



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, October 5, 2023
Commission Chambers

	Page
1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. ROLL CALL	
4. APPROVAL OF THE PREVIOUS MEETING MINUTES	
4.1. Approval of June 1, 2023, Planning and Zoning Board Meeting Minutes	3 - 5
Recommendation: That the Minutes be adopted as presented 06 01 2023 PLANNING AND ZONING MEETING LOCAL PLANNING AGENCY	
5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES	
6. APPLICATIONS/PUBLIC HEARINGS	
6.1. File No: 23-TW-01	6 - 21
Applicant: Koinonia Worship Center/Gisla Bush Address: 4900 W. Hallandale Beach Blvd. Request: Trafficways Waiver (SW 48th Avenue) 01 - PZB Koinonia Staff Report 02 - KWC Trafficways Plan Waiver 03 - Dedication and Waiver Exhibit 04 - Trafficways Map 05 - Draft LONO	
6.2. File No: 23-RZ-01	22 - 28
Applicant: BH 2550 LLC/Rachel Streitfeild, Caldera Law Address: 2550 SW 30th Avenue Request: Zoning Amendment 01 - PZB Staff Report 2550 SW 30 Ave 02 - Owner Petition 2550 SW 30th Avenue 2550 SW 30 Ave 03 -Owner Petition Exhibit A 2550 SW 30 Ave 04 - Owner Petition Exhibit B 2550 SW 30 Ave 05 - Owner Petition Plot Plan 2550 SW 30 Avenue 06 - Applicant's Response	
7. DISCUSSION ITEMS	
7.1. Designation of board member positions.	
8. ADJOURNMENT	

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

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

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

Marlen D. Martell
Town Clerk



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY Meeting

6:00 PM - Thursday, June 1, 2023
Commission Chambers

The PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY of the Town of Pembroke Park was called to order on Thursday, June 1, 2023, at 6:04 PM, in the Commission Chambers, with the following members present:

PRESENT:

EXCUSED:

1 CALL TO ORDER

Vice Chair Charisse Colon called the meeting to order at 6:04 p.m. in the Commission Chambers.

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

Board members present were Vice Chair Charisse Colon, Paulette Walker, Evelyn Cunningham

Absent: Shauniel Brown and Gary Schrader

In attendance were Town Clerk Marlen Martell, Assistant to the Town Clerk Suzi Reutlinger Interim Town Attorney Paul Hernandez and Town Planner Mike Vonder-Mulen

4 SELECTION OF BOARD MEMBER POSITIONS / MEETING DAY AND TIME

Motion to table selection of board meeting and meeting date and time, motion made by Ms. Cunningham, seconded by Ms. Walker. All voted in favor.

5 APPROVAL OF THE PREVIOUS MEETING MINUTES

1. 01 05 2023 PLANNING AND ZONING MEETING MINUTES

Motion to approve 01 05 2023 meeting minutes made by Ms. Cunningham, seconded by Ms. Walker. All voted in favor.

6 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

None

7 APPLICATIONS/PUBLIC HEARINGS

1. File No: 22-RZ-02
Applicant: Town of Pembroke Park
Request: Code Amendment to Ban Marijuana Dispensaries

Chair Colon opened the floor for public comment.

Chair Colon closed the floor for public comment.

Motion to Ban Marijuana Dispensaries made by Ms. Cunningham, seconded by Ms. Walker. All voted in favor.

2. File No: 22-RZ-03
Applicant: Town of Pembroke Park
Request: Code Amendment Relating B-1 Mixed-Use Residential

Chair Colon opened the floor for public comment.

Chair Colon closed the floor for public comment.

Motion to amend related B-1 mixed Used Residential made by Ms. Cunningham, seconded by Ms. Walker. All voted in favor.

3. File No: 23-RZ-01
Applicant: Town of Pembroke Park
Request: Code Amendment to Allow Illuminate "Open" Signs

Chair Colon opened the floor for public comment.

Chair Colon closed the floor for public comment.

Motion to amend the code to allow illumination of "open" signs made by Ms. Walker, seconded by Ms. Cunningham. All voted in favor.

8 OLD BUSINESS

1. Broward County Comprehensive Plan Policies Concerning Affordable Housing

Discussion Only

2. Florida Live Local Act

Interim Town Attorney Paul Hernandez read and explained the Florida Live Local Act to the board members.

9 NEW BUSINESS

None

10 ADJOURNMENT

The meeting was adjourned at 7:16pm. All were in favor.

ATTEST:

(SEAL)

Suzi Reutlinger, Board Secretary

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Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



October 5, 2023

To: Planning & Zoning Board

From: Mike Vonder Meulen, AICP, Consultant Town Planner, KEITH

RE: 23-TW-01 – Trafficways Waiver
Koinonia Worship Center
4900 W. Hallandale Beach Blvd.

Recommendation: The Consultant Town Planner recommends approval of issuing a letter of no objection for the Trafficways Waiver subject to the following condition:

- Approval is subject to the dedication of the parcel identified as Parcel 514230130770 on the Bello & Bello survey dated 1/15/2016 being dedicated as right-of-way (see page 9 of the application).

Request: Koinonia Worship Center & Village Inc. requests a letter of no objection from the Town for a waiver of the 40-foot right-of-way dedication from the centerline requirement along SW 48th Avenue, which is a requirement of the Broward County Trafficways Plan. In support of this request, the Applicant offers the following two (2) reasons:

1. The Applicant has designed a new sanctuary facility for its ever-growing congregation. In its proposal and due to the existing structures on site, the Applicant seeks to build the new sanctuary in the vacant portion of the property that is located along SW 48th Avenue. Based on the design, the 40-foot right-of-way (for which the general public has no conceivable interest) dedication requirement substantially impairs the buildable area thus limiting the design options and beneficial use for an assembly space, more specifically the proposed sanctuary.
2. The applicant is the legal possessory owner of the 25-foot right-of-way. The trafficway 40-foot requirement does not affect the applicant's property along the 48th Avenue corridor because said property has never been platted, dedicated, "taken", or conveyed to the county by deed or easement that necessitates a compliance with the applicable County Trafficway Plan.

Background: As part of its charter, Broward County has claimed Land Use control over all lands within the county including lands within the municipalities. As part of this control, Broward County has created a Trafficways Map (copy attached). This map governs the ultimate right-of-way widths of certain roadways within the county SW 48th Avenue is identified as an eighty (80) foot collector on the Trafficways Plan Map. Therefore, prior to any development/redevelopment of properties abutting a Trafficways would be required to dedicate the proper width of right-of-way prior to obtaining a building permit. The county has also established a waiver application when an applicant meets certain waiver criteria. Prior to granting a waiver, the county requires review and no objection from the municipality where the property is located.

The Applicant requests a waiver of the 40-foot right-of-way dedication from the centerline requirement along SW 48th Avenue. As a condition of approval of this request 15 feet of the required 40 feet of right-of-way dedication will continue to be required. This will create a minimum right-of-way width of 50 feet meeting the Town's minimum requirements. In addition to the two (2) rationales the applicant has provided, the Consultant Town Planner has provided additional justification for the Trafficways Waiver.

1. Only the section of SW 48th Avenue between Countyline Road and Hallandale Beach Blvd. is on the Trafficways map. This road segment does not contribute greatly to the Broward County network. There are other nearby roadways which better suit the county's trafficways network. Additional roadways including SW 40th Avenue and SW 56th Avenue are also located on the trafficways and extend farther north into Broward County.
2. Once the right-of-way dedication is complete pursuant to the Town condition of approval, the existing west right-of-way line of SW 48th Avenue will have consistent minimum dimension along the entire length of SW 48th Avenue (except for a 240-foot segment near Countyline Road).
3. All existing roadway pavement, drainage structures and sidewalks are located within the right-of-way (post dedication).
4. There are no plans nor funding to widen SW 48th Avenue by the Town, County or MPO.

The applicant has stated in the narrative and a conceptual site plan is provided as part of the application for a 30,550 square foot sanctuary. This trafficways waiver in no way implies approval of the site plan for the sanctuary. A separate site plan application must be filed with the Town.

Consistency with the Comprehensive Plan: The Consultant Town Planner finds that the proposed Trafficways Waiver is consistent and compatible with the following Goals, Objectives and Policies of the Town of Pembroke Park Comprehensive Plan including:

OBJECTIVE #1.3:

All development orders and permits for future development and redevelopment activities shall be issued only if the proposed use is consistent with the Land Use Designation for the property as defined in Policy 1.3.3A and the public facilities necessary to meet Level of Service standard (as included in the Capital Improvements Element of this plan) are available concurrent with the impacts of the development consistent with Chapter 163.3180 Florida Statutes as may be amended.

POLICY #1.3.2: If required public facilities and infrastructure are included in the first year of either the Town's, the Region's, the County's, or the State's adopted 5-year Capital Improvement Program and indicate that they are adequate to maintain acceptable Level of Service standards, consistent with Chapter 163.3180 FS as may be amended, the Town may issue a Development Order; provided the project satisfies a need and furthers the Town's commitment to quality development.

POLICY #1.3.4: IMPLEMENTATION REGULATIONS AND PROCEDURES

1. DEVELOPMENT REVIEW REQUIREMENTS

The Town may grant an application for a development permit consistent with its certified local Land Use Plan when it has determined that:

- A. No public or private development may be permitted except in compliance with the Broward County Land Use Plan or the Town's Land Use Plan as Certified B.C.P.C. Certification Requirements.
- B. The following requirements are met:
 1. Transportation facilities, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet

established level of service standards, consistent with Chapter 163.3180 Florida Statutes and the concurrency management policies included with Goal 8.00.00 of the Broward County Land Use Plan as may be amended.

POLICY #1.5.25: Prior to approving a new development order for a new principal building, the Town shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

E. Arterial / Collector Roadways

The Town of Pembroke Park is located within Broward County's Transportation Concurrency Management Area (TCMA). All new development in the Town is subject to payment of Transit Impact Fees to Broward County.

POLICY #1.5.29: The Town of Pembroke Park adopts by reference the Broward County Planning Council "Trafficways Map" as part of the transportation element identifying future rights-of-way required to be protected based upon the Traffic circulation element and the Future Land Use Element, Comprehensive Plan. Site specific considerations could require additional R.O.W.

POLICY 2.6.1: The Town shall review, in conjunction with its Evaluation and Appraisal Reports, or separately, right-of-way requirements for existing and future transportation needs to ensure continuity of the thoroughfare system. The Town will coordinate requests for Trafficways Plan amendments with Broward County through a designated Town representative assigned to process these amendments.

POLICY 2.6.4: The Town shall through implementation of the Broward County Trafficways Plan and the minimum Town right-of-way standard of fifty (50) feet for local roads (60 feet for SW 52 Avenue), secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

**Trafficways Waiver Application
4900 West Hallandale Beach Boulevard
Pembroke Park, Florida
"Koinonia Worship Center & Village - New Sanctuary"**

1. Applicant Information

- a. Name, title, address, telephone and facsimile number for the owner(s) of the subject parcel.**

Koinonia Worship Center & Village, Inc.
4900 West Hallandale Beach Boulevard
Pembroke Park, FL 33023
Phone: 954-964-2901
Email: kwclawbush@aol.com

- b. Name, title, address, telephone and facsimile number for the applicant or agent**

Koinonia Worship Center % Gisle Bush
4900 West Hallandale Beach Boulevard
Pembroke Park, FL 33023
Phone: 954-964-2901
Email: kwclawbush@aol.com

- c. Applicant's rationale for the request. The Planning Council requests a condensed version suitable for inclusion in the Planning Council's staff report.**

The Applicant's property is located on the west side of 48th Avenue just south of Hallandale Beach Boulevard and North of County Line Road, in the Town of Pembroke Park. The Applicant requests a waiver of the 40-foot right-of-way dedication requirement along SW 48th Avenue, which is a requirement of the Broward County Trafficways Plan. In support of this request, the Applicant offers the following two (2) reasons:

- (1) The Applicant has designed a new sanctuary facility for its ever-growing congregation. In its proposal and due to the existing structures on site, the Applicant seeks to build the new sanctuary in the vacant portion of the property that is located along SW 48th Avenue. Based on the design, the 40-foot right-of-way (for which the general public has no conceivable interest) dedication requirement substantially impairs the buildable area thus limiting the design options and beneficial use for an assembly space, more specifically the proposed sanctuary.

(2) The applicant is the legal possessory owner of the 25 foot right-of-way. The trafficway 40 foot requirement does not affect the applicant's property along the 48th Avenue corridor because said property has never been platted, dedicated, "taken", or conveyed to the county by deed or easement that necessitates a compliance with the applicable County Trafficway Plan.

2. Application Fee

The required application fee of \$6,054 is enclosed with this application.

3. Local Government Information

a. Name of subject municipality

This property is located within the municipal boundaries of the Town of Pembroke Park, Florida.

b. Recommendation of the subject municipality regarding the proposed waiver.

A letter of support from the Town of Pembroke Park for the requested waiver is attached as Exhibit "A".

4. Support Information

a. Survey of subject parcel.

A survey of the subject parcel is attached as Exhibit "B".

b. Precise description of the requested waiver. Include graphics/maps as necessary to illustrate.

Based on the existing width of SW 48th Avenue along the Applicant's property line, the Broward County Trafficways Plan requires the Applicant to dedicate 40 feet of right-of-way. The Applicant requests a waiver of this requirement.

See attached graphics showing the request, attached as Exhibits "C-1", "C-2" and "C-3".

c. Detailed description of the existing and proposed use of the subject parcel. *Planning Council staff will utilize this information to analyze net projected average daily traffic impacts as per Institute of Transportation Engineers Methodologies.*

The parcel currently consists of six buildings on site. The table below provides the square footage and the existing uses of each building.

Building	Square Footage	Existing Use
A	6165 Sq. Ft.	Daycare/School
B	6165 Sq. Ft.	Office
C	6165 Sq. Ft.	Education
D	-	Demolished
E	6165 Sq. Ft.	Storage (Future - Youth & Senior Center)
F	6120 Sq. Ft.	Multi-purpose Facility
G	10,350 Sq. Ft.	Administrative Offices

The proposed use is a new sanctuary which includes a total square footage of 30,550.

d. Plat and/or site plan of subject parcel

The conceptual site plan is attached as Exhibit "D".

e. A description of why proposed development could not be located within the subject parcel consistent with the Trafficways Plan requirement.

Based on the architectural plans, the proposed development could not be located within the subject parcel because it would impede into the proposed parking spaces and the drive aisle which would in turn alter the overall circulation of the property. As a result, a total number of about 11 parking spaces would have to be eliminated based on the proposed plans which are necessary for the development of the site overall.

f. A description of the existing and planned future land uses, per the effective municipal land use plan, in the vicinity of the subject parcel.

The table below provides the future land use designations for the surrounding parcels, per the Town of Pembroke Park's Future Land Use Map.

Location	Existing Land Use	Future Land Use
North	Trailer Park Community	Low-Medium Density (LM)
South	Park	Public Recreation (R-2)
East	Retail	Commercial (C)
West	Vacant	Community Facilities (CF)

- g. Proposed waivers of Trafficways Plan segments also identified as “State Principal Arterial” or “State Minor Arterial” on the current Broward County State Highway Functional Classification Map must be accompanied by a position statement from the District IV Secretary of the Florida Department of Transportation.**

SW 48th Avenue is considered a “City Collector” road on the Broward County State Highway Functional Classification Map. As a result, a position statement from the District IV Secretary of the Florida Department of Transportation is not necessary.

- h. Describe impacts the waiver may have on corridor ingress and egress relative to adjacent properties.**

The ingress and egress of the proposed project along SW 48th Avenue will not be located near any of the ingress and egress of the adjacent properties and as a result will not impact those properties negatively.

- i. Provide the current Broward County Five (5) Year and Adopted Long Range Transportation Plan average daily traffic volumes, roadway capacities, and levels of service for the subject Trafficways Plan segment. The above referenced information is available at the Broward County Transportation Planning Division.**

This project is located along Sw 48th Avenue, south of Hallandale Beach Boulevard and north of County Line Road. The table below shows the current (2020) and the adopted (2045) average daily traffic volumes, roadway capacities, and level of service for the segment north of County Line Road along SW 48th Avenue.

Year	Volume	Capacity	LOS
2020	5500	13320	C
2045	11100	13320	D

- j. Indicate what improvements are programmed or planned for the subject Trafficways Plan segment including intersection improvements. Indicate the year of the programmed or planned improvement(s).**

There are currently 2 improvements that are planned for the SW 48th Avenue Trafficways Plan segment. Detail regarding both improvements is indicated below:

1. A new traffic signal mast arm at the Sw 48th Avenue/Hallandale Beach Blvd. intersection.
2. New sections of sidewalk and bike paths where missing along SW 48th Avenue.

- k. Describe impacts the waiver may have on transit, bicycle, or pedestrian travel.**

The proposed development will have no impacts on transit, bicycle or pedestrian travel. Transit would not be affected due to the fact that there are no bus routes along SW 48th Avenue. As it relates to pedestrian travel, the sidewalks that are currently located along SW 48th Avenue will remain intact and will not be negatively impacted by the construction of the proposed project. Bicycle travel will not be impacted as well because although there is a proposal for a bike route along SW 48th Avenue, it will be within the current confines of the existing right-of-way.

W Hallandale Beach Blvd

WEST HAL

LENGTH=39.16
RADIUS=25.00
DELTA=89°45'25"

HBB

PROPOSED 10' UTILITY
EASEMENT

N 89°34'12" E 179.40'

PROPOSED 10' RIGHT-OF-WAY
DEDICATION (WEST HALLANDALE
BEACH BLVD.)

CROSS ACCESS EASEMENT

*Sumfy
Lunsley*

*ROW Easement
Dedication 1957*

PARCEL A

4790 HALLANDALE BEACH BOULEVARD

*Dollar
General*

10' 15' 15' 40' 1/2 4880'
SOUTHWEST 48TH AVENUE
N 001113 W 325.00'

PROPOSED 10' UTILITY
EASEMENT

EXISTING PROPERTY LINE

PROPOSED 5' RIGHT-OF-WAY
EASEMENT (SW 48TH AVE.)

PROPOSED DRIVEWAY

Hollywood Ridge Farms Row

SW 48 Ave.

KWC - Proposed
Sanctuary

LENGTH=39.38
RADIUS=25.00
DELTA=90°14'35"

S 89°

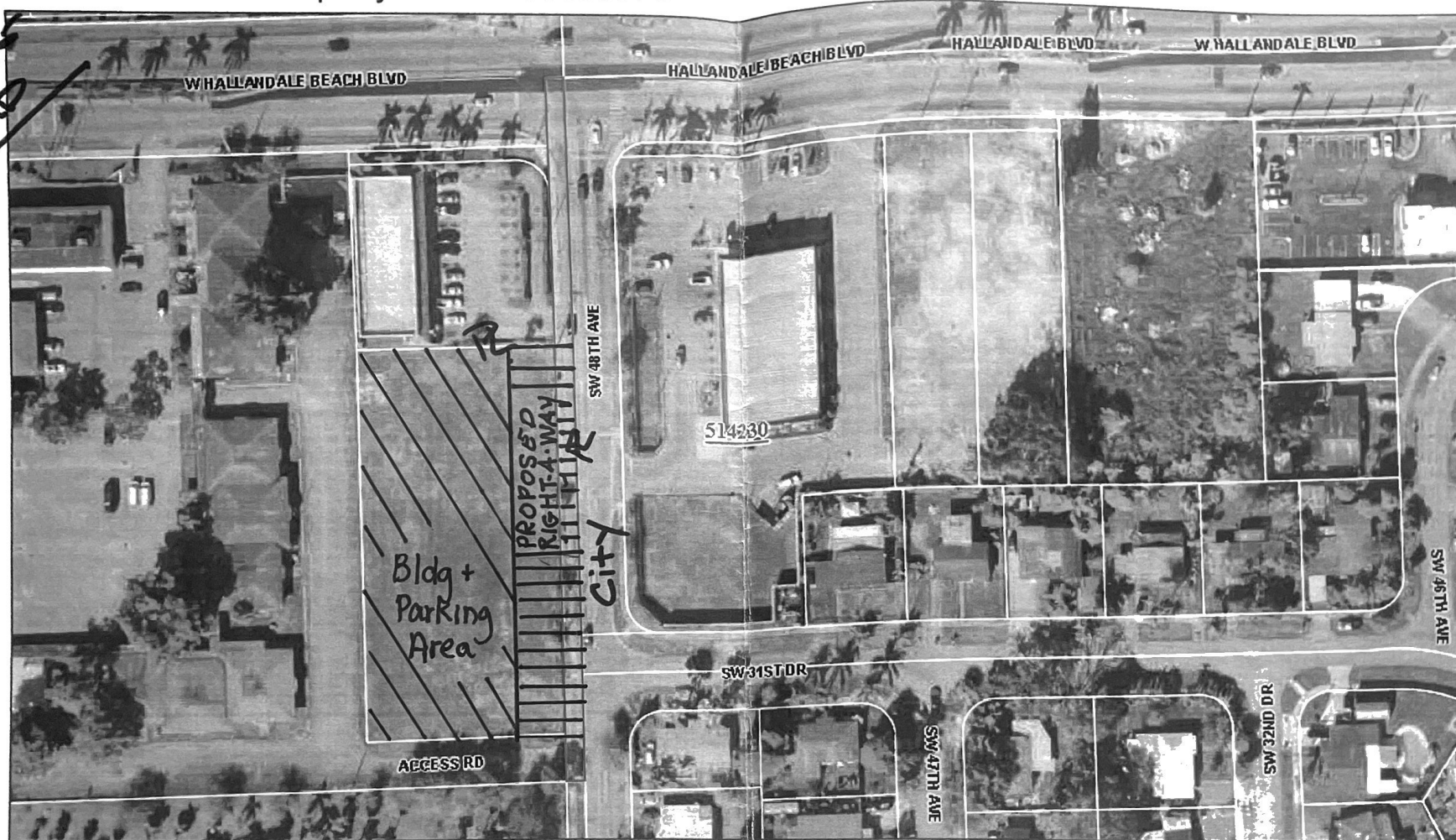
S 37°25'48" E 104'

Exhibit "C-1"

Property Id: 514230130770

**Please see map disclaimer

State
Road



July 24, 2019

Site SQ. FT: 45,000 SF
Buildable Area: 32,200 SF
Site Impacted by City: 28%

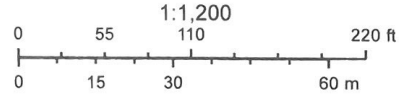
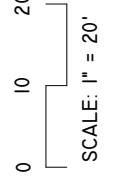


Exhibit "C-2"

Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

536.09"



I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE SAME IS IN ACCORDANCE WITH THAT SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5317, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR & MAPPER No. 6169
STATE OF FLORIDA
FIELD WORK DATE: 12/18/2015
COMPLETION DATE: 12/23/2015
SURVEY REVISED: 01/15/2016



MIAMI, FLORIDA 33186
(305) 251-9606 FAX: (305) 251-6057
SURVEY No. 15769

Exhibit "C-3"

[illegible]

MAXAM UNION, LLC
ROBIN MAXAM, CSI

PROJECT
CLASSIC, LLC

**HOLLAND
ENGINEERS**

SUSAN HOLLAND, P.E.
CIVIL

THIS DRAWING IS THE PROPERTY OF L.A. MYERS ARCHITECTURE LLC (ARCHITECT OF RECORD) AND IS NOT TO BE REPRODUCED OR COPIES IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM L.A. MYERS ARCHITECTURE LLC. IT IS INTENDED TO BE USED ONLY FOR THE PROJECT AND THE SPECIFICALLY IDENTIFIED HEREIN AND RETURNED TO ARCHITECT AFTER

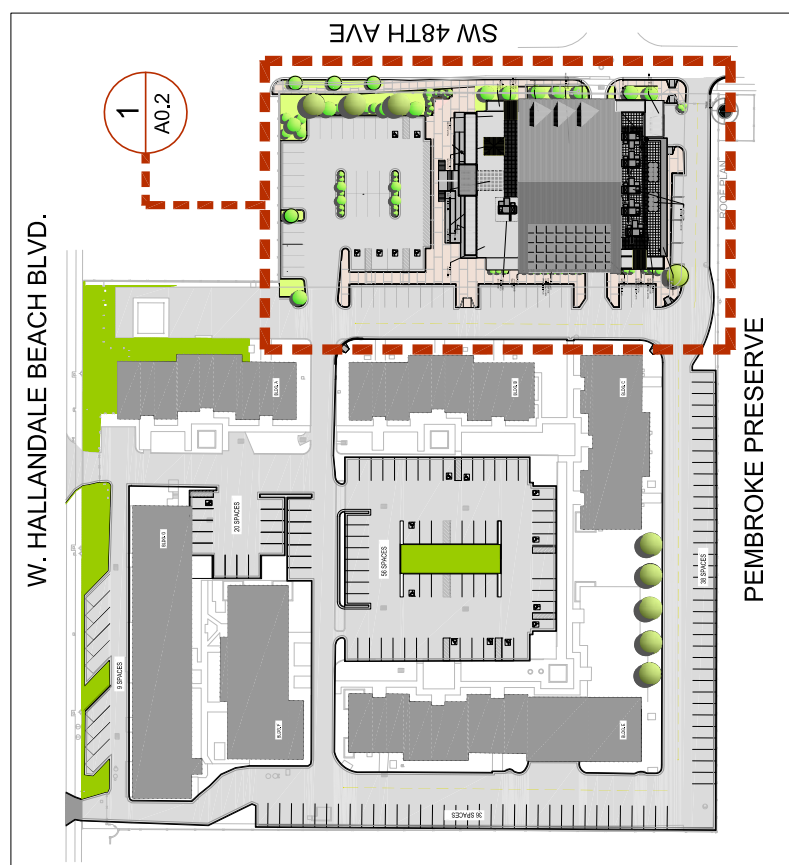

KOINONIA
 WORSHIP CENTER & VILLAGE
 "Right with God, and Right with Each Other"

REVISIONS	
NO.	DATE
	COMMENTS

ARCHITECTURAL
SITE PLAN

A0.2

A0.2

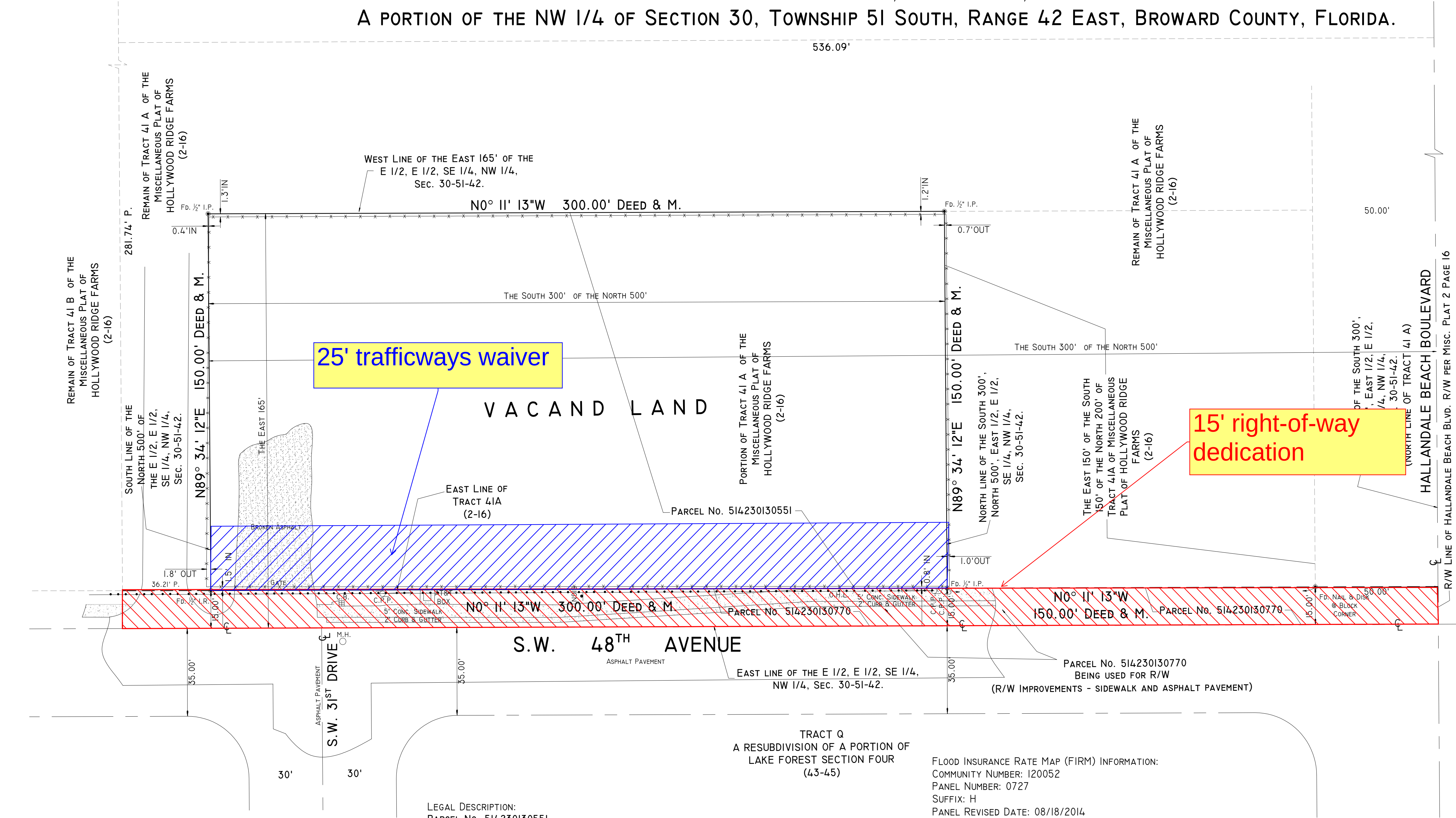
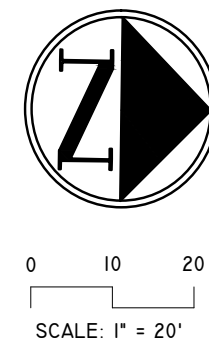


1 SITE PLAN - ARCHITECTURAL
A0.2 1/16"=1'-0"

Exhibit "D"

MAP OF BOUNDARY SURVEY

SITE ADDRESS: S.W. 48TH AVENUE AND S.W. 31ST DRIVE, WEST PARK , FLORIDA 33023
A PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.



LEGAL DESCRIPTION:
PARCEL No. 514230130551
THE EAST 165 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 15 FEET THEREOF, OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ALSO DESCRIBED AS FOLLOWS:
THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF TRACT 41 A OF THE MISCELLANEOUS PLAT OF HOLLYWOOD RIDGE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL No. 514230130770
A 15 (FIFTEEN) FEET STRIP OF LAND LYING EAST OF AND IMMEDIATELY ADJACENT TO TRACT 41 A OF THE MISCELLANEOUS PLAT OF HOLLYWOOD RIDGE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

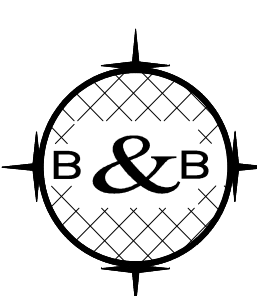
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
COMMUNITY NUMBER: 120052
PANEL NUMBER: 0727
SUFFIX: H
PANEL REVISED DATE: 08/18/2014
FLOOD ZONE: X

CERTIFIED TO:
TD BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; KOINONIA WORSHIP CENTER & VILLAGE, INC.; QUALIFIED TITLE SERVICES, L.L.C.; OLD REPUBLIC NATIONAL INSURANCE COMPANY.

- NOTES:
- 1.- LEGAL DESCRIPTION PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY PROPERTY OWNERSHIP.
 - 2.- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 3.- BOUNDARY DISTANCES AND DIRECTIONS ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
 - 4.- ELEVATIONS, IF SHOWN, ARE REFERRED TO NGVD 1929.
 - 5.- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
 - 6.- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
 - 7.- NO IDENTIFICATION CAPS FOUND ON PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 - 8.- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
 - 9.- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
 - 10.- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 11.- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR & MAPPER No. 6169
STATE OF FLORIDA
FIELD WORK DATE: 12/18/2015
COMPLETION DATE: 12/23/2015
SURVEY REVISED: 01/15/2016



BELLO & BELLO
LAND SURVEYING CORPORATION
LB No. 7262
WWW.BELLOLANDSURVEYING.COM
12230 S.W. 131 AVENUE, SUITE 201
MIAMI, FLORIDA 33186
PH: (305) 251-9606 FAX: (305) 251-6057

SURVEY No. 15769

Exhibit "C-3"

BROWARD COUNTY TRAFFICWAYS PLAN

LEGEND

Classification Symbol R/W

Limited Access/
Controlled

Arterial

Collector

One-Way Pair

Irregular
Designation

Context Sensitive
Corridor

325'

200'

144'

120'

110'

106'

100'

94'

80'

70'

54'

42'

0.0'

Subject to Specific Plans

AREA PLANNING BOARD
Adoption Dates

North: 10/9/62

Southeast: 11/7/63

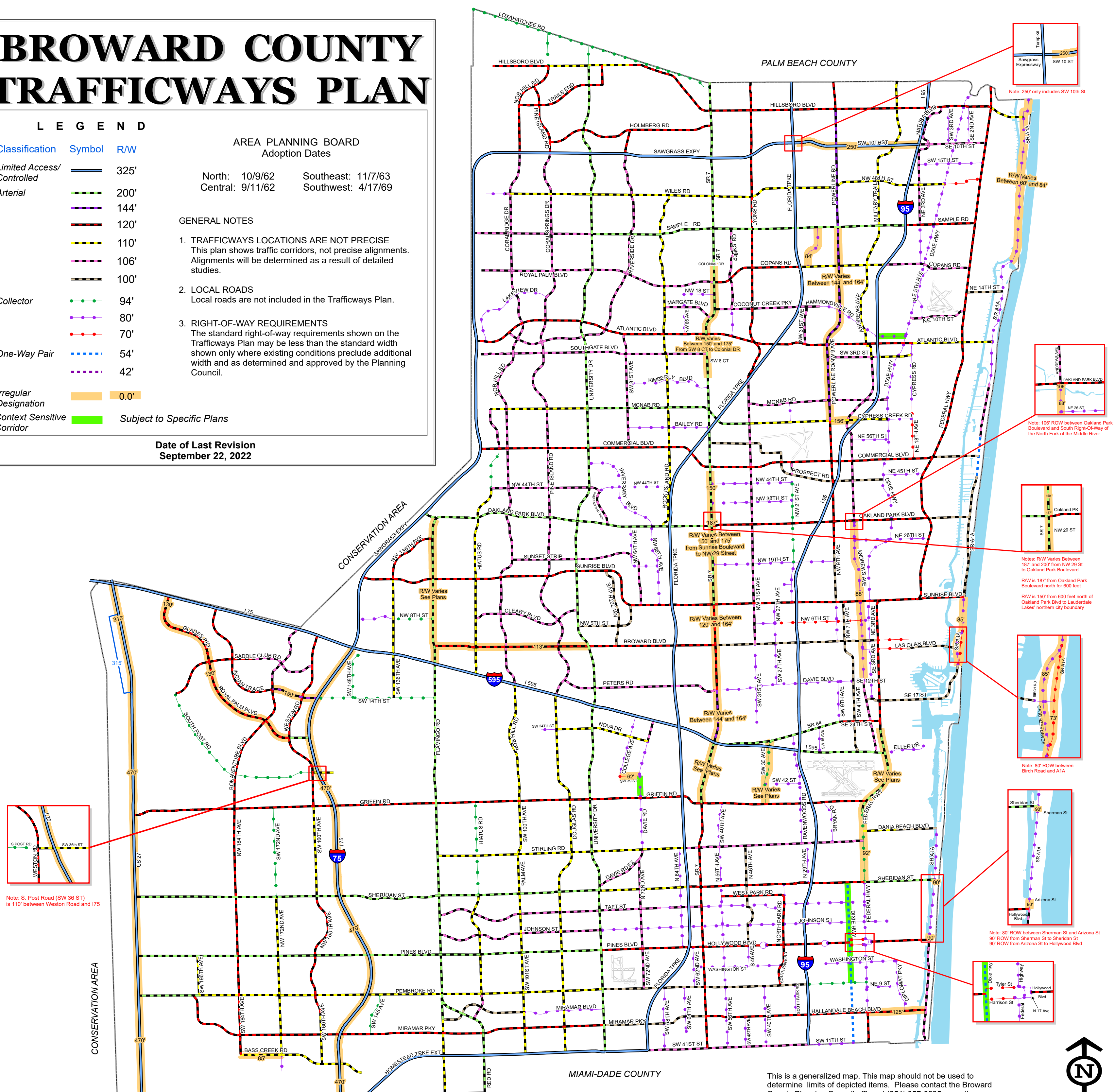
Central: 9/11/62

Southwest: 4/17/69

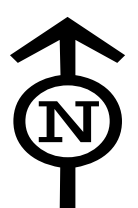
GENERAL NOTES

1. TRAFFICWAYS LOCATIONS ARE NOT PRECISE
This plan shows traffic corridors, not precise alignments.
Alignments will be determined as a result of detailed studies.
2. LOCAL ROADS
Local roads are not included in the Trafficways Plan.
3. RIGHT-OF-WAY REQUIREMENTS
The standard right-of-way requirements shown on the
Trafficways Plan may be less than the standard width
shown only where existing conditions preclude additional
width and as determined and approved by the Planning
Council.

Date of Last Revision
September 22, 2022



This is a generalized map. This map should not be used to determine limits of depicted items. Please contact the Broward County Planning Council office at (954) 357-6695 regarding questions pertaining to alignments or limits.



Not to Scale
For Informational
Purposes Only

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



DRAFT

October 12, 2023

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Avenue - #307
Fort Lauderdale, FL 33301

**Re: Town of Pembroke Park – Case No. 23-TW-01
4900 West Hallandale Beach Blvd. – Koinonia Worship Center
No Objection Letter to Trafficways Waiver**

Dear Ms. Blake Boy:

Based on the above referenced application for a trafficways waiver and based on the proposed expansion of the existing worship center, the Town of Pembroke Park has reviewed the trafficway right-of-way requirement for a forty (40) foot dedication of right-of-way from that property based on the 80-foot collector designation. After consideration of the applicants request, proposed improvements to the property, justification statement and the impact of a full forty (40) foot dedication, the Town and the property owner have agreed on a fifteen (15) foot dedication of right-of-way.

Therefore, the Town has no objection to the trafficways waiver reducing the required right-of-way dedication from forty (40) feet to fifteen (15) feet. If you have questions regarding this notice, you may contact Mike Vonder Meulen, Consultant Town Planner at mvondermeulen@Keithteam.com or 954-788-3400.

Respectfully,

Aleem Ghany
Interim Manager

cc: Gisla Bush, Koinonia Worship Center

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



October 5, 2023

To: Planning & Zoning Board

From: Mike Vonder Meulen, AICP, Consultant Town Planner, KEITH

RE: 23-RZ-01 – Temporary Use
BH 2500 LLC
2550 SW 30th Avenue

Request: Rachel Streitfeld with Caldera Law, agent for the owner, BH 2500 LLC, is requesting approval of temporary uses for 2550 SW 30th Avenue for a period ending January 1, 2033 (approximately 9 years). The temporary uses would allow:

1. On-street parking pursuant to a duly executed parking use agreement;
2. Retail showroom and storage; and
3. Parking uses.

Recommendation: The Consultant Town Planner has no objection to the applicant's request subject to the following conditions:

1. For On-street parking. The parallel and/or 45 degree on-street parking must continue to provide safe through traffic along SW 30th Avenue, must be limited to standard vehicles (cars and light trucks) and subject to a Town approved parking use agreement.
2. Parking uses on the property are limited to storage of standard vehicles and school buses. Storage of freight/truck vehicles, recreational vehicles, wrecked or salvaged vehicles is not permitted. No repairs are permitted unless performed within a wholly contained building. The site must meet the vehicle storage requirements found in the C-1 district of the zoning code.
3. All uses not permitted under the MXUE zoning district must be removed by January 1, 2033, and property must be returned to its original state and/or sodded unless a permit has been issued for a permitted use/structure.

Background: On March 8, 2023, the Town of Pembroke Park created a new zoning district MXUE (Mixed Use Entertainment District) and rezoned all properties on SW 30th Avenue north of Hallandale Beach Blvd.

On August 3, 2023, the Town held a Development Review Committee meeting for Park 95, a proposed site plan for a hotel and residence project (23-SP-03) on the subject site. Shortly after the meeting, it was realized by the applicant that the proposed sewer improvements for SW 30th Avenue were not fully developed as the applicant had contemplated.

The sewer improvements along SW 30th Avenue have been discussed and design of the system has been contemplated. However, at this time, the sewer system has not been designed permitted constructed, nor funded. The earliest the system could be ready if the system was designed and funded would be 2026.

In review of the use request #1, the petitioner states that the on-street parking is proposed to be 45 degrees. If 45 degree parking is permitted by the Town under a parking use agreement, Town staff will review the proposed plan to must sure traffic can proceed safely along SW 30th Avenue prior to site plan approval and issuance of a building permit.

Request #2 would be considered a permitted use under the MXUE zoning code. There is no objection to this request.

In review of request #3, it appears the petitioner wants to use the property to store school buses. If the Town agrees to allow this temporary use, there is criteria in the C-1 zoning district on how to handle vehicle storage at a repair shop. This criteria should be implemented which include a wall and five feet of landscaping in front of the wall.

September 27, 2023

Mr. Aleem Ghany, P.E.
Acting Town Manager
1350 S.W. 52nd Avenue
Pembroke Park, Florida 33023
aghany@tppfl.gov

RE: Owner Petition to Amend Permitted Uses at 2550 S.W. 30th Avenue

Dear Mr. Ghany,

This law firm represents the owner of the property in the Town of Pembroke Park (the "Town") with the address of 2550 S.W. 30th Avenue (the "Property"). Pursuant to Ch. 28-37, which enables an owner to ask the Town to amend the regulations controlling Owner's property, Owner respectfully requests the Town amend permitted uses in the MXE district to allow the redevelopment of the Property.

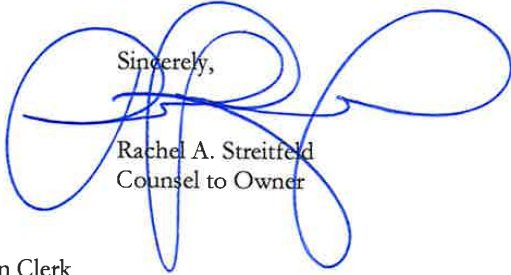
More specifically, the Owner requests an amendment to Ordinance 2023-002, creating the MXE Mixed-Use Entertainment District in the Town. Ordinance 2023-003 rezoned 16.5 acres along S.W. 30th Avenue from M-1 and B-1 to "Mixed-Use Entertainment District." The Property was impacted by the subject rezoning to the effect that reasonable use is prohibited at this time by the existing MXE code language. To remedy this fact, Owner requests the Town amend Ordinance 2023-002 by adding the language below.

Section 28-209(B)(1)(h): For the land described in Exhibit "A", certain temporary uses are permitted for a period expiring January 1, 2033, at which time this provision will be null and void and no such uses will be permitted by the Town. The temporary uses controlled by this section are the following:

1. On-street parking pursuant to a duly executed parking use agreement; and
2. Retail showroom and storage; and
3. Parking uses.

This proposed amendment is in the best interests of the Town and the proper administration of its government, as well as in the best interests of the health, safety, welfare, and aesthetics of the community. The proposed amendment encourages the redevelopment of the Property. The requisite survey and plot plan are attached to this petition. Please contact me should you have any questions regarding this petition or its supporting materials.

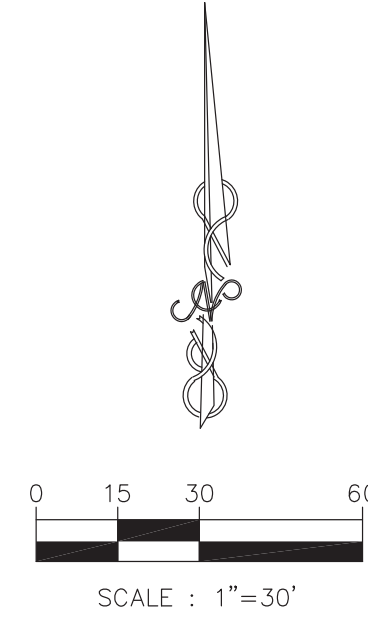
Sincerely,


Rachel A. Streiffeld
Counsel to Owner

cc: Marlen Martell, Town Clerk
Michael Vonder Meulen, Town Planner
Daniel Foganholi, Broward County District 1 School Board Member

Owner Petition: 2550 SW 30th Avenue
Exhibit "A": Legal Description

Lot A, less the North 88.36 feet, PEMBROKE PARK SELF STORAGE, according to the map or plat thereof as recorded in Plat Book 178, Page 117, Public Records of Broward County, Florida.



LOCATION MAP

SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST.

SCALE : 1" = 300'

Fieldwork date of data acquisition: May 11, 2021.

Lot A, less the North 88.36 feet, "PEMBROKE PARK SELF STORAGE", according to the Map or Plat thereof as recorded in Plat Book 178, Page 117, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in Broward County, Florida.

(Legal Description as per Commitment Order Number 950779-2 U1 : prepared by Old Republic National Title Insurance Company, effective date: April 17, 2021 @ 11.00 P.M.). The above legal description describes the same property as in Schedule A, Exhibit A of Commitment Order Number 950779-2 issued by Old Republic National Title Insurance Company bearing an effective date of April 17, 2021.

Property Address: 2550 S.W. 30th Avenue, Pembroke Park, Florida, 33009.
Property ID number: 5142-28-71-0010

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

1.—The Legal Description was furnished by Old Republic National Title Insurance Company.

2.-North arrow direction is based on an assumed Meridian. Bearings as shown hereon are based upon the West Line of Section 28-51-42, with an assumed bearing of N02°08'52"W, said line to be considered a well established and monumented line.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88). A Broward County's Benchmark Number 1178 was used its Elevation was converted by subtraction 1.59'.

BM Elevations 9.34 (NGVD 1929) $-1.59' = 7.75$ (NAVD 88)

Location: "Square" cut in concrete sidewalk, 73' South of Centerline of Hallandale Beach Boulevard Median, below the

"Square" cut in concrete sidewalk, 73' South of Centerline of Hallandale Beach Boulevard Median, below the North Bound of I-95 overpass,

95' West of East end of sidewalk.

6. FLOOD INFORMATION:

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120052, Map No. 12011C0731, Suffix H, Effective Date: 08-18-2014 and Revised Date: 10-02-1997.

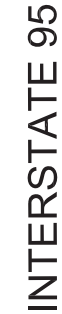
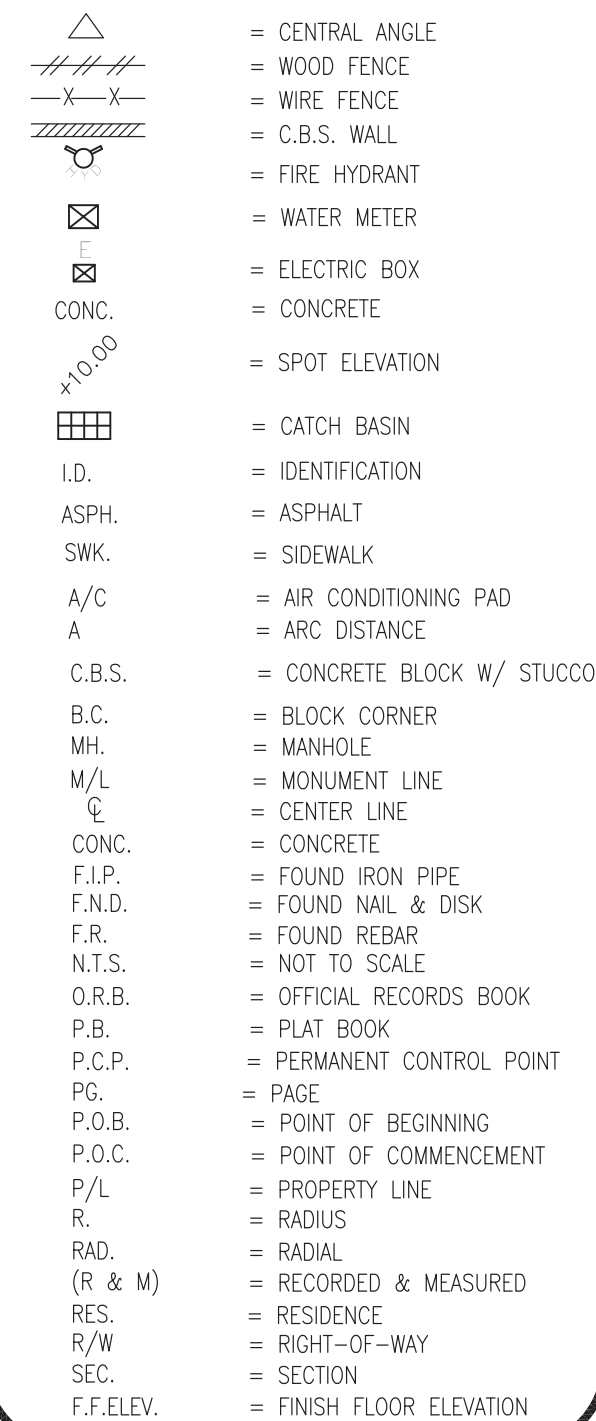
The vertical control element of this survey was derived from the North American Vertical Datum of 1988.

-No determination was made as to how the site can be served with utilities.

—Fences and walls ownership by visual means only; legal ownership not determined.

-No underground utilities and/or structures (foundations) was located within or abutting the Subject property.

-No visible encroachments from the Subject premises onto the adjoining premises neither from adjoining premises onto the Subject premises.



NOT TO SCALE

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the request of BH 2550 LLC.

- 1.- Present Zoning: M-1 - Limited Manufacturing and Industrial District Zone.
- 2.- No visible or apparent cemeteries lying within the subject property.
- 3.- Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.- Adequate ingress and egress to the premises is provided by S.W. 31th Avenue (Public Road).

SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment Order Number 950779--2 U1; prepared by Old Republic National Title Insurance Company, effective date: April 17, 2021 @ 11:00 P.M.), and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 5: Not Addressed.

Item # 6: All matters contained on the Plat of Pembroke Park Self Storage, as recorded in Plat Book 178, Page 117, Public Records of Broward County, Florida.

Does apply to the Subject Property and are plotted in the Survey.

Item # 7 Easement Agreement recorded in O.R. Book 18939, Page 454, Public Records of Broward County, Florida.

Does not apply to the Subject Property.

Item # 8 National Advertising Company Lease Agreement recorded in O.R. Book 21131, Page 883, Public Records of Broward County, Florida.

Does apply to the Subject Property containing blanket conditions.

Item # 9: Developer's Agreement recorded in O.R. Book 21375, Page 214, Public Records of Broward County, Florida.

Does apply the Subject Property containing blanket conditions.

Item # 10 Bill of Sale Absolute recorded in O.R. Book 25046, Page 821, Public Records of Broward County, Florida.

Memorandum of Lease Agreement recorded in O.R. Book 28910, Page 50, Public Records of Broward County, Florida.

Does apply to the Subject Property containing blanket conditions.

Item # 11: Not Addressed.

All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.

BH 2550 LLC, a Florida limited liability company; City National Bank of Florida, ISAOA, ATIMA
The Law Office of Ilana Kalichman-Artzy, PA; Old Republic National Title Insurance Company
Carlos Garcia, P.A

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 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, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829,

Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys were adopted by:

American Land Title Association, 1828 L. St. N.W. Suite 705, Washington, D.C. 20036. www.alta.org

Board of Directors, National Society of Professional Surveyors on October 9, 2015.

National Society of Professional Surveyors, Inc. 5119 Pegasus Court, Suite Q, Frederick, MD 21704 www.nsps.us.com

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

Benigno J. Suarez

Digitally signed by Benigno J. Suarez
Date: 2021.05.14 10:49:17 -04'00'

By: _____ Date: _____
Benigno J. Suarez, PSM
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

BENNY SUAREZ SURVEYING INC. 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185 PH: (305) 807-8319 Email: bennysuarez@nsn.com			
NO.	DATE	DESCRIPTION	
TYPE OF PROJECT: ALTA / NSPS LAND TITLE SURVEY		PROJECT FOR: BH 2550 LLC.	
JOB NO: 2021-070		ADDRESS: 2550 S.W. 30th AVENUE., PEMBROKE PARK, FL. 33009	
DRAWN BY: L. M.		CHECKED BY: B. J. S.	
DATE: 05/14/2021		FIELD BOOK: FILE	
SCALE: AS SHOWN		SHEET: 1 OF 1	



2550 PARK STORAGE



2516 SW 30TH AVE

2685 SW 30TH AVE

2875 SW 30TH AVE

3000 SW 30TH AVE

SW 30TH AVENUE EAST SIDE



NEIGHBORHOOD CONTEXT AERIAL



3031 SW 31ST AVE



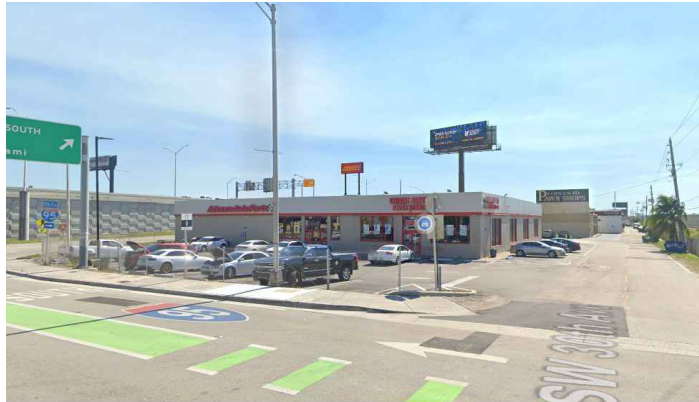
3000 SW 30TH AVE



101 ANSIN BLVD



2900 COUNTRY CLUB LN



3000 W HALLANDALE BEACH BLVD



1091 W HALLANDALE BEACH BLVD

SW 30TH AVE

I-95

COUNTRY CLUB LN

I-95

HALLANDALE BEACH BLVD NORTH SIDE

HALLANDALE BEACH BLVD SOUTH SIDE

RAMOSMARTINEZarchitects

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605 W FLAGLER ST.
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NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07302

WEBSITE: www.rmarq.com
TELEPHONE: 305-548-3006

PARK 95
FOR
BH 2550 LLC
AT
2550 SW 30TH AVENUE
PEMBROKE PARK, FLORIDA 33009

STRUCTURAL ENGINEER: SEAL:

MECHANICAL ENGINEER:

CIVIL ENGINEER:
AM CIVIL, INC.
Andie Martinez, P.E.

LANDSCAPE ARCHITECT:

ARCHITECT
HUMBERTO RAMOS
AR 0017833

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PROPERTY OF RAMOSMARTINEZarchitects, inc. USE, REPRODUCTION, DISTRIBUTION OR
ALTERATION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT.

KEY PLAN:



COMM. NO.: 22-165 NO. REVISION: DATE:

DATE: NOV-2022

DRAWN BY: D.M.

CONTENT: CONTEXT SHEET

SHEET NUMBER:

SP-1.2

Michael Vonder Meulen

From: Rachel Streitfeld <rachel@caldera.law>
Sent: Tuesday, October 3, 2023 12:40 PM
To: Aleem Ghany; Michael Vonder Meulen
Cc: jhorowitz@gorencherof.com; Town Clerk
Subject: 2550 SW 30th Ave - Petitioner responses

Good afternoon again: while we are waiting to establish quorum for Thursday's meeting, here are my clients responses to the questions posed by the Town on this petition:

- Request 1 is somewhat straight forward. I would like to find clarification on the on-street parking. Will the on-street parking be parallel with the road? Back-out parking would not be permitted. Also the on-street parking should not include school busses. **Angled (45 degree) parking is envisioned. No back-out parking will be permitted.**
- Request 2 would actually be considered a permitted use under the MXUE zoning code. There is no objection to this request. **Understood.**
- Request 3 needs some clarification. It appears the petitioner wants to use the property to store school buses when not in use.
 - Will this storage be outdoor or within an enclosed building? **Outdoor.**
 - Will the buses/vehicles be repaired at this site? If yes, repairs must be performed within a fully enclosed building. **No repairs.**
 - Will there be long lines/staking of vehicles entering and existing the site at peak/off-peak hours? A traffic study would be required at the time of site plan approval. **No.**
 - The term "parking" is vague. I assume the petitioner would like to leave the option open to store (park) other types of vehicles if the bus storage is not finalized with the school board. There is some criteria in the C-1 zoning district on how to handle vehicle storage at a repair shop which could be implemented which include a wall and five feet of landscaping in front of the wall. Is the petitioner amenable to this condition? **The petitioner is open to discussion.**

Best,
Rachel