



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

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

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS, WITHDRAWALS AND CONTINUANCES
5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
6. APPROVAL OF THE PREVIOUS MEETING MINUTES

- 6.1. Adoption of Minutes

3 - 5

Recommendation: That the Minutes be adopted as presented

[09 05 2024 PLANNING AND ZONING](#)

7. APPLICATIONS/PUBLIC HEARINGS

- 7.1. File No: 23-SP-04

6 - 19

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

Address: 3080 Pembroke Road

Request: Site Plan Approval – new five-story 210,775 gross square foot self-storage with accessory office.

[00 23-SP-04 PZB Staff Report Final](#)

[01. SP Site Plan Review Application-1](#)

[02 SP Letter of Intent-1](#)

[03. SP C-301 SITE PLAN-1](#)

[04. SP Landscape Plan-1](#)

[05. SP Renders-1](#)

- 7.2. File No: 23-PR-02

20 - 41

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

Address: 3080 Pembroke Road

Request: Parking Reduction Approval to reduce parking from 352 parking spaces to 29 parking spaces to construct a new self-storage

[23-PR-02 PZB Staff Report Final](#)

[011. Parking Reduction Application](#)

[022. PR Pembroke Park Traffic Project Narrative](#)

[033. PR Trip Generation](#)

[044. PR Landscape Plan](#)

[055. PR Renders](#)

066. PR Pembroke Park - Survey - S&S

8. OLD BUSINESS
9. NEW BUSINESS
10. 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.

Suzi Reutlinger
Acting Town Clerk



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY Meeting

6:00 PM - Thursday, September 5, 2024
Commission Chambers

The PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY of the Town of Pembroke Park was called to order on Thursday, September 5, 2024, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Vice Chair Gary Schrader; Paulette Walker; and Evelyn Cunningham

EXCUSED:

1 CALL TO ORDER

Meeting was called to order at 6:02 PM. Staff present at the meeting were Town Attorney Horowitz, Town Clerk Martell and Consultant Planner James Kahn from Keith and Associates.

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

MOTION TO APPROVE THE AGENDA AS IS MADE BY MEMBER WALKER, SECONDED BY MEMBER CUNNINGHAM. MOTION PASSED 3-0

5 APPROVAL OF THE PREVIOUS MEETING MINUTES

- a) Adoption of Minutes
Planning & Zoning Board Meeting on May 30, 2024

Recommendation: That the Minutes be adopted as presented

**MOTION TO APPROVE THE MINUTES FROM THE MAY 30, 2024
PLANNING AND ZONING BOARD MEETING.**

**MOTION TO APPROVE MADE BY PAULETTE WALKER, SECONDED BY
EVELYN CUNNINGHAM. MOTION PASSED 3-0.**

6 APPLICATIONS/PUBLIC HEARINGS

- a) File No: 24-PR-01
Applicant: Sweeney's VII LLC
Address: 4200 W Hallandale Beach Blvd
Request: Parking Reduction Approval – to reduce parking from 10 parking spaces to 9 parking spaces to redevelop a retail use.

RESOLUTION NO. 2024-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY SWEENEYS VII LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 8 W 10,8A W 10,9 LESS W 10, 9A LESS W 10 BLK 50, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.**

PRESENTATION WAS MADE BY CRAIG MCDONLD ON BEHALF OF THE OWNER DAVID GEORGE RASSI. THEY EXPRESSED THE NEED TO REDUCE ONE PARKING SPACE IN ORDER TO BEAUTIFY AND LANDSCAPE THE FRONT OF THE BUILDING WHICH ABUTS TO HALLANDALE BEACH BLVD. THE OWNER WAS CONCERNED FOR THE SAFETY OF HIS PATRIOTS VISITING THEIR BUSINESS AND BACKING UP ONTO HALLANDALE BEACH BLVD.

MOTION WAS MADE TO RECOMMEND APPROVAL FOR THE REDUCTION OF ONE PARKING SPOT.

7 DISCUSSION ITEM

WITH NO FURTHER TOWN BUSINESS MEETING ADJOURNED AT 6:24 PM.

8 ADJOURNMENT

CAO

Mayor

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

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

MEETING DATE: October 3, 2024

SUBJECT: 23-SP-04 / Site Development Plan for a self-storage facility
3080 Pembroke Road /Public Storage

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

REQUEST:

The applicant is requesting site plan approval to build a new five-story 210,775 gross square foot self-storage with accessory office.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of the site plan application subject to the conditions listed at the end of the staff report.

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD:

- 23-PR-02 / Parking Reduction

SITE DATA:

ADDRESS:	3080 Pembroke Road
FOLIO:	514220010130
PARCEL SIZE:	2.41 acres
EXISTING USE:	Existing 53,021 square foot self-storage facility
ZONING:	Industrial (M-1)
FUTURE LAND USE:	Industrial (I)

ADJACENT PROPERTY DESCRIPTION:

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

SOUTH: Warehouse; Industrial (M-1)

EAST: Railroad Tracks ROW / Warehouse building; Industrial (MXE)

WEST: Wasteyard Facility / Warehouse; Industrial (M-1)

PROJECT BACKGROUND

The Property, located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of Pembroke Park, Florida, spans approximately 105,683 square feet (2.43 acres). It is bordered on the east by the Seaboard Airline railroad, SW 30th Avenue, and I-95, with an industrial development to

the south. Public Storage acquired the Property in 1978 and developed a traditional self-storage facility in 1979, featuring seven separate ground-floor roll-up garage-style doors typical of the era. Public Storage now seeks to redevelop the site by demolishing the existing facilities and replacing them with a modern 5-story single structure.

The proposed site plan was reviewed by the Town's Development Review Committee and was determined to be substantially compliant with the Town's regulations and ordinances except for required parking which is the subject of a parking reduction request. The review included required water and sewer service and was found to be adequate. The Town has sufficient capacity to accommodate the proposal.

PROJECT ANALYSIS

The development proposal aims to construct a new self-storage facility with a total gross area of 210,775 square feet, including a dedicated office space of 445 square feet. The building will consist of five stories, with each floor covering 42,155 square feet. Off-street parking facilities will be available near the office, primarily on the west and south sides of the building.

Parking Considerations

Self-storage facilities generally have low daily usage and do not require extensive parking. The Town's Off-Street Parking Code typically requires one space per 600 square feet for industrial use and one space per 300 square feet for office use. However, the applicant has submitted a Parking Reduction application, citing the Institute of Transportation Engineers (ITE) standards, which suggest a lower parking requirement. The proposal includes 29 parking spaces, significantly fewer than the 352 spaces usually required under the Town's standard.

The applicant submitted a Parking Reduction application that will be processed concurrently with the site plan review. The request was to provide one (1) space for each 6,730 square feet of floor area. This is the criteria recommended by the Institute of Transportation Engineers (ITE) after study of such facility's needs. The development site will have 29 parking spaces in lieu of 352 parking spaces that would be required by applying the normal Town standard.

Comprehensive Plan and Zoning Analysis

The subject property has an "Industrial" Land Use designation, which aligns with the proposed use. The site is zoned M-1 Industrial, consistent with the Future Land Use Map (FLUM) designation of "I" Industrial. According to Section 28-211 of the M-1 Industrial Zoning District regulations, several uses, including the proposed self-storage facility, are permitted only after a public hearing, approval by the Town Commission, and a recommendation from the Planning and Zoning Board.

Zoning Requirements

The proposed building height of 53 feet, 4 inches is within the allowable maximum of 80 feet. The building also meets or exceeds all required setbacks, as detailed below:

SETBACK TYPE	REQUIRED	PROVIDED
Front	10 Feet	60.7 Feet
Side (1)	10 Feet	10 Feet
Side (2)	10 Feet	36.7 Feet

Rear	10 Feet	10 Feet
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Landscaping

The applicant is proposing landscaping that meets the Town's requirements and enhances the site and screens portions of the proposed self-storage facility. Landscaping is providing along the perimeter of the Pembroke Road and SW 31st Ave frontages.

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. It is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. The applicant has worked closely with the Town Planner to achieve an architectural style that is cohesive throughout the site.

The proposed self-storage building features windows along Pembroke Road, the northwest and northeast corners of the building have floor to ceiling windows on each floor, creating the impression of an office building. The self-storage design mirrors the architectural style of the nearby facility on Hallandale Blvd, contributing to a cohesive, modern aesthetic that complements the surrounding developments.

Public storage has maintained a traditional style of self-storage facilities typically characterized by ground floor roll up garage-style doors lining the buildings. Public storage is seeking to modernize the self-storage by creating a singular structure that contains the same characteristics of a self-storage facility. The proposed paint color pallet has been modified to accommodate to the Town approved colors.

Right-Of-Way and Site Access

Access to the site is proposed at two (2) driveway locations, both from SW 31st Avenue and one driveway is designed as two-way and other driveway exit only.

Plat

The existing site contains 53,021 square foot self-storage facility, however, will be demolished for the proposed redevelopment of the site. The proposed development is a new self-storage facility consisting of a five-story 210,775 square foot building. The subject property has never been platted. Both the Broward County and Town's Land Development Regulations require property to be platted prior to the issuance of a building permit.

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 Pembroke Road or SW 31st Avenue.

RECOMMENDATION

1. This approval is granted for Site Development Plan dated September 13, 2024.
2. This approval is granted contingent on an approval request for a Parking Reduction (23-PR-02) 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. The project will be required to pay Town impact fees at the time of building permit.
4. If the building currently labeled as “Self-Storage Facility” becomes a use that is determined to be more intense by the Town Planner, a new site development plan application may be required.
5. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner in accordance with the Town’s adopted color palette.
6. All signage must meet the Town’s sign requirements or apply for an appropriate variance.
7. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.

ATTACHMENTS

Site Development Application
Letter of Intent
Site Development Plan
Landscape Plan
Color Renderings

SP

APPLICATION FOR SITE PLAN REVIEW



Date: 09-18-2023

Case No: _____

Fee: Refer to Development Application Fee Schedule.

Amount Paid _____ Date 09-18-2023 ☐ DRC ☐ PZB ☐ Town Commission ☐ Other

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

Address: 2200 K Avenue, Ste. 200 City: Plano, TX 75074

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

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

Present Zoning District: M-1 Industrial Present Future Land Use Map (FLUM) Designation: Industrial

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

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

Refer to attached document for Legal Description

SUBMITTAL REQUIREMENTS: Please refer to the Site Plan Checklist

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this 19 day of September, 2023, by Jarrod Yates

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Brandi Bailey

Type or Print Name: Brandi Bailey



FOR STAFF USE ONLY

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



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

Legal Description

Folio 5142 20 01 0130 -

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

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

AS-SURVEYED DESCRIPTION:

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

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

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

September 29, 2023

Ms. Andrea Harper
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

**Re: Application for Site Development Plan and Parking Reduction
3080 Pembroke Road, Pembroke Park, Florida (the "Property")**

Dear Ms. Harper:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Public Storage Properties IV LTD, ("Public Storage" or the "Applicant"), for a site development plan and a parking reduction in connection with the redevelopment of the Property as a new self-storage facility.

I. The Property

The Property consists of approximately 2.44 acres situated at the southeast corner of W Pembroke Road and SW 31st Avenue, adjacent to the railroad and is currently developed with a 53,021 +/- square foot self-storage facility. As detailed further below, the Applicant is seeking to redevelop the Property with a new self-storage facility.

The Property is designated Industrial on the Town of Pembroke Park's (the "Town") Future Land Use Map and is zoned M-1 (Industrial District) on the Town's Zoning Map, which permit self-storage facilities as a use on the Property.

II. Property History

Public Storage has owned the Property since 1978 and developed the Property in 1979 with a self-storage facility featuring the more traditional style of self-storage facilities typical at the time, which were characterized by ground floor roll up garage-style doors lining the buildings. Over time, self-storage facilities have been modernized, internalizing the majority of the units and better blending into the surrounding area.

MIAMI 10906207.2 84808/305092

9/29/2023 10:46 AM 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

Public Storage is seeking to upgrade and modernize the self-storage facility on the Property by demolishing the existing roll-up gate facilities that line the site, and replacing it with a more modern single structure. Public Storage is essentially seeking to upgrade its existing facility to expand its capacity on the existing Property with a proposed modern facility that will not only serve the surrounding community, but which will upgrade this portion of the gateway to the Town while remaining as one of the lowest traffic generators of any use and providing a benefit for the community without corresponding traffic.

III. Site Plan

As reflected on the site plan attached to the application, the Applicant intends to redevelop the existing self-storage facility with a new 5-story self-storage facility. As noted above, the use itself is permitted in the M-1 zoning district pursuant to Town Code Section 28-211.5. The proposed new facility will contain approximately 44,406 square feet per floor for a total floor area of 222,030 square feet. The new five-story storage facility will comply with all other zoning criteria with the exception of required parking which is the subject of this parking reduction request.

IV. Parking Reduction

Pursuant to Section 28-301(a)(9), of the Town Code, "Industrial" uses require 1 parking spaces per 600 square feet of gross floor area in the building, or 1 parking space for each 2 employees, whichever is greater. The requirement does not differentiate between standard industrial and manufacturing uses, which are more active and employee intense, from more passive storage uses with minimal employees.

However, in recognition of this disparity, the Town Code authorizes the Town to grant a reduction subject to certain criteria set forth under the Town Code. The proposed parking reduction to provide 33 parking spaces meets the criteria of Town Code Section 28-301.2(d) as follows:

(1) Concurrency requirements.

The necessary public facilities and services to maintain the adopted level of service standards are available or will be in place when the impacts of the proposed development occur. The proposed use is replacing an identical use with expanded capacity. However, the use is a low traffic generator with little impact on traffic or other public facilities.

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

The Town Code does not specifically contemplate a self-storage facility in which the majority of the building is unoccupied by people. Instead, the applicable parking requirement is for a general industrial use. This means a person-intensive industrial use

requires the same number of parking spaces under the Town Code as a use that does not rely on the presence of people. Requiring 1 parking space for every 600 square feet that is occupied by boxes, furniture, and other inanimate objects, would lead to a sea of approximately 370 parking spaces, of which 90% would be vacant and unutilized for a self-storage use. The number of parking spaces needed for an industrial use with many employees, such as an Amazon style shipping hub or manufacturing facility, differs vastly from the number of parking spaces needed for a self-storage facility. Accordingly, the need for parking at the proposed development is less than that required by the Town Code. As an example, Miami-Dade County requires 1 parking space per 5,000 square feet for the first 20,000, and one per 10,000 thereafter for the storage space, which would equate to approximately 25 spaces for the facility. The Town has also recently granted similar parking reductions for another facility fronting on a major road in the Town.

- (3) The parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding property

The 33 onsite parking spaces proposed are more than adequate to meet the needs of the proposed self-storage facility. Both employees and the renters of the storage spaces will be able to park onsite with no impact to the character and integrity of the surrounding property, which is largely zoned M-1.

The parking analysis dated September 20, 2023, conducted by JFO Group and included with this application, concludes that based on the latest edition of the *Parking Generation Manual* from the Institute of Transportation Engineers (ITE), the parking demand for the proposed use is 20 parking spaces. The Applicant exceeds the parking demand by more than 50%, proposing 33 parking spaces. This means that the surrounding areas will not be burdened by overflow parking from the proposed redevelopment and there will be no impact on the surrounding area due to the reduction in parking.

V. Conclusion

The site plan proposes redevelopment that will make better use of the Property and better define the corner on the northern boundary of the Town. We respectfully request your favorable recommendation for development plan approval for the proposed site, along with parking reduction approval to allow for the efficient use of the Property.

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,

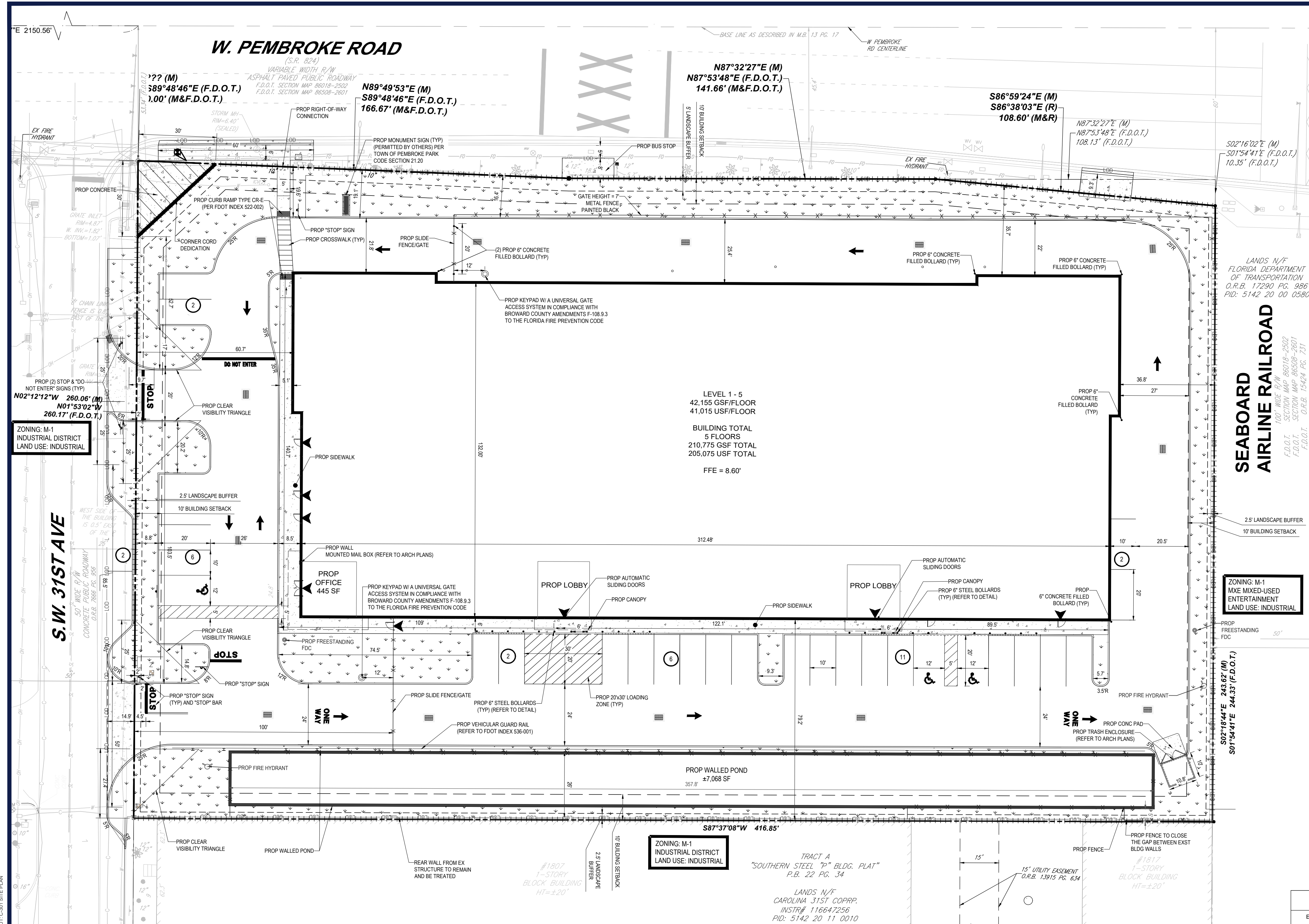
Andrea Harper, Town Planner
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Brian S. Adler

Brian S. Adler

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9/29/2023 10:46 AM



SITE NOTES:

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

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

RIGHT-OF-WAY NOTES:

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

ADA ACCESSIBILITY NOTES:

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

SITE DATA TABLE

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

Sunshine

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

PERMIT SET

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

PROJECT No.: FL2300008.00
DRAWN BY: R6
CHECKED BY: R6
DATE: 2024-07-24
CAD LID.: SITE-0

PUBLIC STORAGE
PEMBROKE PARK
#00412

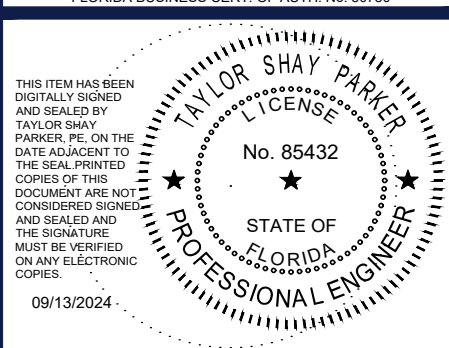


PROPOSED PUBLIC STORAGE DEVELOPMENT

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

BOHLER

1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800



SITE PLAN

SHEET NUMBER:
C-301

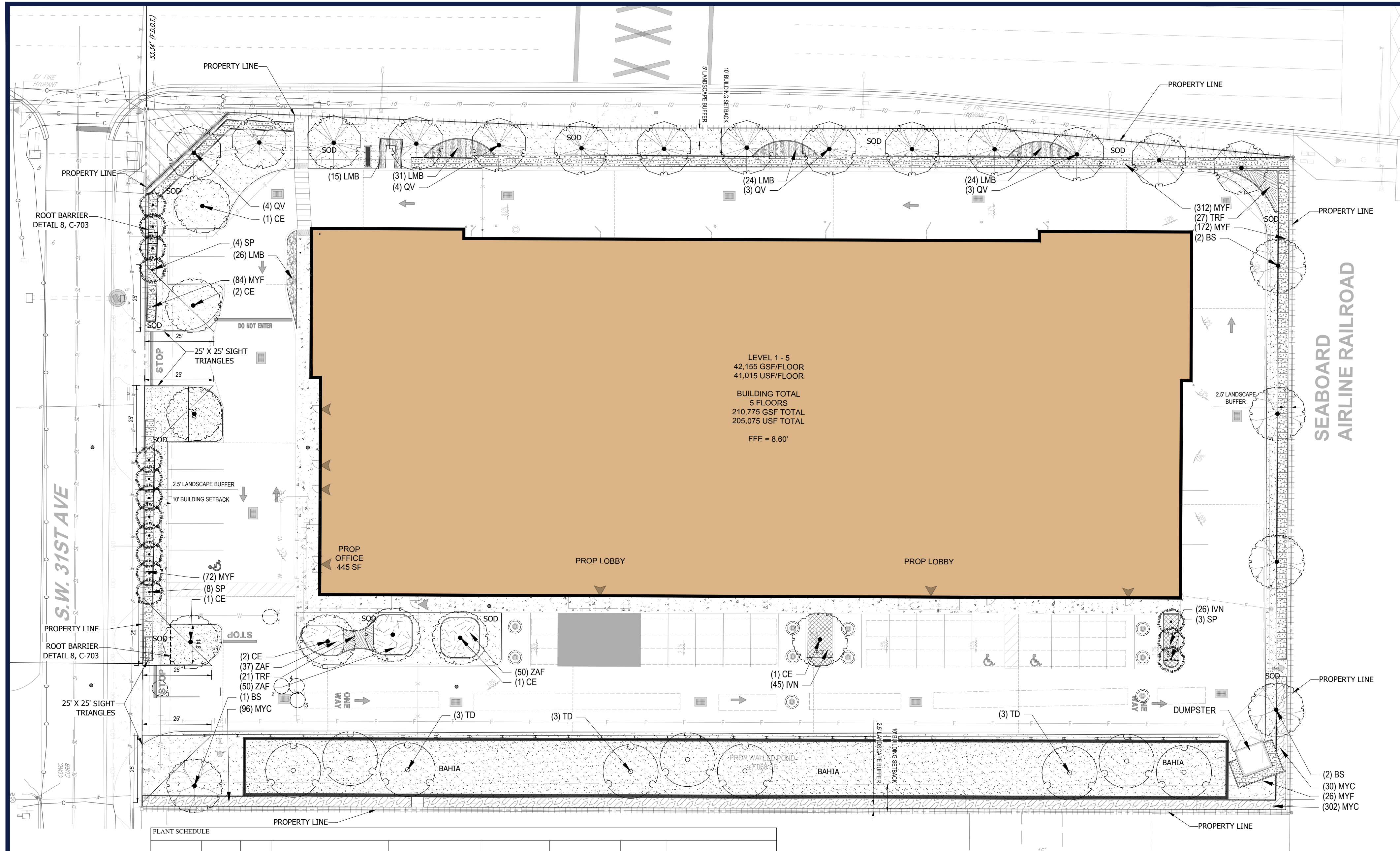
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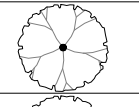
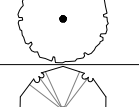
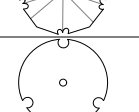
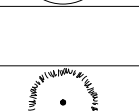
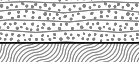
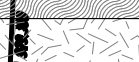
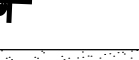
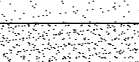
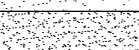
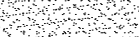


LEGEND

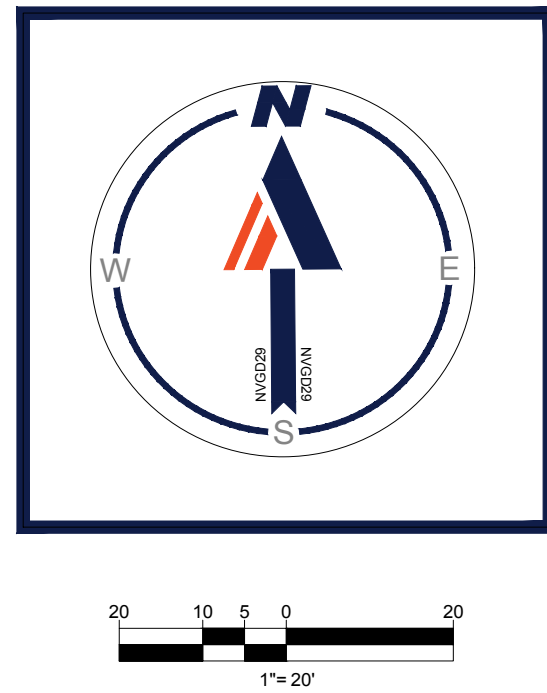
EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY C/L	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	⊕
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. STORM CLEANOUT	○
PROP. CONCRETE SIDEWALK	---

Site 12, 2024
11/20/2023 FLS20000.00/ENGINEERING/CAD/WORKING/PLAN SET/FINAL C2200008/PLAN/LANDSCAPE PLAN LAYOUT C-703/LANDSCAPE PLAN



PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT
TREES								
	BS	5	BURSERA SIMARUBA	GUMBO LIMBO	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE	TOLERANT
	CE	8	CONCARPUS ERECTUS	BUTTONWOOD	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE	TOLERANT
	QV	14	QUERUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE	TOLERANT
	TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL. 18' MIN. O.A. HT.	CONT. B&B	NATIVE	TOLERANT
PALMS								
	SP	15	SABAL PALMETTO	CABBAGE PALMETTO	22" DIA/11' MIN.	FG	NATIVE	TOLERANT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
SHRUB AREAS								
	BN	71	ALEX VOMITORIA 'NANA'	DWARF YALPORN HOLLY	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
	LMB	120	LIROPE MISCANTHUS BIG BLUE	BIG BLUE LILY TURF	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
	MYC	428	MYRICA CERIFERA	WAX MYRTLE	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
	MYF	675	MYRICANTHES FRAGRANS	SHIMPSON'S STOPPER	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
	TRF	48	TRIPSACULUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
	ZAF	137	ZAMIA FLORIDANA	COONITE PALM	24" HT. X 24" SPRD	CONTAINER	NATIVE	TOLERANT
SOD								
	SOD	8,900 SF	STENOCLAPHURUM SECUNDATUM PALMETTO	PALMETTO ST. AUGUSTINE GRASS	SOD	FULL TIGHT COVERAGE		
	SOD-1	7,656 SF	PASPALLUM NOTATUM	BAHIA GRASS	--	PALLET		

LEGEND	
EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY C/L	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	●
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	---
PROP. STANDARD DUTY CONCRETE	---



LANDSCAPE DATA TABLE		
JURISDICTION	TOWN OF PEMBROKE PARK	
CURRENT ZONING	M-1 INDUSTRIAL DISTRICT	
PROPOSED ZONING	M-1 INDUSTRIAL (SELF-STORAGE)	
TOTAL SITE AREA	± 108,396 SF (2.44 AC) LOT AREA	
TOTAL IMPERVIOUS AREA	85,136 SF (80%)	
TOTAL PERVIOUS AREA	21,260 SF (20%)	
LANDSCAPE OPEN SPACE (PROVIDED)	20% OPEN SPACE	
VEGETATION REQUIREMENTS - CH. 27		
	REQUIRED	PROVIDED
SEC. 27-36 - LANDSCAPING ADJACENT TO PUBLIC ROW (1 TREE / 50 LF.)		
WEST: 280.06 - 51 LF OF DRIVE = 209.06 LF / 50 LF	4 TREES	12 PALMS COUNTED 3.1 = (4 TREES)
SEC. 27-42.2 - LANDSCAPING ADJACENT TO PUBLIC ROW PEMBROKE PARK RD (1 TREE / 30 LF.)		
NORTH: 416.94 LF / 30 LF	14 TREES	14 TREES
SEC. 27-37 - ACCESSWAYS (1 ACCESS / 100 LF)	1 ACCESSWAY	1 ACCESSWAY
SEC. 27-38 - PERIMETER LANDSCAPING (1 TREE / 75 LF. CONTINUOUS HEDGE 3 FT. HT. - 672 LF.)		
SOUTH: 416.85 LF / 75 LF 356.7 LF OF POND	6 TREES	10 TREES (INCLUDE IN FORCE)
EAST: 243.61 LF / 75 LF	4 TREES	4 TREES
SEC. 27-39 - PARKING AREA INTERIOR LANDSCAPING (10 SF OF INTERIOR LANDSCAPING / EA. PARKING SPACE, 32 STALLS + PAVING = 320+880 SF)	970 SF LANDSCAPE	1,500 SF LANDSCAPE
PARKING ISLAND TREES	7 TREES	6 TREES 3 PALMS COUNTED 3.1 = (1 TREE)
SEC. 27-40 - SIGHT DISTANCE FOR LANDSCAPING (UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN (3) FEET AND (6) FEET)	CLEAR ZONE	TREES & SHRUBS CLEAR FROM 3'-6" FT
TOTAL NUMBER OF TREES PROVIDED =	35 TREES	34 TREES
TOTAL PALMS PROVIDED =		15 PALMS COUNTED 3.1 = (5 TREES)
LAWN AREA CALCULATION		
LAWN AREA (ST. AUGUSTINE SOD) PROVIDED		9,879 SF

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE. HYDRANTS AND LIFT STATIONS, IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENOUGH INTO A PAVEMENT WITHOUT PRIOR BOWLD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND PBCWUD

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

GENERAL LANDSCAPE NOTES:

- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL 6, C-704.
- THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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

PROJECT NO.: FL C2300008.00

DRAWN BY: BW

CHECKED BY: BW

DATE: 2023-12-21

CAD I.D.: SITE-0

PROJECT:

Public Storage

Pembroke Park

#00412

FOR

Public Storage

PROPOSED PUBLIC STORAGE DEVELOPMENT

3080 W PEMBROKE ROAD,
HALLANDALE BEACH, FL 33009
TOWN OF PEMBROKE PARK
FOLIO # 51422010130
SEC 20 / TOWNSHIP 51 S / RANGE 42 E

1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. NO. 30789

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, P.E., P.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
C-703

ORG. DATE - 2023-09-29

Page 17 of 41



O'BRIEN

VIEW FROM NORTHWEST

ZONING STAMP



PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING

08.08.2024

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN



VIEW FROM SOUTHWEST

ZONING STAMP



PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING

08.08.2024

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024



Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

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

MEETING DATE: October 3, 2024

SUBJECT: 23-PR-02 / Parking Reduction for a Self-Storage Facility
3080 Pembroke Road /Public Storage

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

REQUEST:

The applicant is requesting a parking reduction approval to reduce parking from 352 parking spaces to 29 parking spaces to construct a self-storage facility.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of the proposed parking reduction.

COMPANION ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING BOARD:

- 23-SP-04 / Site Development Plan for a self-storage facility (Public Storage)

SITE DATA:

ADDRESS:	3080 Pembroke Road
FOLIO:	514220010130
PARCEL SIZE:	2.41 acres
EXISTING USE:	Existing 53,021 square foot self-storage facility
ZONING:	Industrial (M-1)
FUTURE LAND USE:	Industrial (I)

ADJACENT PROPERTY DESCRIPTION:

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

SOUTH: Warehouse; Industrial (M-1)

EAST: Railroad Tracks ROW / Warehouse building; Industrial (MXE)

WEST: Waste Transfer Facility / Warehouse; Industrial (M-1)

PROJECT BACKGROUND

The Property, located at the southeast corner of Pembroke Road and SW 31st Avenue in the Town of Pembroke Park, Florida, spans approximately 105,683 square feet (2.43 acres). It is bordered on the east by the Seaboard Airline railroad right of way, SW 30th Avenue, and I-95, with an industrial development to the south. Public Storage acquired the property in 1978 and developed a traditional self-storage facility in 1979, featuring seven separate ground-floor roll-up

garage-style doors typical of the era. Public Storage now seeks to redevelop the site by demolishing the existing facilities and replacing them with a modern 5-story single structure.

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 210,775 square foot self-storage facility. The site is in the M-1 Zoning district with a Land Use designation of Industrial.

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.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a)(9) Minimum requirements	One (1) parking space (exclusive of service roads, entrances and exits) shall be provided for each six hundred (600) square feet of the gross floor area in the building	352 parking spaces	29 parking spaces	323 parking space

There are three other self-storage facilities within the Town that have received a parking reduction. The self-storage facilities are multi-story and have primarily interior access to storage bays.

ADDRESS	SELF-STORAGE FACILITY	SQUARE FOOTAGE	PARKING PROVIDED
2801 John Lyons Lane	Value Store Itself Storage	122,275	14
1781 S Park Rd	Extra Space Storage	114,000	23
3195 West Hallandale Beach Blvd	Extra Space Storage	106,396	33

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 analysis shows that the proposed request to replace +/- 53,021 SF of Mini Warehouse uses with +/- 210,775 SF of Mini Warehouse uses will likely generate 229 net daily trips where 14 trips will occur during the AM peak hour and 24 during the PM peak hour.

Additionally, a review of neighboring municipalities was conducted based on square footage of 120,000 square feet.

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 29 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 the Site Development Plan dated September 13, 2024, 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.
2. 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.
3. The lease or use of parking spaces for the storage of vehicles, trailers or materials shall be prohibited in its entirety.
4. 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

Parking Reduction Application
Parking Reduction Justification Statement
Trip Generation Study
Site Plan
Parking Study
Survey

PR

APPLICATION FOR PARKING REDUCTION



Date: 09-18-2023

Case No: _____

Filing Fees: Refer to Development Application Fee Schedule.

Amount Paid _____ Date _____ ☐ Hearing Examiner ☒ Town Commission ☐ Other

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

Address: 2200 K Avenue Ste. 200 City: Plano, TX 75074

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

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____ City: _____

Signature of Petitioner: _____

Address of Property Subject to the Requested Parking Reduction: 3080 W. Pembroke Road, Pembroke Park, FL 33009

Legal Description of Property (Plat Book/Page or Metes and Bounds):
Refer to attached document for Legal Description

Site Plan (Provide Plan): Please refer to site plan included with this submittal

Parking Reduction Request: To reduce total parking to 29 spaces. The code requirement for self storage is not listed in the code, the closest use considered is Industrial Warehouse, requiring 1 space/600 SF.

Parking Study Completed By: JFO Group Inc

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: _____ Sworn to and subscribed before
me this 19 day of September 2023, by Jarrod Yates

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____

Type or Print Name: Brandi Bailey



FOR STAFF USE ONLY

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

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



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

Legal Description

Folio 5142 20 01 0130 -

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

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

AS-SURVEYED DESCRIPTION:

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

CONTAINING 105,233 SQUARE FEET OR 2.416 ACRES.



1 SE 3rd Ave, Suite 2700
Miami, FL 33131
o. 786.681.0800

September 13, 2024

Town of Pembroke Park
6150 SW 52 Avenue
Pembroke Park, FL 33023

Project Name: Public Storage Pembroke Park #00412

To whom it may concern:

The proposed project is located at 3080 W Pembroke Rd, Hallandale Beach, FL in the Town of Pembroke Park. The subject property contains 2.426 acres zoned M-1 Industrial District, located at the southeast corner of S.W. 31st Avenue and W. Pembroke Road, in the Town of Pembroke Park, Florida. The project proposed to replace the existing 53,021 SF mini warehouse uses with a 5-story building with 210,775 SF, mini warehouse uses. The proposed site plan includes 29 parking spaces. Since Sec. 28-301.- Minimum requirements does not include self-storage, and the closes use considered is industrial, which does not reflect the operations of a self-storage facility like the one proposed on the subject site, a parking reduction study has been provided. Please refer to the Parking Study provided for the reduction justification.

Should you have any questions or would like to discuss the project at any time during your review, please contact us at (786) 681-0800.

Sincerely,

BOHLER ENGINEERING

Taylor Parker, P.E.
Associate

www.BohlerEngineering.com

Taylor Parker, P.E.
BOHLER FLC230008.00
1 SE 3rd Avenue, Suite 1760
Miami, FL 33131

Re: Self Storage Pembroke Road @ 3080 W Pembroke Road
Trip Generation
Parcel ID: 5142-20-01-0130

JFO Group Inc. has been retained to prepare a trip generation comparing existing and proposed conditions at the Self Storage Pembroke Road site located at the southeast corner of SW 31st Avenue & W Pembroke Road in the Town of Pembroke Park, Florida. This traffic statement is associated with a site plan amendment application to replace ±53,021 SF Mini Warehouse uses with ±210,775 SF Mini Warehouse uses. Figure 1 shows the project location in relation to the transportation network. Property ID associated with this project is 5142-20-01-0130. Exhibit 1 includes a copy of the property appraiser data for the subject site while Exhibit 2 includes a conceptual site plan for the proposed project.



Figure 1 : Project Location

Project traffic potentially generated by the existing and proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Mini-Warehouse	151	1.45	0%	59%	41%	0.09	47%	53%	0.15

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the proposed changes will be expected to generate additional traffic during daily, AM and PM peak hour conditions.

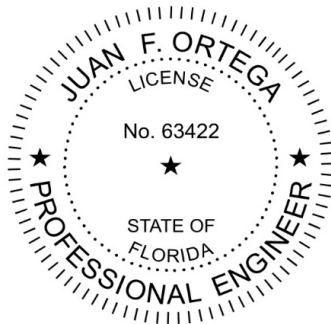
Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING/VESTED DEVELOPMENT								
Mini-Warehouse	53,021 SF	77	3	2	5	4	4	8
Net Existing Traffic		77	3	2	5	4	4	8
PROPOSED DEVELOPMENT								
Mini-Warehouse	210,775 SF	306	11	8	19	15	17	32
Net Proposed Traffic		306	11	8	19	15	17	32
Net Traffic		229	8	6	14	11	13	24

Traffic generated by the proposed changes to the subject site has been evaluated following the latest edition of the ITE *Trip Generation Manual*. This analysis shows that the proposed request to replace ±53,021 SF of Mini Warehouse uses with ±210,775 SF of Mini Warehouse uses will most likely generate 229 net daily trips where 14 (8 In/6 Out) trips will occur during the AM peak hour and 24 (11 In/13 Out) during the PM peak hour.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Site Plan
Exhibit 3: ITE Trip Generation



PROPERTY SUMMARY

Tax Year: 2023
Property ID: 514220010130
Property Owner(s): PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
Mailing Address: PO BOX 25025 GLENDALE, CA 91221-5025
Physical Address: 3080 PEMBROKE ROAD PEMBROKE PARK, 33009

Property Use: 48-02 Warehouse - Mini
Storage (open)
Millage Code: 0613
Adj. Bldg. S.F: 53021
Bldg Under Air S.F:
Effective Year: 1980
Year Built: 1979
Units/Beds/Baths: 0 / /

Deputy Appraiser: Brandon Rodriguez
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: M-1 - INDUSTRIAL DISTRICT
Abbr. Legal Des.: 20-51-42 N3/4 OF E1/2 OF
NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W
150 & LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$984,160	\$4,691,860	0	\$5,676,020	\$5,543,170	
2022	\$984,160	\$4,316,470	0	\$5,300,630	\$5,039,250	\$108,035.41
2021	\$984,160	\$3,596,980	0	\$4,581,140	\$4,581,140	\$98,515.59

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$5,676,020	\$5,676,020	\$5,676,020	\$5,676,020
Portability	0	0	0	0
Assessed / SOH	\$5,543,170	\$5,543,170	\$5,543,170	\$5,543,170
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$5,543,170	\$5,676,020	\$5,543,170	\$5,543,170

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/01/1978	Warranty Deed	\$265,900	7749 / 255

LAND CALCULATIONS

Unit Price	Units	Type
\$9.25	106,396 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
(06)								
53,021								

SCHOOL

Lake Forest Elementary: B
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
105	Marie Woodson	37	Jason W. B. Pizzo	Daniel P. Foganholi

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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.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

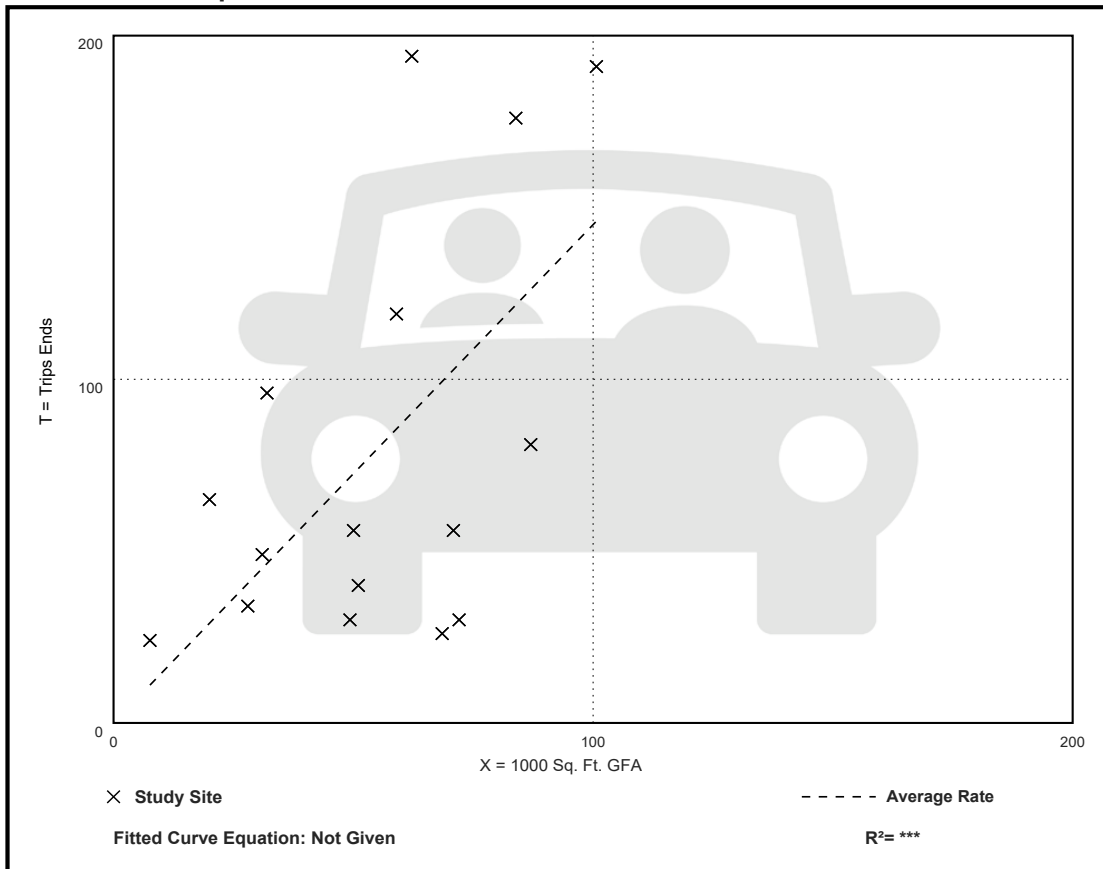
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

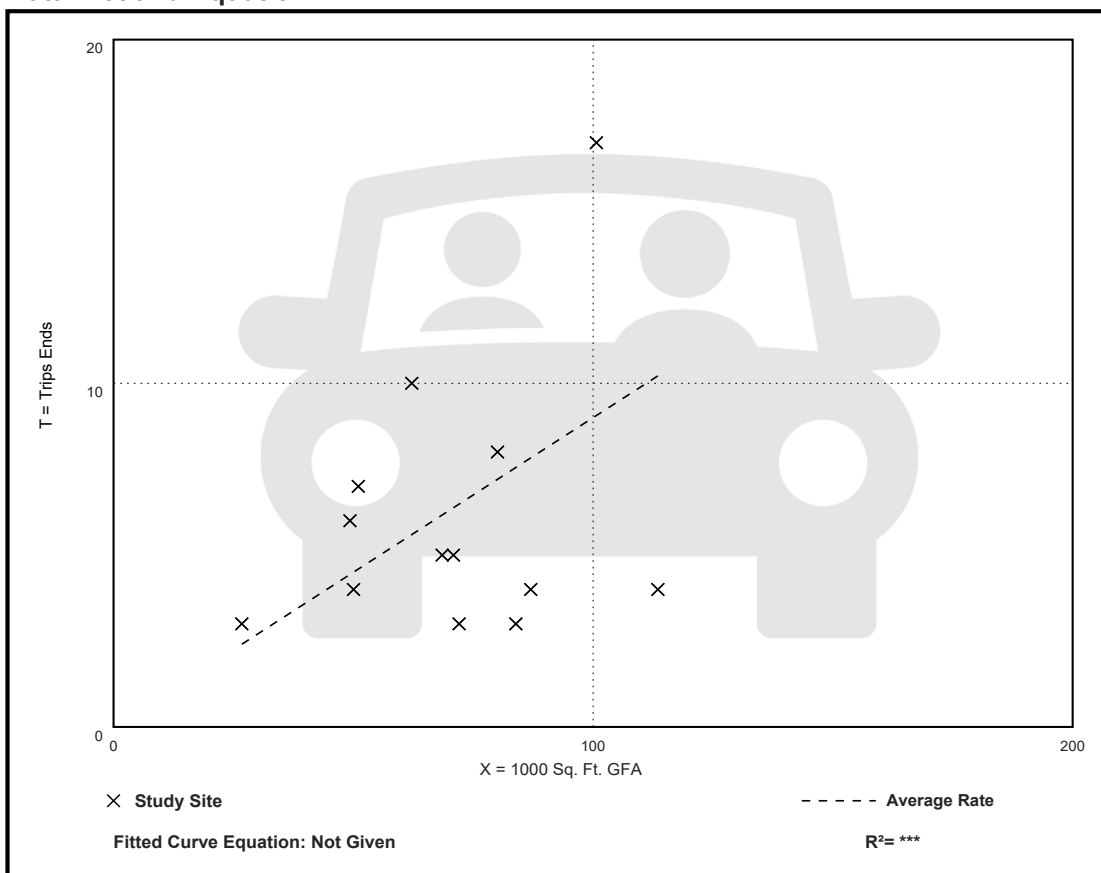
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

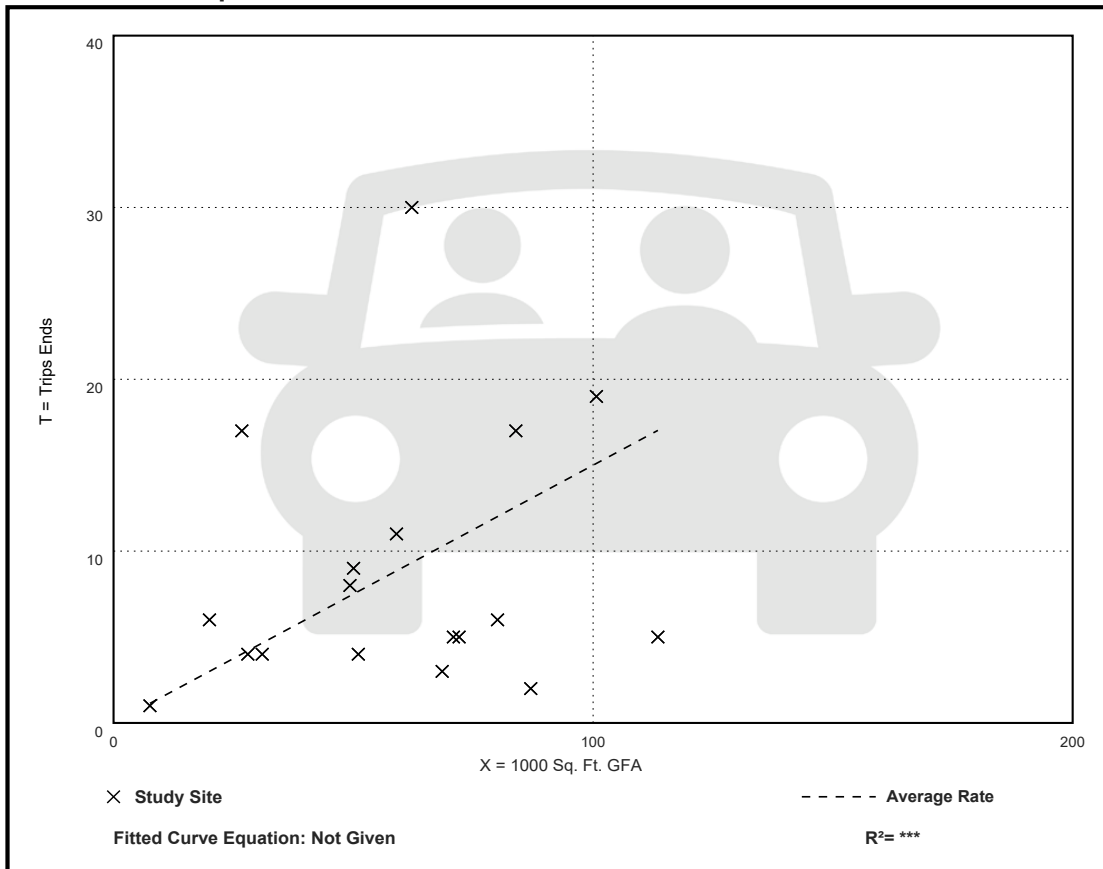
Avg. 1000 Sq. Ft. GFA: 59

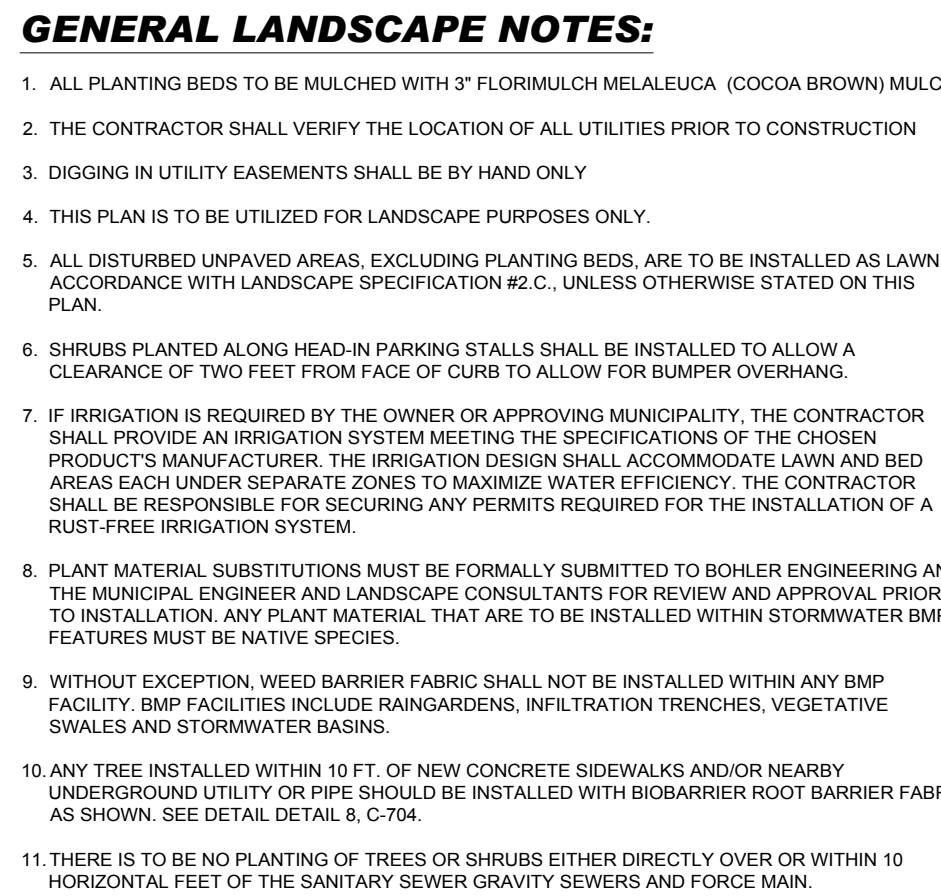
Directional Distribution: 47% entering, 53% exiting

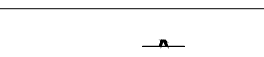
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation





<u>LEGEND</u>	
EX. PROPERTY LINE	
EX. ADJACENT PROPERTY LINE	
EX. ROADWAY C/L	
PROP. PROPERTY LINE	
PROP. BUFFER	
PROP. SETBACK	
PROP. PARKING COUNT	
PROP. SIGN	
PROP. BUILDING ENTRANCES	
PROP. CONCRETE SIDEWALK	
PROP. STANDARD DUTY CONCRETE	





VIEW FROM NORTHWEST

ZONING STAMP



PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING

08.08.2024

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024





VIEW FROM SOUTHWEST

ZONING STAMP



PS #00412
PUBLIC STORAGE PEMBROKE
3080 W PEMBROKE ROAD
HALLANDALE BEACH, FL
FOLIO # 514220010130

PRELIMINARY RENDERING
08.08.2024

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024



BOHLER ENGINEERING-ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING-ALL RIGHTS RESERVED
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN
IT 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 ENGINEERING

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF PUBLIC STORAGE OPERATING COMPANY, AS RECORDED IN INSTRUMENT NUMBER 119533953, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PD OF 5442 20 01 0130 PER THE BROWARD COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
2. AREA = 105,683 SQUARE FEET OR 2.426 ACRES (MEASURED).
3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WITHIN THE RIGHT-OF-WAY OF SW 31ST AVENUE AND IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WERE MARKED BY A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND, LLC ON AUGUST 2, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MAY 23, 2023 AND AUGUST 5, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AC2377 WITH A PUBLISHED ELEVATION OF 6.98 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (EL. 7) (FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF PONDING). BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 731 OF 731, MAP NUMBER 12011C0231H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: M-1 INDUSTRIAL DISTRICT

BUILDING SETBACKS
FRONT: 55 FEET OF CENTERLINE FROM PEMBROKE ROAD
SIDE: 10 FEET
REAR: 10 FEET

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

UTILITIES:

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

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	NO CONFLICT	(888) 357-1922
BROWARD COUNTY TRAFFIC ENGINEERING	MARKED	(954) 847-2642
BROWARD COUNTY WATERS AND WASTEWATER SERVICES	MARKED	(954) 831-3236
CITY OF HOLLYWOOD PUBLIC UTILITIES DEPT	MARKED	(954) 921-3046
CITY OF HOLLYWOOD, PUBLIC WORKS DEPARTMENT	MARKED	(305) 412-0891
COMCAST CABLE	MARKED	(800) 778-9140
CROWN CASTLE NG	MARKED	(855) 933-4237 X1
ELAND ENGINEERING / FOOT DISTRICT 4	NO CONFLICT	(954) 847-2660
FLORIDA CITY GAS	NO CONFLICT	(772) 224-3925
FLORIDA POWER & LIGHT-BROWARD	MARKED	(800) 778-9140
LUMEN	NO CONFLICT	(877) 366-8344 X3
MCI	MARKED	(800) 624-9676
SPRINT	MARKED	(800) 521-6570 X5141
TOWN OF PEMBROKE PARK	UNMARKED	(561) 314-4445



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

LEGAL DESCRIPTION

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

AND LESS AND EXCEPT THEREFROM THAT CERTAIN LAND ACQUIRED FOR SECTION 8601.2502 OF STATE ROAD 824 (PEMBROKE ROAD) BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND KNOWN AS PARCEL NO. 100 AS DESCRIBED BY AMENDED ORDER OF TAKING FILED IN CASE NO. 93-05789-05 OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED FEBRUARY 8, 1994, IN OFFICIAL RECORDS BOOK 21737, PAGE 638, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AS-SURVEYED DESCRIPTION:

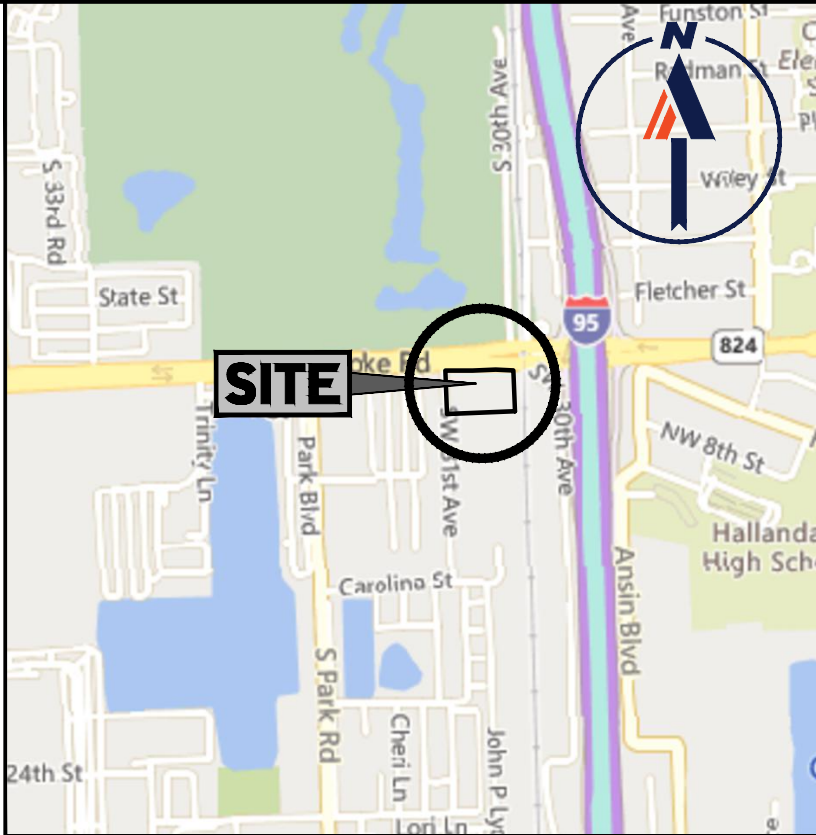
BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTHERN STEEL "B" BLDG. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 PAGE 34, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF S.W. 31ST AVENUE, A 50 FOOT WIDE RIGHT OF WAY, THENCE WITH SAID EAST LINE NORTH 02°12'12" WEST, A DISTANCE OF 360.06 FEET TO THE SOUTH LINE OF WEST PEMBROKE ROAD AS SHOWN AND DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 88016-2502, THENCE WITH SAID SOUTH LINE NORTH 89°49'53" EAST A DISTANCE OF 166.67 FEET, THENCE NORTH 87°32'27" EAST, A DISTANCE OF 141.66 FEET, THENCE ALONG THE SOUTH LINE OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 21737, PAGE 638, SOUTH 88°59'24" EAST, A DISTANCE OF 108.80 FEET, THENCE DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF A SEABOARD AIRLINE RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15424 PAGE 731, SOUTH 02°18'44" EAST, A DISTANCE OF 243.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 87°37'08" WEST, A DISTANCE OF 416.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,683 SQUARE FEET OR 2.426 ACRES.

TITLE NOTES:

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

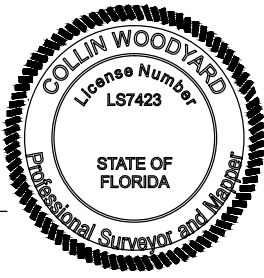
- ⑥ RIGHT-OF-WAY FOR STATE ROAD NO. 824 (AKA PEMBROKE ROAD), AS DEPICTED BY RIGHT OF WAY SURVEY RECORDED DECEMBER 3, 1998, IN R/W MAP BOOK 13, PAGE 17, (A PORTION OF SAME BEING CONVEYED BY BROWARD COUNTY, FLORIDA, TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY COUNTY DEED RECORDED MARCH 20, 1969, IN OFFICIAL RECORDS BOOK 3887, PAGE 114.) SAID RIGHT-OF-WAY BEING A LIMITED ACCESS FACILITY PURSUANT TO RESOLUTION OF THE SECRETARY OF TRANSPORTATION RECORDED SEPTEMBER 18, 1992, IN OFFICIAL RECORDS BOOK 19806, PAGE 729, AFFECTS THE SUBJECT PROPERTY. PLOTTABLE ITEMS SHOWN.
- ⑦ DEVELOPER'S AGREEMENT - WATER SERVICE BY AND BETWEEN BROWARD COUNTY, FLORIDA, AND THE TOWN OF PEMBROKE PARK, RECORDED DECEMBER 21, 1984, IN OFFICIAL RECORDS BOOK 12213, PAGE 608, AFFECTS THE SUBJECT PROPERTY. NO PLOTTABLE ITEMS.
- ⑧ EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, RECORDED NOVEMBER 19, 1986, IN OFFICIAL RECORDS BOOK 13515, PAGE 634, DOES NOT AFFECT THE SUBJECT PROPERTY. AFFECTS THE LANDS TO THE SOUTH. EASEMENT SHOWN.
- ⑨ CONTINUING CONDITIONS AND OBLIGATIONS OF CONSENT DECREE FILED IN CIVIL ACTION NO. 91-2014 OF THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, MIAMI DIVISION, RECORDED JANUARY 8, 1997, IN OFFICIAL RECORDS BOOK 25882, PAGE 1, THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE DECREE. NO PLOTTABLE ITEMS.
- ⑩ TELECOMMUNICATIONS EASEMENT IN FAVOR OF SPRINT COMMUNICATIONS COMPANY L.P., AS GRANTED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED NOVEMBER 30, 2012, IN CIVIL ACTION NO. 3:11-cv-34344-MOR OF UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA, JACKSONVILLE DIVISION, AND RECORDED JUNE 12, 2013, IN OFFICIAL RECORDS BOOK 48885, PAGE 466, AS REPLACED IN ITS ENTIRETY BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED IN SAID CASE NOVEMBER 30, 2012, AND RECORDED OCTOBER 18, 2013, IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, AND AS AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED NOVEMBER 22, 2013, IN OFFICIAL RECORDS BOOK 50355, PAGE 1901, THE SUBJECT PROPERTY FALLS WITHIN THE LIMITS OF THE EASEMENT. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.



LOCATION MAP
SCALE: 1"=100'

TO: CHICAGO TITLE INSURANCE COMPANY; PUBLIC STORAGE OPERATING COMPANY, A MARYLAND REAL ESTATE INVESTMENT TRUST; & PUBLIC STORAGE PROPERTIES IV, LTD., A DISSOLVED CALIFORNIA LIMITED PARTNERSHIP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A)(B)(C), 8, 9, 11(A), 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2024.



COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
ALTAINSPS LAND TITLE SURVEY			
PUBLIC STORAGE			
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY			
FILE NO. FLCZ30008	100 CORPORATE BLVD NW SUITE 101 BOCA RATON, FLORIDA 33431 954.571.0200 www.bolherengineering.com		
DATE 06/12/2023	CERT. OF AUTHORIZATION: LB8939		
FIELD DATE 08/05/2024	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.
		APPROVED A.S.	SCALE N/A
			DWG. NO. 1 OF 3

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS 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 PERMISSION IN WRITING FROM BOHLER ENGINEERING.

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

LEGEND

1 ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION

No. DESCRIPTION OF REVISION

BY: DATE

ALTA/INSPS LAND TITLE SURVEY

PUBLIC STORAGE

3080 W. PEMBROKE ROAD
PEMBROKE PARK, FLORIDA
BROWARD COUNTY

FILE NO.
FLC230008

DATE
06/12/2023

FIELD DATE
08/05/2024

CREW CHIEF
M.S.

DRAWN
A.S.

REVIEWED
P.D.

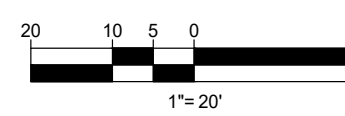
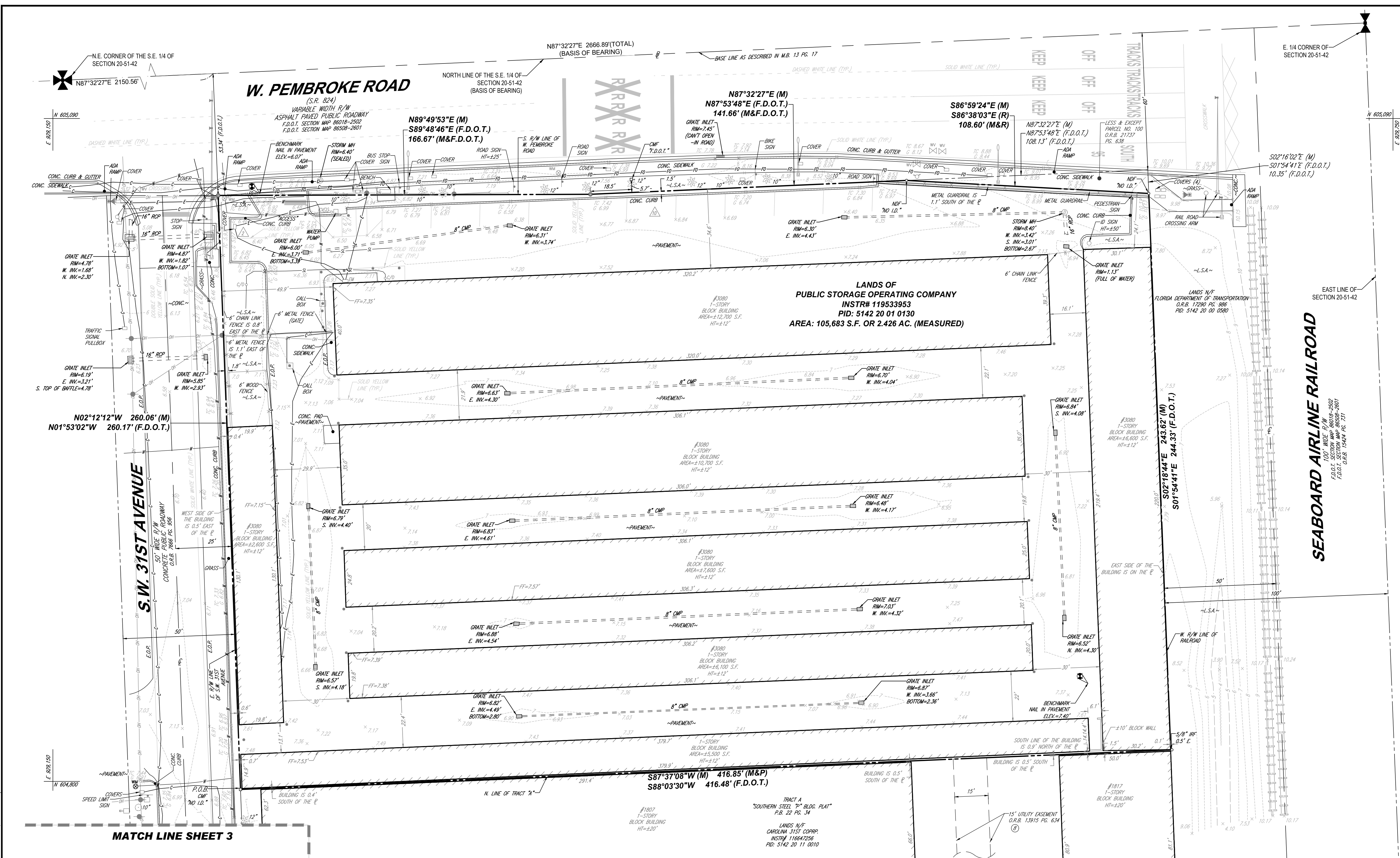
APPROVED
A.S.

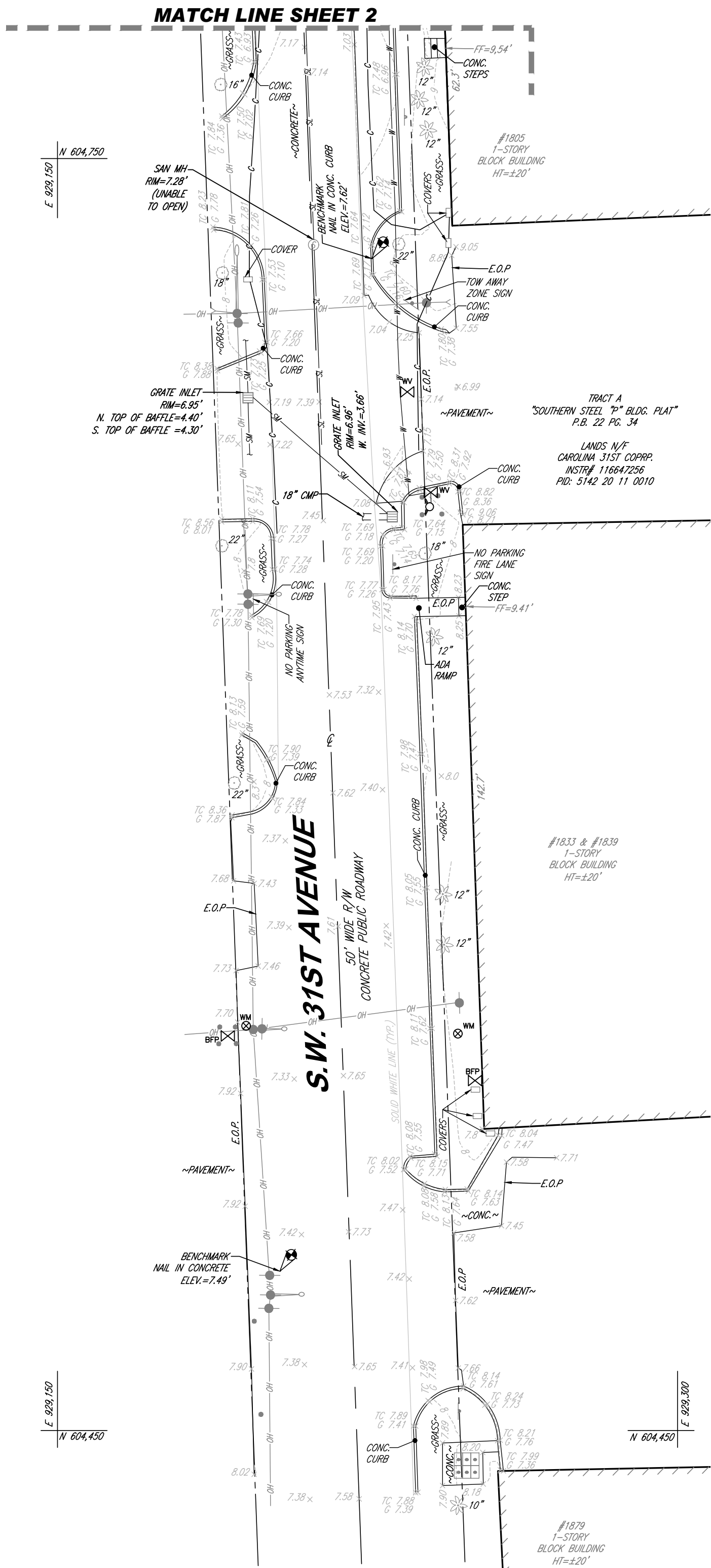
SCALE
1"=20'

DWG. NO.
2 OF 3

1000 CORPORATE BLVD. NW
SUITE 1010
BOCA RATON, FLORIDA 33431
954.971.0200
WWW.BOHLENER.COM

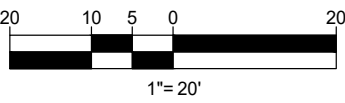
CELESTIAL SURVEYING
• SURVEYING
• LANDSCAPE ARCHITECTURE
• DESIGN





LEGEND

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



1	ADDED ADDITIONAL TOPOGRAPHIC RIGHT-OF-WAY INFORMATION	GOS	08/07/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
ALTAINSPS LAND TITLE SURVEY			
PUBLIC STORAGE			
3080 W. PEMBROKE ROAD PEMBROKE PARK, FLORIDA BROWARD COUNTY			
FILE NO. FLCZ300008	1000 CORPORATE BLVD NW, SUITE 1010 BOCA RATON, FLORIDA 33431 941.571.0200 WWW.BOHLERLANDTITLE.COM CERT. OF AUTHORIZATION: LB090301		
DATE 06/12/2023	CREW CHIEF M.S.	DRAWN A.S.	REVIEWED P.D.
FIELD DATE 08/05/2024	APPROVED A.S.	SCALE 1"=20'	DWG. NO. 3 OF 3

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