						
CD	6		* <i>Coccoloba diversiflora</i>	Pigeon Plum	See Plan	3" CAL. 15' HT.
CES	10		* <i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	See Plan	3" CAL. 15' HT.
IC	6		* <i>Ilex cassine</i>	Dahoon Holly	See Plan	3" CAL. 15' HT.
TH	12		<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	See Plan	3" CAL. 15' HT.
PALMS						
RE	7 (counts 1:1)		* <i>Roystonea elata</i>	Royal Palm	See Plan	FG., 10' CT.
SP	12 (counts 3:1)		* <i>Sabal palmetto</i>	Sabal Palm	See Plan	FG., 8'-12' CT., smooth trunk
SHRUBS						
CE	778		* <i>Conocarpus erectus</i>	Green Buttonwood	24" O.C.	3 Gal. 24" HT., 24" Spd.
CG	16		* <i>Clusia guttifera</i>	Small Leaf Clusia	24" O.C.	3 Gal. 24" HT., 24" Spd.
CI	102		* <i>Chrysobalanus icaco 'Red Tip'</i>	Red Tip Cocoplum	24" O.C.	3 Gal. 24" HT., 24" Spd.
GROUND COVER AND GRASSES						
IT	553		<i>Ixora taiwanese 'Dwarf'</i>	Dwarf Ixora	18" O.C.	3 Gal. 18" HT., 18" Spd.
MC	182		* <i>Muhlenbergia capillaris</i>	Pink Muhly Grass	24" O.C.	3 Gal. 24" HT., 24" Spd.
SOD						
SOD	51,988 SF		<i>Paspalum notatum</i>	Bahia	0" O.C.	Sod (rolled, no gaps)

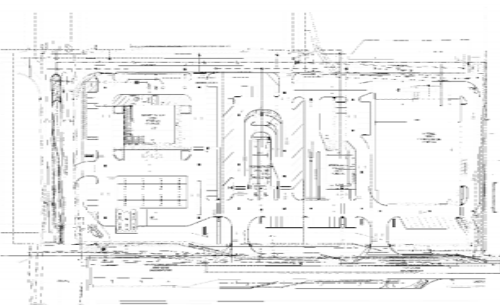
- *Indicates Native Species
- Relocated Tree (see Disposition Plan for details)

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Key Map:



Owner:

MXU HALLANDALE
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PERMIT
LANDSCAPE SCHEDULE & NOTES

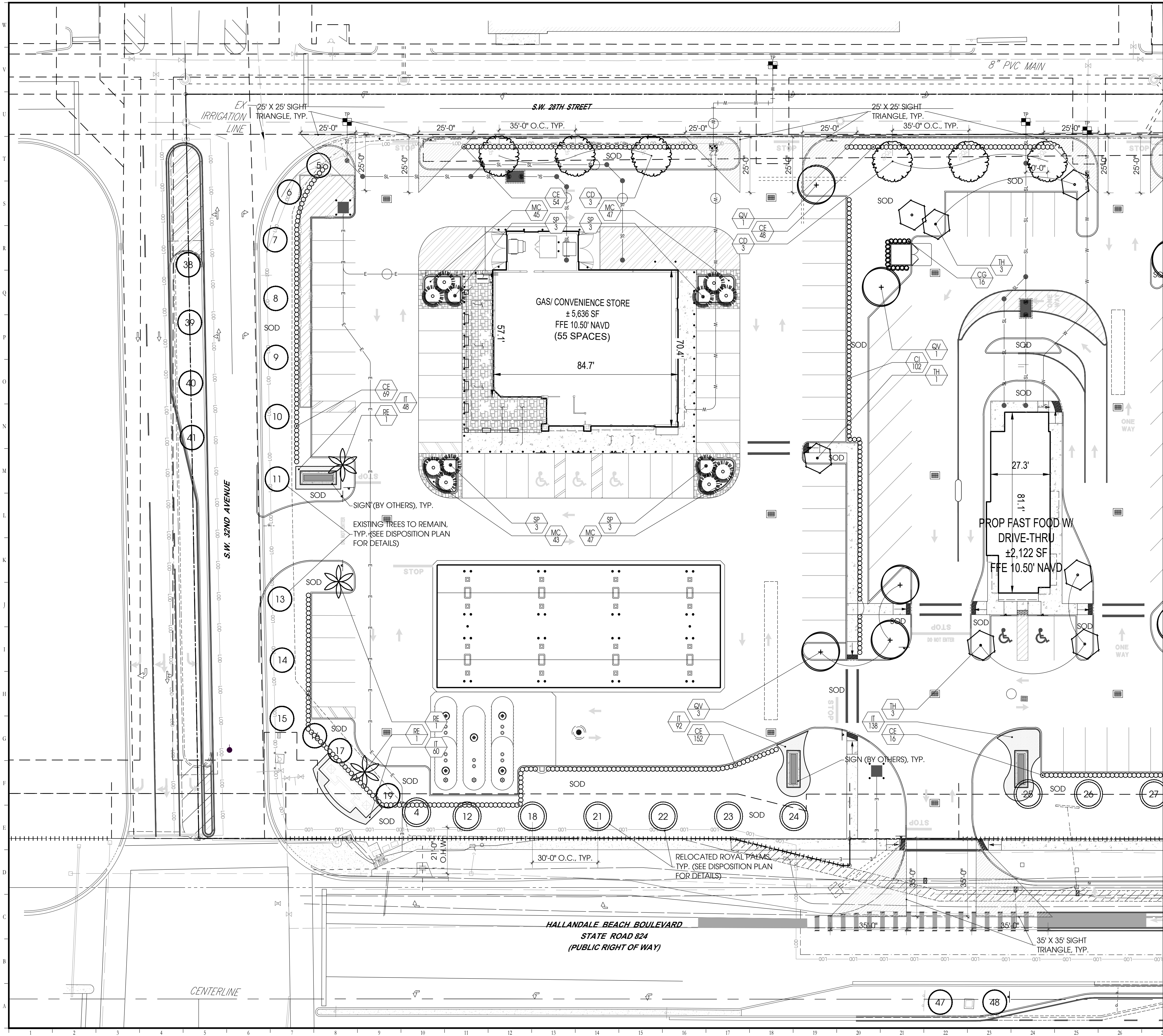
Rev:	Date:	Description:	By:

Date: 06.02.2021	Scale: SEE PLAN
Drawn By: LDC	Designed By: LDC
Approved By: AH	Project No: M21029
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PRINT DATE: 22-Sep-21
DRAWING SIZE: 24" X 36"



TREE LEGEND

KEY	COMMON NAME
CANOPY TREES	
BS	Gumbo Limbo
QV	Live Oak
UNDERSTORY TREES	
CD	Pigeon Plum
CES	Silver Buttonwood
CS	Orange Geiger Tree
IC	Dahoon Holly
LI	Crepe Myrtle
TH	Pink Trumpet Tree
PALM TREES	
PE	Alexander Palm
RE	Royal Palm
SP	Sabal Palm
VM	Montgomery Palm

SHRUB LEGEND

KEY	COMMON NAME
SHRUBS	
CE	Green Buttonwood
CG	Small Leaf Clusia
CI	Red Tip Cocoplum
SV	Variegated Schefflera
GROUNDCOVERS & GRASSES	
IT	Dwarf Ixora
MC	Pink Muhly Grass
SOD	
SOD	Bahia

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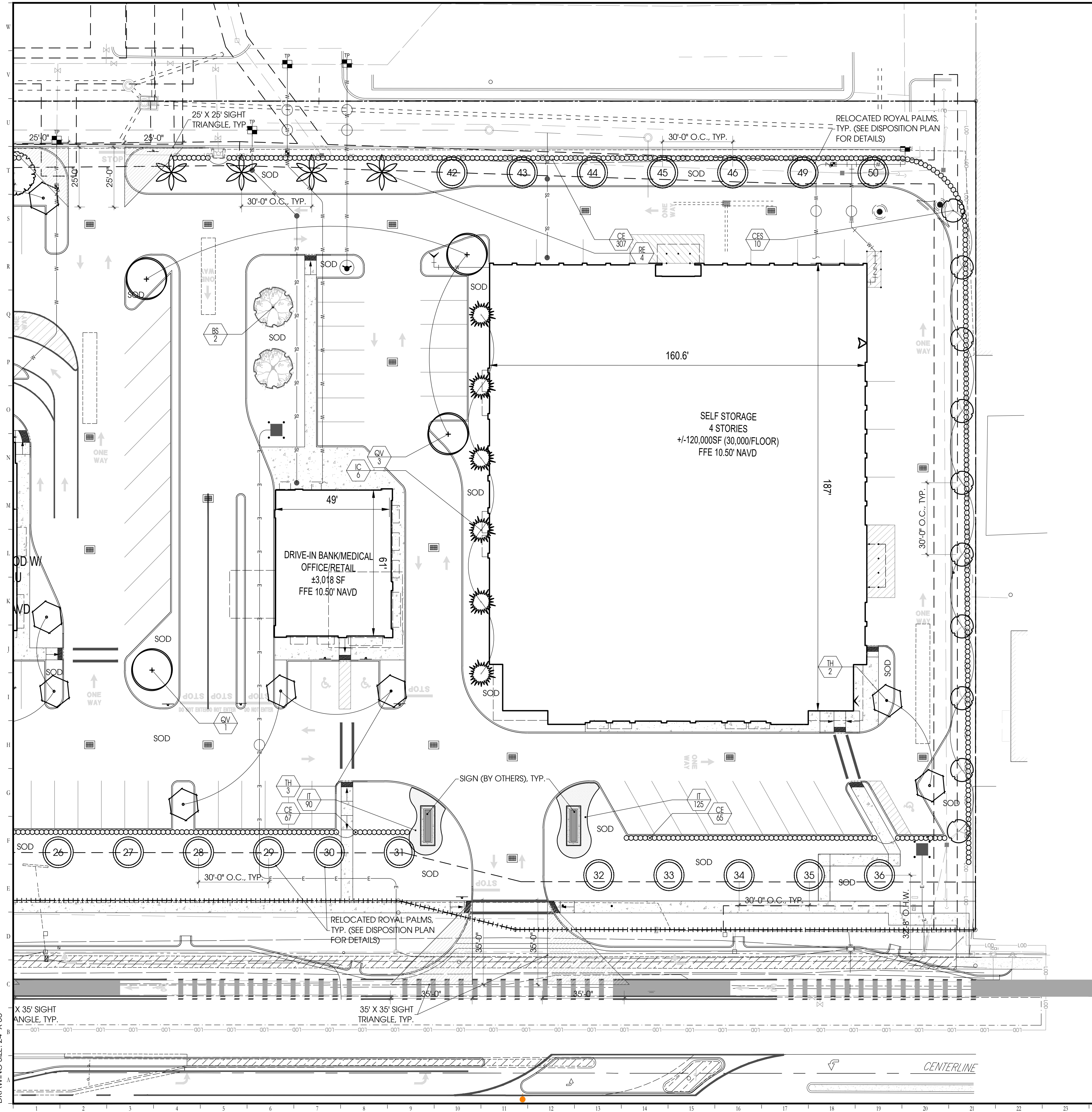
Date: 06.02.2021
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PRINT DATE: 22-Sep-21
DRAWING SIZE: 24" X 36"



TREE LEGEND

KEY	COMMON NAME
BS	Gumbo Limbo
QV	Live Oak

UNDERSTORY TREES

CD	Pigeon Plum
CES	Silver Buttonwood
CS	Orange Geiger Tree
IC	Dahoon Holly
LI	Crepe Myrtle
TH	Pink Trumpet Tree

PALM TREES

PE	Alexander Palm
RE	Royal Palm
SP	Sabal Palm
VM	Montgomery Palm

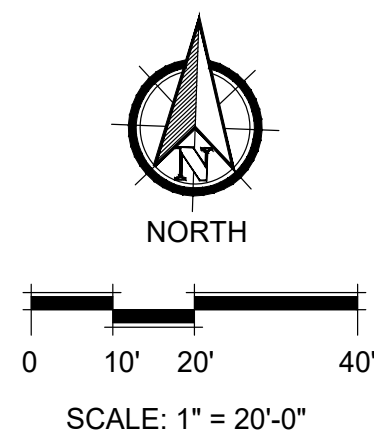
SHRUB LEGEND

KEY	COMMON NAME
CE	Green Buttonwood
CG	Small Leaf Clusia
CI	Red Tip Cocoplum
SV	Variegated Schefflera

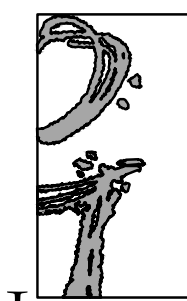
GROUNDCOVERS & GRASSES

IT	Dwarf Ixora
MC	Pink Muhly Grass

SOD	
SOD	Bahia

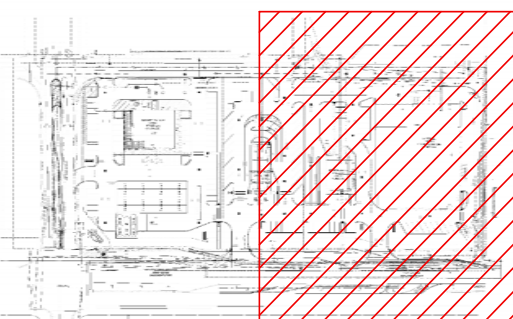


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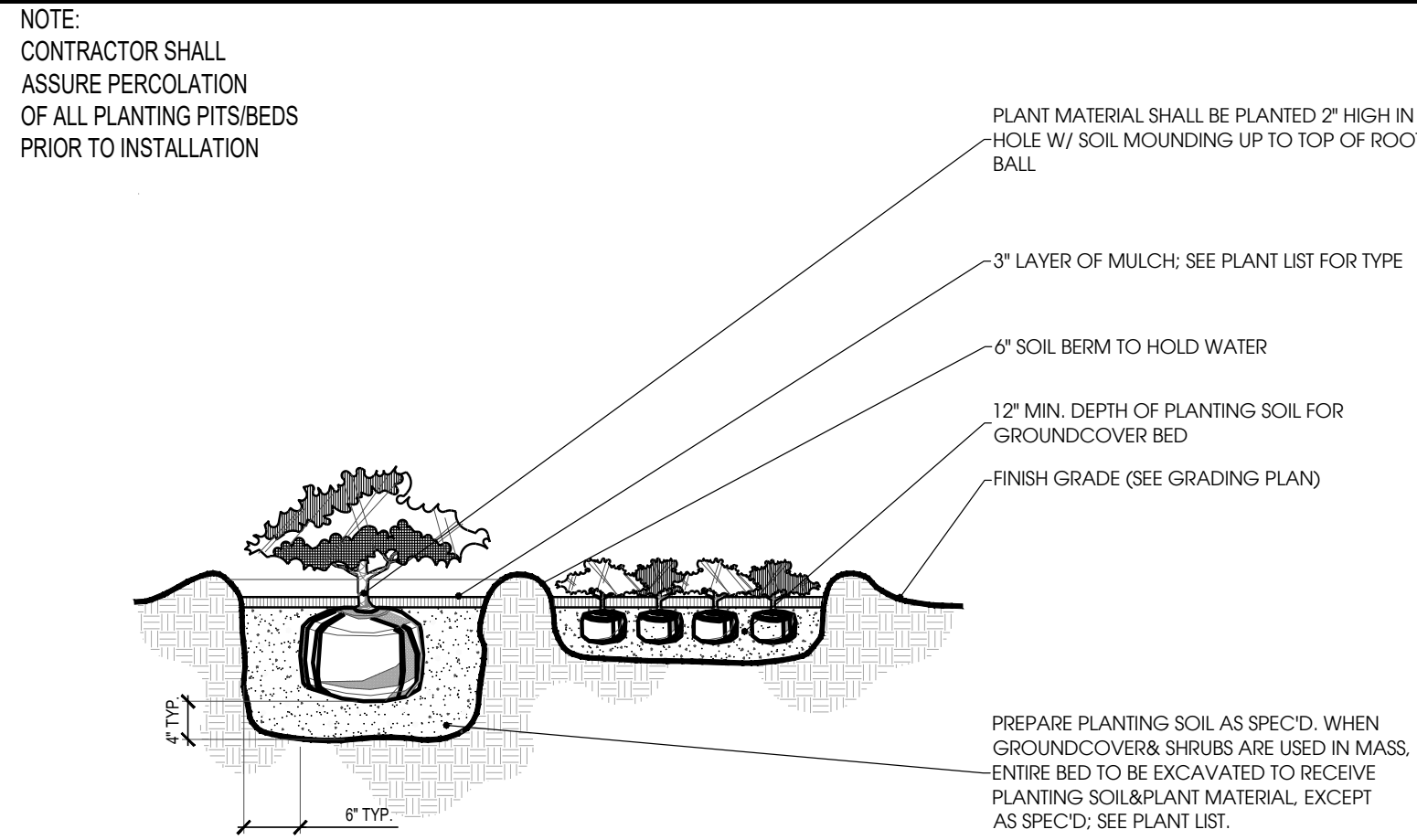
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LANDSCAPE PLAN

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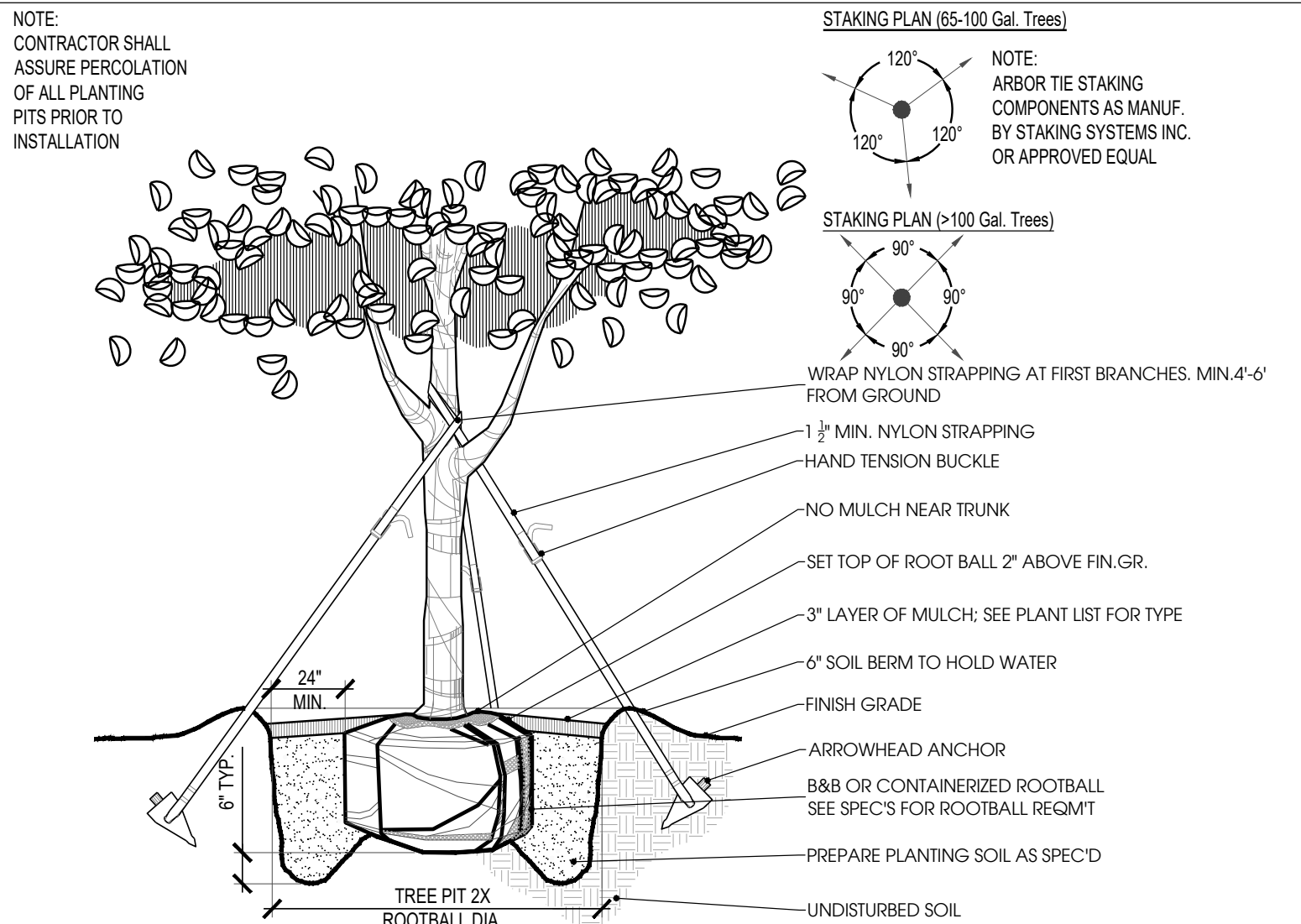
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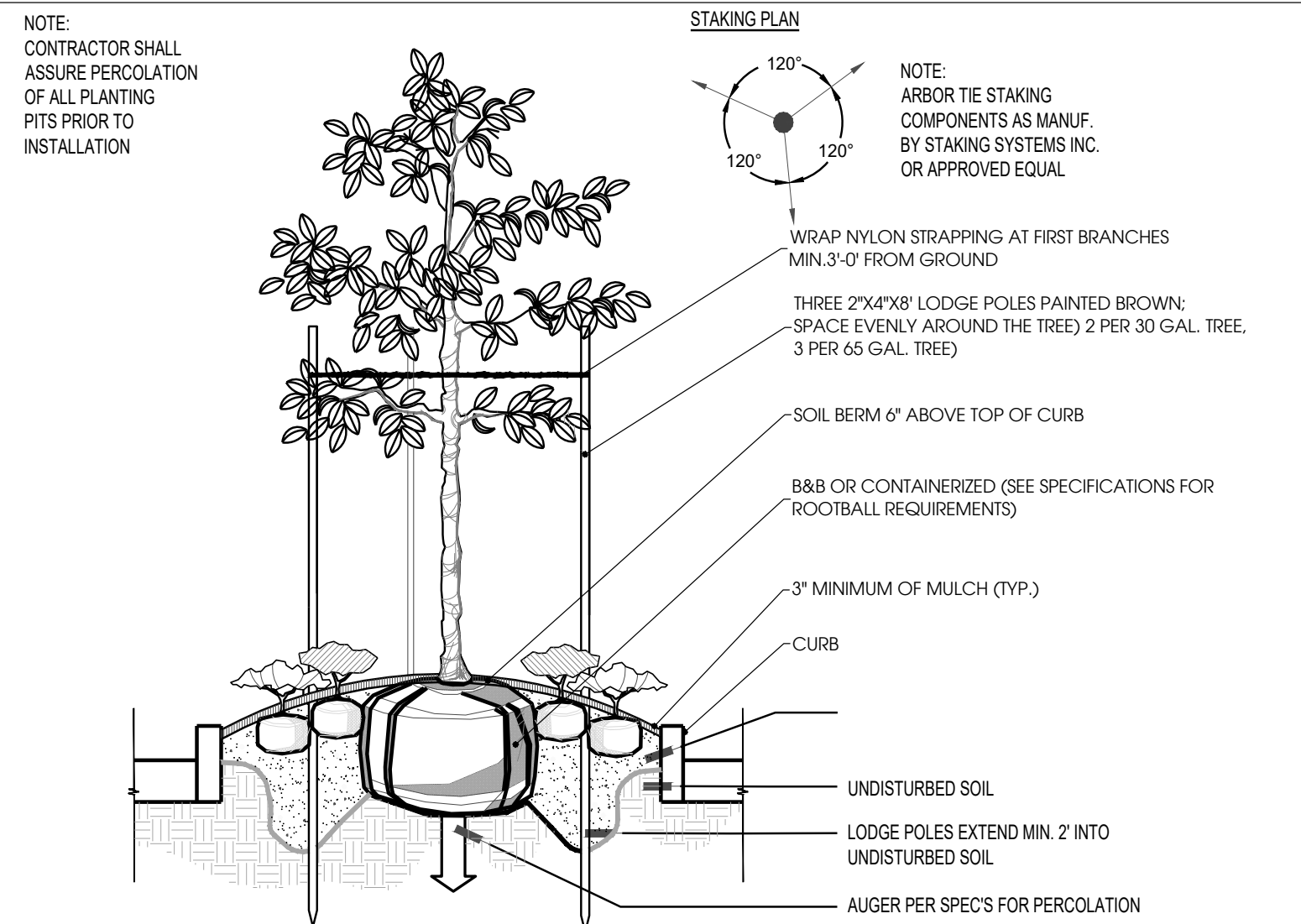
1 Shrub & Groundcover Planting

Scale: N.T.S.



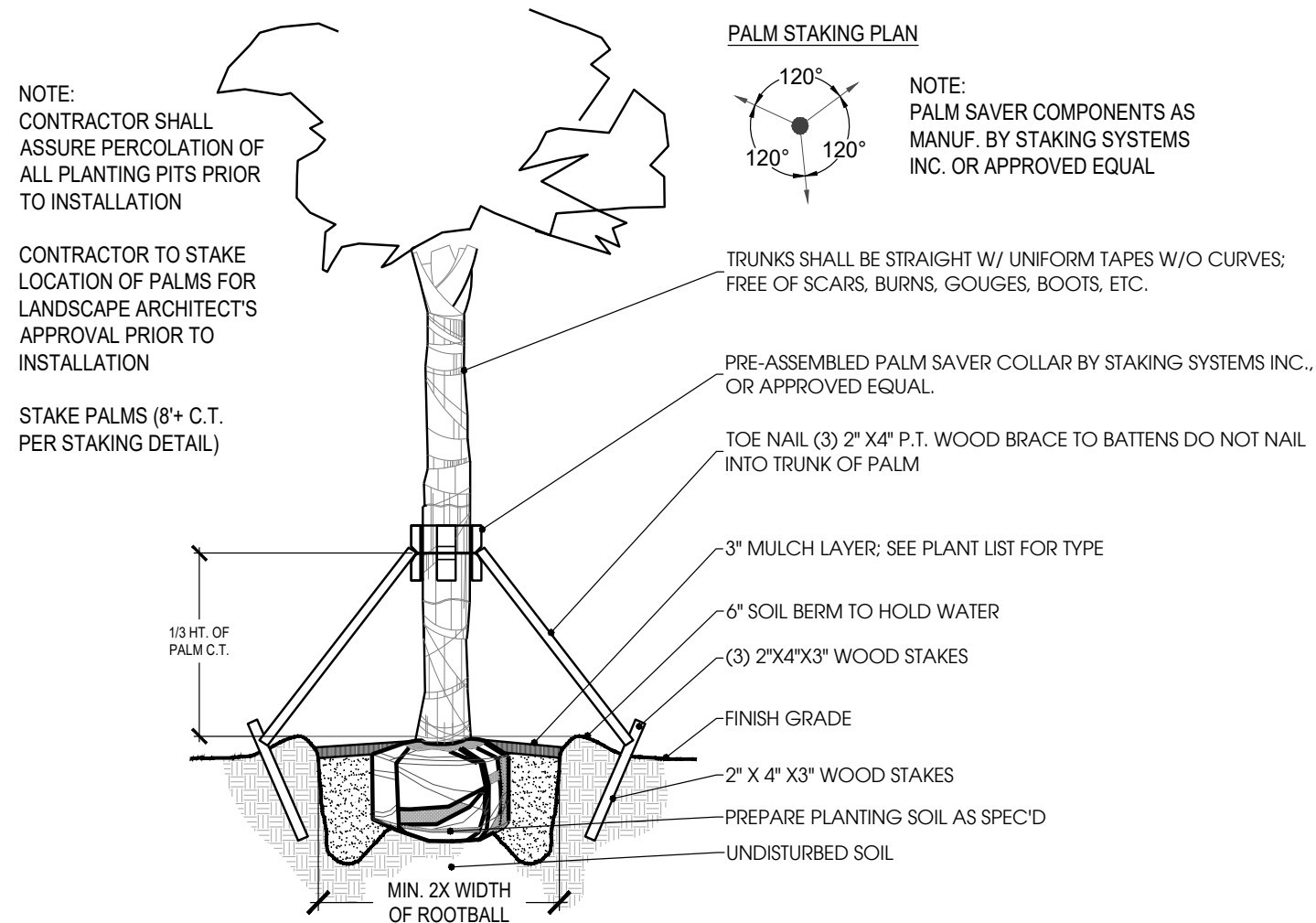
4 Tree Planting (65-100 Gal.)

Scale: N.T.S.



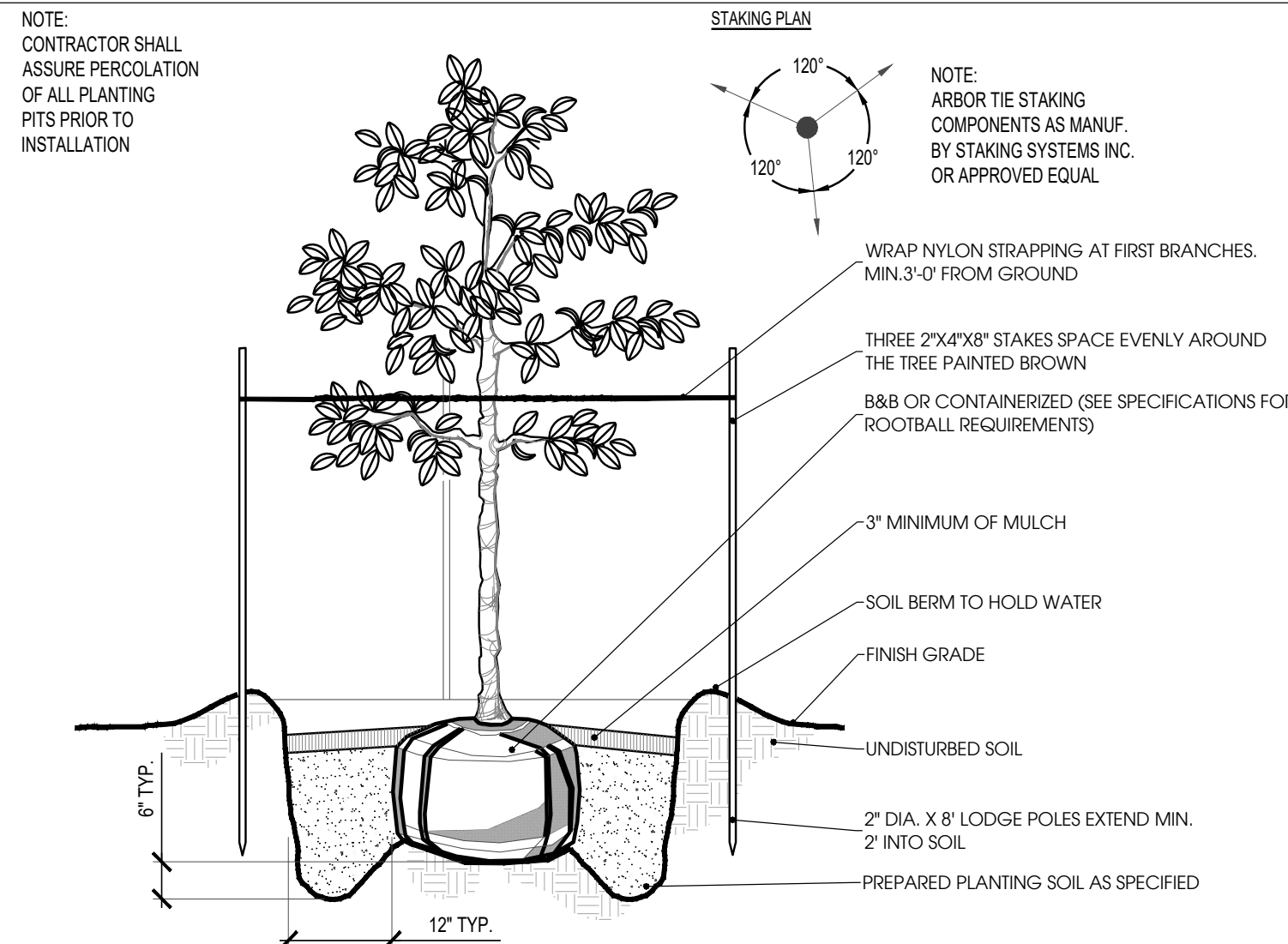
7 Curbed Island Plantings

Scale: N.T.S.



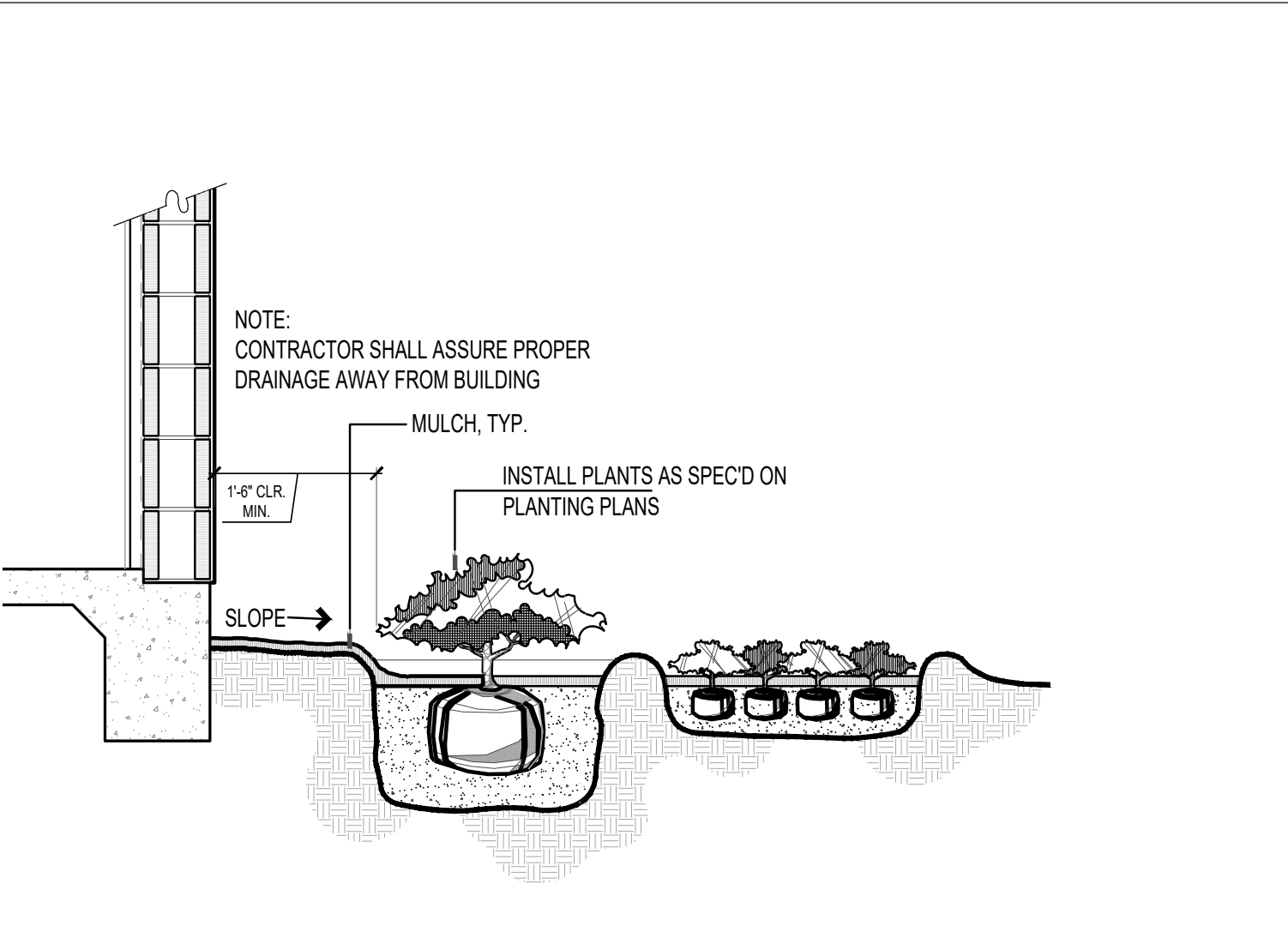
2 Sabal Palm Planting

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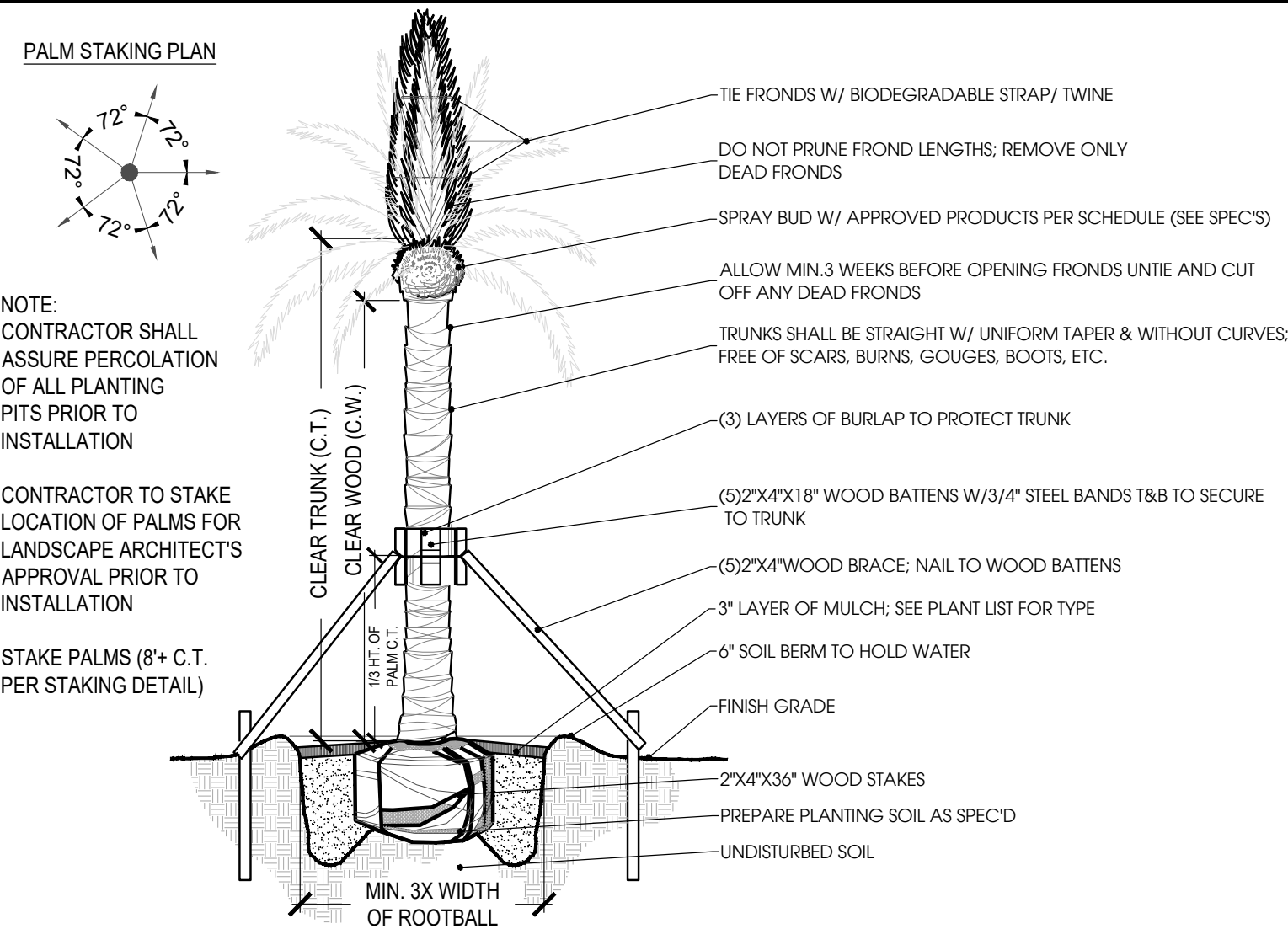
5 Tree Planting (15-45 Gal.)

Scale: N.T.S.



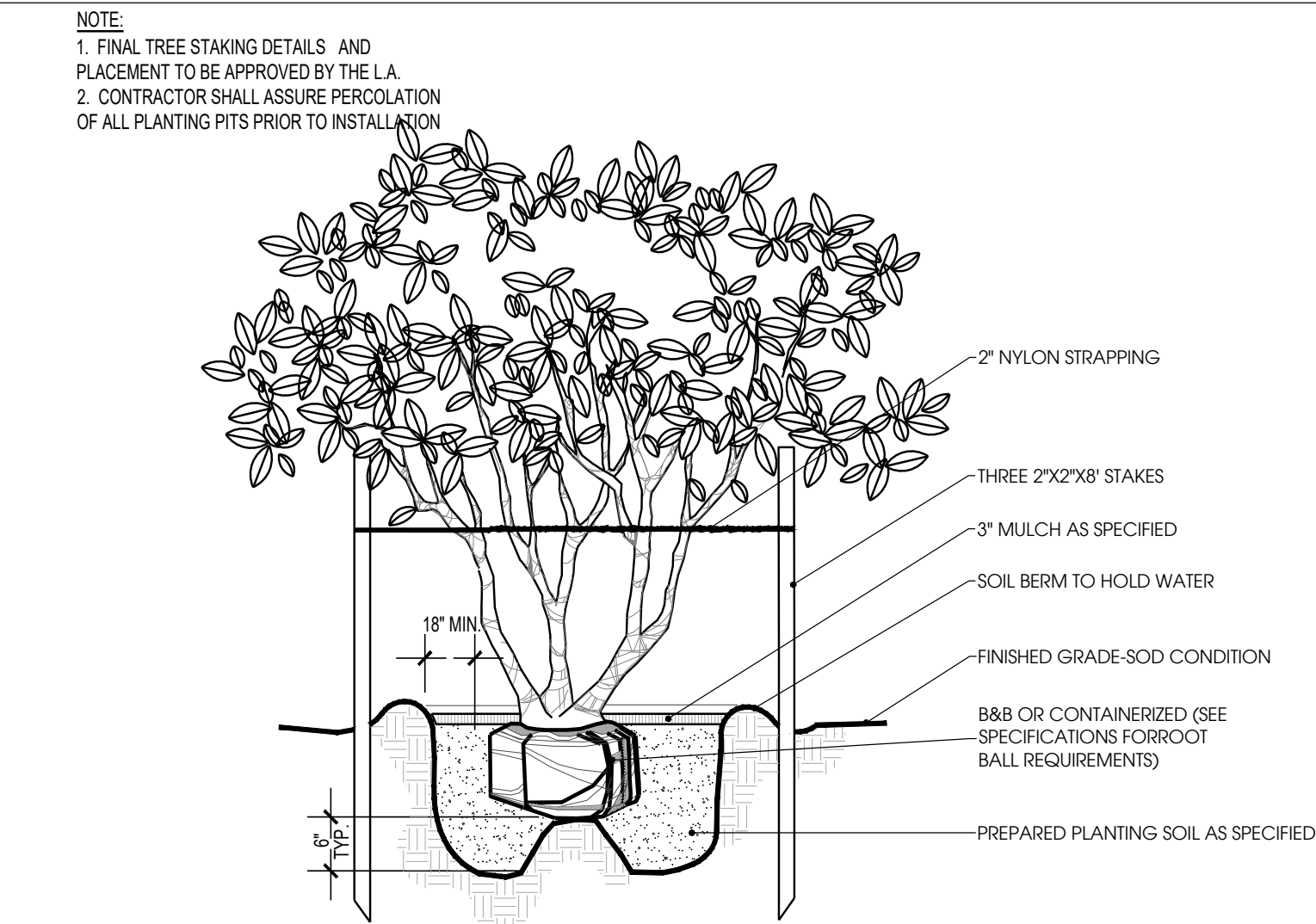
8 Foundation Planting

Scale: N.T.S.



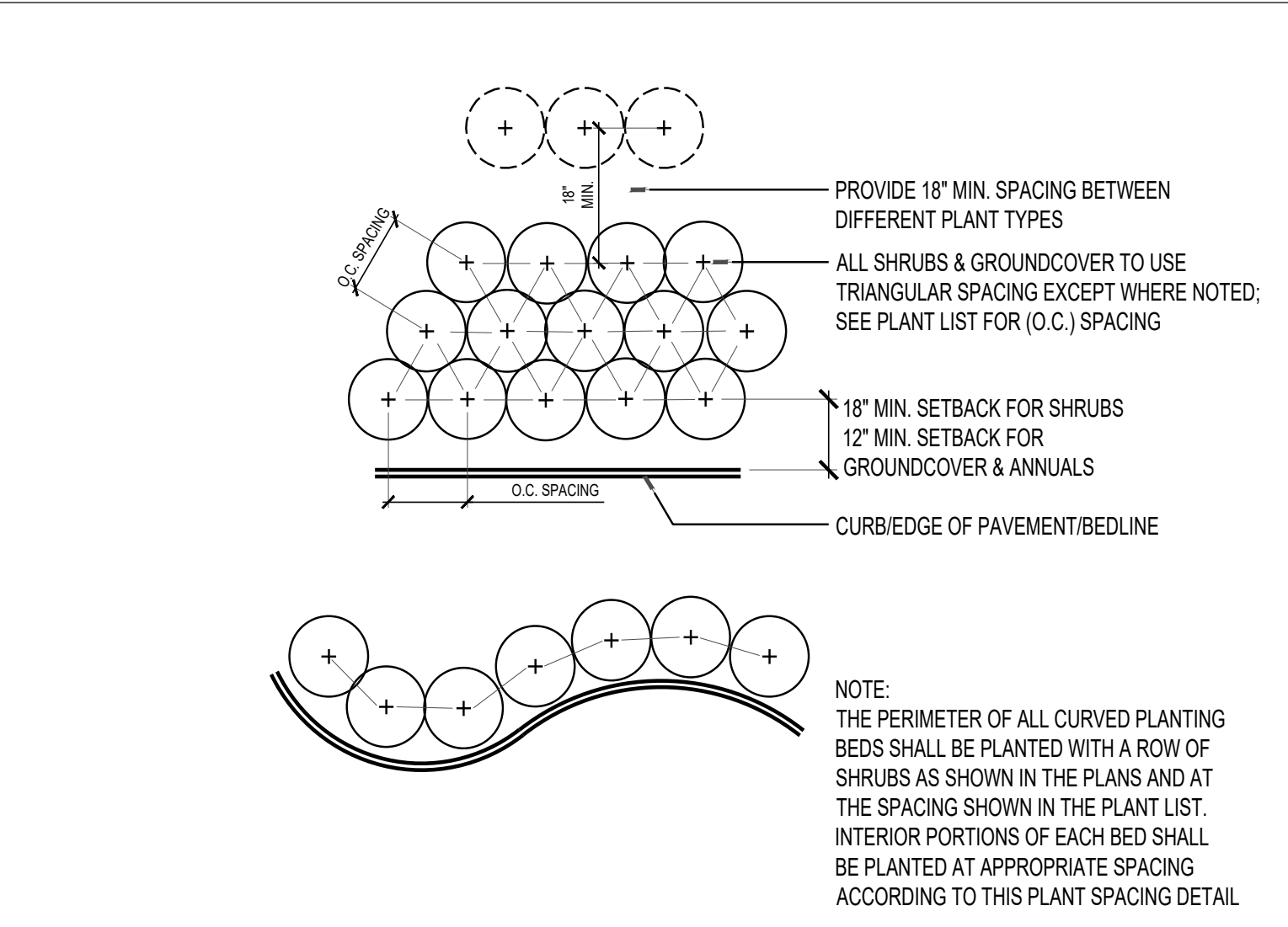
3 Phoenix Palm Planting

Scale: N.T.S.



6 Multi-Trunk Tree Planting

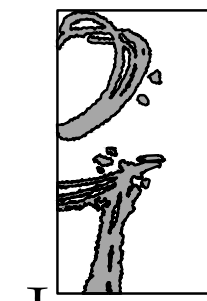
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9 Shrub and Groundcover Spacing

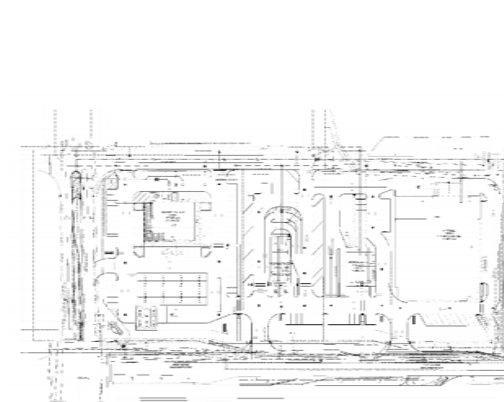
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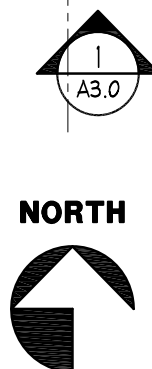
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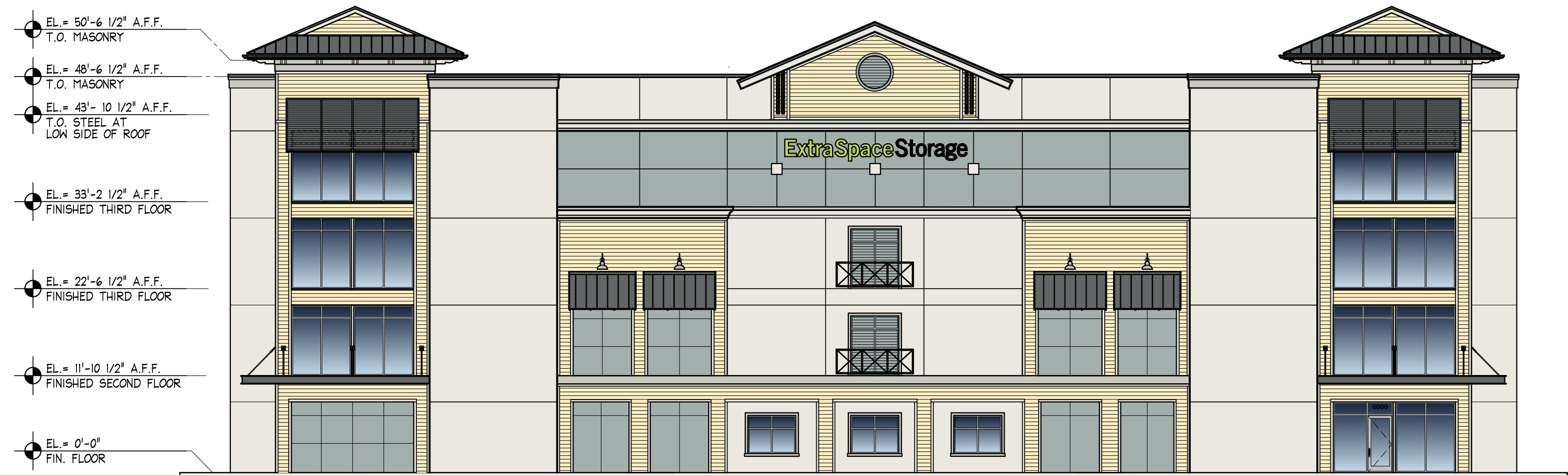
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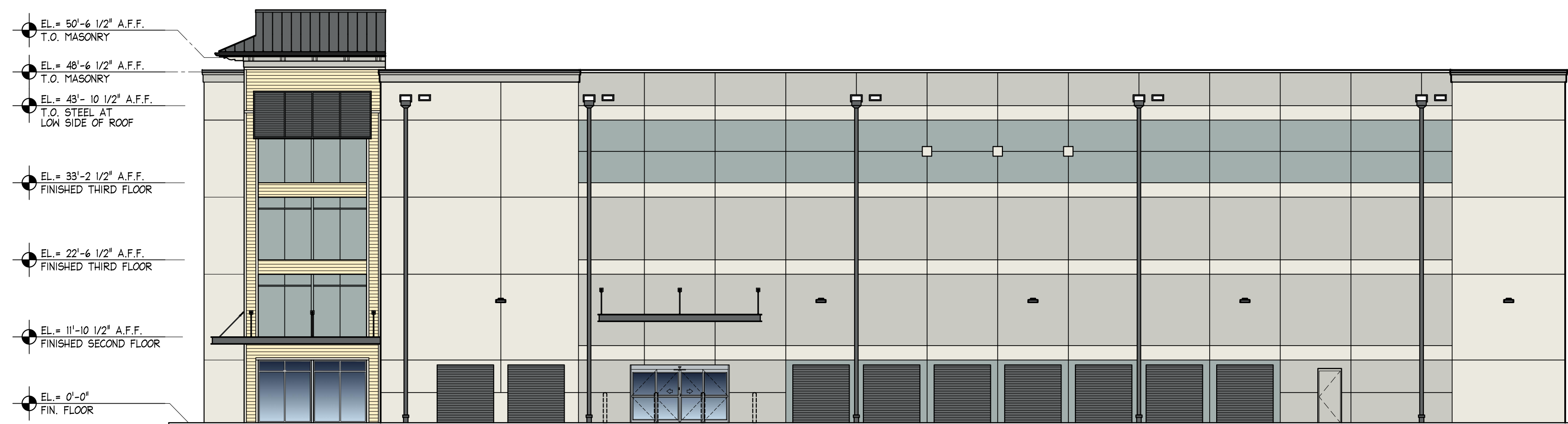
FOR THE PURPOSES OF THE SITE PLAN SUBMITTAL, THE PROPOSED THIRD AND FOURTH FLOOR PLANS WILL BE IDENTICAL TO THE SECOND FLOOR PLAN PROVIDED ON THIS SHEET



A1.1



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)			
TAG	MANUFACTURER	COLOR	DESCRIPTION
(EF-1)	DRYVIT	MATCH BM AC-40 'GLACIER WHITE'	CUSTOM DRYVIT STRATOTONE COLOR
(EF-2)	DRYVIT	MATCH BM HC-170 'STONINGTON GRAY'	CUSTOM DRYVIT STRATOTONE COLOR
(EF-3)	DRYVIT	MATCH BM AC-16 'KENTUCKY HAZE'	CUSTOM DRYVIT STRATOTONE COLOR
PAINT FINISHES			
(PT-1)	BENJ. MOORE	BM 2125-20	BAHAMIA SHUTTERS
(PT-2)	BENJ. MOORE	BM HC-170	MAIN DOORS
METAL TRIM, METAL ROOF, RAILING, COPING, CANOPY, DS, SCUPPERS AND GUTTER			
(MTL-1)	PAC-CLAD	'CHARCOAL'	KYNAR 500
(MTL-2)	PAC-CLAD	'CLEAR ANODIZED'	KYNAR 500; TYP AT LIGHT FIXTURES AND SELECT COPING
ALUMINUM STOREFRONT			
(SF-1)	YKK	CLEAR ANODIZED	
CEMENTITIOUS SIDING			
(WD-1)	HARDIE BOARD	MATCH BM 2018-60	SIDING
(WD-2)	HARDIE BOARD	MATCH BM AC-40	TRIM
(WD-3)	HARDIE BOARD	MATCH BM AC-16	ACCENT VENT



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no.	date

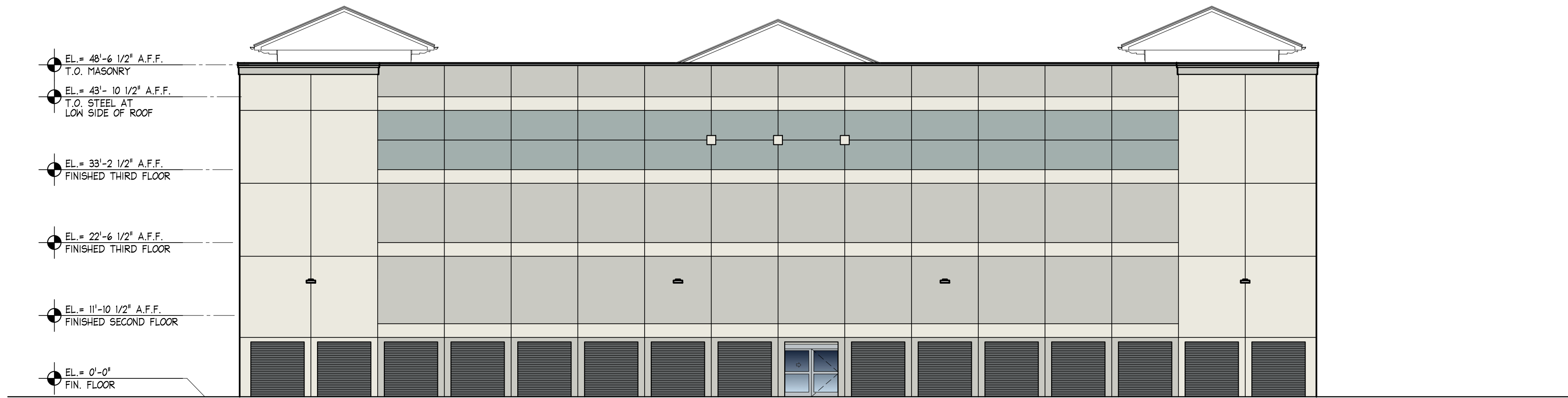
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4-STORY
SENECA TOWN CENTER
3195 WEST HALLANDALE BLVD.
PEMBROKE PARK, FL 33009

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date

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comm. no.

EXTERIOR
ELEVATIONS

A3.0



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)			
TAG	MANUFACTURER	COLOR	DESCRIPTION
(EF-1)	DRYVIT	MATCH BM AC-40 'GLACIER WHITE'	CUSTOM DRYVIT STRATOTONE COLOR
(EF-2)	DRYVIT	MATCH BM HC-170 'STONINGTON GRAY'	CUSTOM DRYVIT STRATOTONE COLOR
(EF-3)	DRYVIT	MATCH BM AC-16 'KENTUCKY HAZE'	CUSTOM DRYVIT STRATOTONE COLOR
PAINT FINISHES			
(PT-1)	BENJ. MOORE	BM 2125-20	BAHAMIA SHUTTERS
(PT-2)	BENJ. MOORE	BM HC-170	MAN DOORS
METAL TRIM, METAL ROOF, RAILING, COPING, CANOPY, DS, SCUPPERS AND GUTTER			
(MTL-1)	PAC-CLAD	'CHARCOAL'	KYNAR 500
(MTL-2)	PAC-CLAD	'CLEAR ANODIZED'	KYNAR 500; TYP AT LIGHT FIXTURES AND SELECT COPING
ALUMINUM STOREFRONT			
(SF-1)	YKK	CLEAR ANODIZED	
CEMENTITIOUS SIDING			
(WD-1)	HARDIE BOARD	MATCH BM 2018-60	SIDING
(WD-2)	HARDIE BOARD	MATCH BM AC-40	TRIM
(WD-3)	HARDIE BOARD	MATCH BM AC-16	ACCENT VENT



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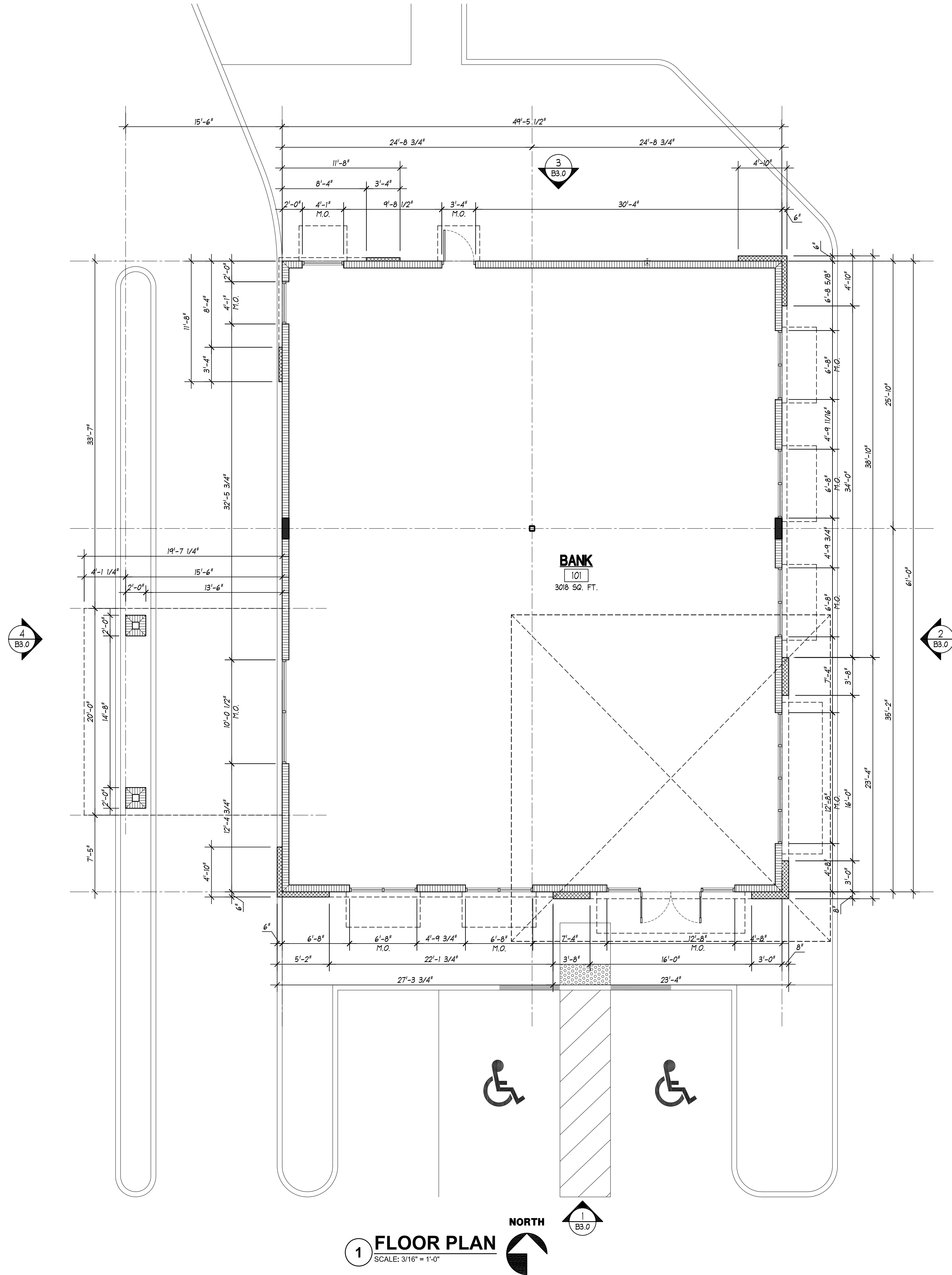
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BUILDING

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FLOOR PLAN

B1.0



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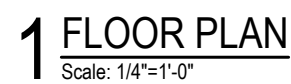
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CLIENT NAME
FERBER CONSTRUCTION MANAGEMENT, LLC
2655 NORTH OCEAN DR.
SINGER ISLAND, FL 33404

ARCHITECT / ENGINEER

ITS

ARCHITECTURE ENGINEERING

AR96913 CA NO: 29005
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Phone: (321) 244-0402
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CA NO
21430 Palm Beach
Alva, FL
Phone: (239) 69
Facsimile: (239) 69

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AROLD DANIEL HUTTER III
FL. REG. AR98913

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6		

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A1

FLOOR PLAN