





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 14, 2025	Application ID:	ZV2025-0008
Project:	Village of Mayfair Parking Variance	Project Number:	PRJ2024-0017
Project Planner:	Cole Williams, Senior Planner		
Owner:	Raintree at Pines LLC	Agent:	Michelle Diaz-Mendez
Location:	Generally located north of Pembroke Road and west of Hiatus Road	District	District 1
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Commercial (Flexibility Rule Applied)
Reference Applications:	SP2025-0004, ZV2025-0007, ZC 2024-0003, SP2021-08, SP2020-09, ZV 2020-08, SP 2017-03, ZV 2017-02, ZV 2017-03, ZV 2017-04, ZV 2017-14, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0008	Table 155.605 Minimum Parking Requirements	285 Parking Spaces	344 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent, is requesting a parking variance for Village of Mayfair shopping center generally located north of Pembroke Road and west of Hiatus Road to facilitate the proposed development of a self-storage facility. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The applicant is specifically requesting to allow 285 existing parking spaces instead of the required 344 parking spaces.

The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03. Only a portion of the approved commercial shopping center and the Wawa gas station were constructed, leaving two vacant remaining parcels.

- The vacant parcel north of Wawa was once contemplated for a bank use but was never constructed.
- For the vacant parcel to the west of the Wawa the applicant is proposing Culver's (SP2025-0004, approved at the June 26, 2025 Planning and Zoning Board meeting) and a self-storage facility. Should this variance be approved, a site plan application for a self-storage facility will be heard by the Planning and Zoning Board at a later date.

The City Commission has approved the following relevant zoning change applications for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
 - Only gasoline station use within the B-3 use list
 - B-2 (Community Business District) restricted uses.
- April 16, 2025 rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2043)
 - The amended restrictive covenants allow for:
 - Only self-storage use within the C-1 use list.
 - 65' maximum height for self-storage buildings

Variance, ZV2020-08 was previously approved by the Planning and Zoning Board to allow for a reduction in required parking permitting 424 spaces in lieu of the 456 spaces required by code to support the expansion of the existing Finger Lickin restaurant. However, due to changes in both existing and proposed site development, the conditions under which the variance was granted can no longer be satisfied. Additionally, the current site configuration does not provide sufficient parking to meet the needs of both the existing and proposed uses. As a result, the applicant is now seeking approval of this variance to address these deficiencies.

VARIANCE REQUEST DETAILS:

The applicant is requesting a parking variance to facilitate the proposed development of a self-storage facility. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The specific request is to allow the 285 parking spaces provided, instead of the required 344 parking spaces.

To support their request, the applicant has provided the attached self-storage parking analysis and justification statement. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Variance Justification Statement
Table 155.605 Minimum Parking Requirements
Shopping Center Parking Chart
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 1/14/2025

Plans for DRC _____ Planner: Cole Williams

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ _____

SECTION 1-PROJECT INFORMATION:Project Name: H & M Pines StorageProject Address: 1520 S. Hiatus RoadLocation / Shopping Center: Villages of MayfairAcreage of Property: 3.58 Building Square Feet: 4620Flexibility Zone: 7 Folio Number(s): 514024020063Plat Name: Pembroke Lakes South Traffic Analysis Zone (TAZ):

Legal Description: A portion of Tract G-2 and Tract G-3 of Pembroke Lakes South,
according to the plat thereof, as recorded in Plat Book 119, Page 1 of the Public
Records of Broward County, Florida

Has this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
2/11/21	ZV 2020-08	Provide 424 sp.	Approved		
3/19/25	ZC2024-0004	Rezone to C-1		2025-04	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Raintree at Pines LLC

Owner's Address: 6540 East Tropical Way Plantation, FL 33317

Owner's Email Address: manny@msrein.com

Owner's Phone: 954-804-3515 Owner's Fax: _____

Agent: Mendez Engineering Design, Inc.

Contact Person: Michelle Diaz-Mendez, P.E.

Agent's Address: 9000 Sheridan Street PMB #15 Pembroke Pines, FL 33024

Agent's Email Address: michelle@mendezengdesign.com

Agent's Phone: 954-655-4572 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: IRR (5.52)

Use: Vacant

Plat Name: Pembroke Lakes South

Plat Restrictive Note: B-2 Uses
and Gas Station

PROPOSED

Zoning: C-1

Land Use / Density: IRR (5.52)

Use: Restaurant (Fast Food)

Plat Name: Pembroke Lakes So.

Plat Restrictive Note: B-3 Uses
and Self-Storage

ADJACENT ZONING

North: PUD

South: City of Miramar

East: R-MF (Apt. R-4)

West: PUD

ADJACENT LAND USE PLAN

North: IRR 5.52

South: City of Miramar

East: Commercial (Flex to Res)

West: IRR 5.52

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☒ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: Site Plan Application

Code Section: 155.605 Minimum Off Street Parking Requirements

Required: 344 parking spaces

Request: To allow for the 285 spaces provided

Details of Variance, Zoning Appeal, Interpretation Request:

In 2020 a parking variance was obtained for the site under application no. ZV2020-08.

The variance allowed for the reduction of 32 spaces (456 spaces to 424 spaces).

Justification for the variance was based on that the restaurant parcel would only require

45 spaces for their operations where a large portion of the restaurant is reserved

for patty-making. Because of the site plan revisions, this variance is nullified and

therefore requires a new application. Secondly, the code requires 64 spaces for the

self-storage facility. We are requesting a variance for 27 spaces based on studies that

show self-storage facilities do not generate sufficient traffic for 64 spaces. The traffic

study is enclosed.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The property is part of the Villages of Mayfair commercial project located at the northwest corner of Hiatus Road and Pembroke Road. The project site was previously approved for four office buildings as part of the master plan for the Villages of Mayfair. Instead of the four office buildings, the project site will now include a Self-Storage Facility and a Culver's Restaurant (Under separate application) .

The project will consist of 134,074 sf of self-storage facilities. The building is located within the previously approved envelope of the four office buildings. Parking is provided as part of the overall shopping center for the Villages of Mayfair.

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The property is part of the Villages of Mayfair commercial project located at the northwest corner of Hiatus Road and Pembroke Road. The project site was previously approved for four office buildings as part of the master plan for the Villages of Mayfair. Instead of the four office buildings, the project site will now include a Self-Storage Facility and a Culver's Restaurant (Under separate application) .

The project will consist of 134,074 sf of self-storage facilities. The building is located within the previously approved envelope of the four office buildings.

Parking is provided as part of the overall shopping center for the Villages of Mayfair.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 7/03/2025
Signature of Owner Date

Sworn and Subscribed before me this 3rd day

of July, 20 25



Fee Paid

Lori Matos
Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 7/3/25
Signature of Agent Date

Sworn and Subscribed before me this 3rd day

of July, 20 25



Fee Paid

Lori Matos
Signature of Notary Public

My Commission Expires

MENDEZ ENGINEERING DESIGN, INC.

July 8, 2025

Mr. Cole Williams
Senior Planner
City of Pembroke Pines
Planning and Economic Development Department
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: H & M Pines Storage at Village of Mayfair
SP 2025-0005

Dear Mr. Williams

Please accept this letter as a variance request from Code Section 155.605, Minimum Off Street Parking Requirements for the above-referenced project.

The proposed H & M Pines Storage Facility is located at the northwest corner of Pembroke Road and Hiatus Road within the Village of Mayfair shopping center. Originally, four office buildings were proposed within the same building footprint as the storage facility. As a result of this change and based on the updated code, the overall shopping center would require 310 parking spaces (See attached chart).

Specifically, we are requesting a variance to reduce the required parking by 59 spaces.

We feel this variance is justified for the following reasons.

1. The replacement of the four office buildings with a self-storage facility greatly reduces the need for parking. While the code requires 0.5 spaces/1,000 sf for a total of 64 spaces, the parking analysis for this type of use shows 14 spaces are sufficient to meet the parking needs for this type of use. (See attached parking analysis). As part of this application and design, the self-storage facility would have a total of 28 spaces available for its use.
2. In 2020, ZV2020-08 was approved for the overall site. This was a variance to reduce the required parking from 456 spaces to 424 spaces, a reduction of 32 spaces. The justification for that variance was based on the restaurant use for Finger Lickin'. Approximately 3,200 sf of the restaurant's total +/- 9,000 square feet is specifically used for making Jamaican patties and is used by few employees. Because the site plan has been modified, the original variance is no longer valid. We are requesting that the variance for the 32 spaces that was granted be "re-instated" as part of this variance application.

3. Under current code, the total number of spaces required is 310. Providing 28 spaces for the self-storage facility and 45 spaces for the restaurant results in 251 required spaces. The current site plan contains 285 spaces. While the overall parking count of 285 is only 25 spaces short of the required 310 spaces, the variance to reduce the required parking to 251 spaces would allow for future use modifications within the shopping center that may have more intense parking requirements.

In conclusion, under current code, there are 310 spaces required. We are providing 285 spaces on the site but are requesting a variance of 59 spaces to allow for future changes to the use of the leased spaces that may require more intense parking. We feel that the variance is justifiable based on the previous items listed where:

- We are requesting that the previous variance be reinstated due to the conditions under which it was issued have not changed.
- The self-storage facility does not require the spaces required by Code.
- The additional spaces will allow for future use modifications.

Please note that the numbers do not include the WaWa gas station nor the bank, as both of these are outparcels and are required to provide for their own parking. However there is a cross-access parking agreement that will allow for cross parking within those parcels.

Should you have any questions or require additional information, please do not hesitate to contact me or a member of the team.

Sincerely,



Michelle Diaz-Mendez, P.E.

Table 155.605 Minimum Parking Requirements

Use Category	Use Type	Requirement
Residential		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
	Dwelling – Multi-Family	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
	Dwelling – Single Family	2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
	Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)
	Dwelling – Town House	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
Community Facilities/ Government/ Institutional		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527

Table 155.605 Minimum Parking Requirements

Use Category	Use Type	Requirement
Vehicle sales and service	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet 155.529
	Vehicle Sales	3.5 per 1,000 square feet 155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant - Take Out or Outdoor Dining	20 spaces per 1,000 square feet of customer service area
Health Care Related; Medical Office	Medical - General	5.75 spaces per 1,000 square feet
	Medical - Hospital	2.5 spaces per 1,000 square feet
	Medical - Specialized	3.5 spaces per 1,000 square feet
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater - Freestanding	1 space per 3 seats
	Movie Theater - In Line	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats
Retail	General	3.5 spaces for every 1,000 square feet
	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	Self-Storage	0.5 spaces for every 1,000 square feet
Industrial		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet

Provided Parking	285 Spaces
Parking Required by Code	310 Spaces
Parking Reduction for Finger Lickin' Based on Previous Variance	-32 Spaces
Parking Reduction requested for Self-Storage Facility	-27 spaces
Total Parking Reduction Requested	-59 spaces
Required Parking with Variance:	251 Spaces
Excess Spaces Available for Future Use:	34 Spaces
Note: All calculations exclude the WaWa and the Bank Parcels	

KBP CONSULTING, INC.

July 3, 2025

Mr. John L. England, P.E.
Assistant City Engineer
City of Pembroke Pines
8300 S. Palm Drive
Pembroke Pines, Florida 33025

**Re: H&M Pines Storage – Pembroke Pines, Florida
Parking Reduction Statement**

Dear John:

As requested, KBP Consulting, Inc. has prepared a parking statement associated with the proposed self-storage facility to be located in the northwest quadrant of the intersection at Pembroke Road and Hiatus Road in Pembroke Pines, Broward County, Florida. More specifically, the subject site is an outparcel within the Village of Mayfair commercial plaza at 1380-1680 S. Hiatus Road. A project location map is presented in Attachment A to this report.

The subject outparcel site will be developed with a four-story, 134,074 square foot (gross) self-storage building with 1,000 individual storage units (127,993 square feet of net floor area). Vehicular access to the site will be provided by the existing driveway connections to Pembroke Road and to Hiatus Road. The buildout year is projected to be late 2027. The master site plan and the site plan for the proposed self-storage facility are presented in Attachment B. This statement addresses the parking requirements for the proposed self-storage facility.

PARKING ANALYSIS

Based upon the City of Pembroke Pines Code of Ordinances (Sec. 155.605), the proposed self-storage development is required to provide 64 parking spaces in accordance with the following criteria:

- Self-Storage:
 - $127,993 \text{ square feet (net)} \times 0.50 \text{ space} / 1,000 \text{ square feet} = 64 \text{ parking spaces}$

Based upon our research and analysis of other similar facilities, it is evident that the number of Code required parking spaces is excessive. The purpose of this parking analysis is to identify a more appropriate parking supply for the H&M Pines Storage facility.

ITE Parking Analysis

A parking analysis has been conducted in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation Manual (6th Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country.

KBP CONSULTING, INC.

The applicable land use for the H&M Pines Storage facility is #151 – Mini-Warehouse. The peak period parking demand rates and equations for this land use are as follows:

- **Land Use #151 – Mini-Warehouse – General Urban / Suburban Setting**

- Weekday (Monday – Friday)
 - Fitted Curve Equation: $P = 0.07 (X) + 1.82$
 - Average Rate: $P = 0.10 (X)$
- Saturday
 - Average Rate: $P = 0.09 (X)$

where P = peak period parking demand and X = 1,000 square feet of gross floor area

The supporting data from the ITE publication is included as Attachment C to this memorandum. Based upon these parking rates and equations, the parking requirements for the 134,074 square foot H&M Pines Storage facility are presented in Table 1 below.

Table 1 H&M Pines Storage Parking Generation Analysis Pembroke Pines, Florida				
Land Use	Size	Monday - Friday		Saturday
		Fitted Curve	Avg. Rate	Avg. Rate
Proposed Mini-Warehouse	134,074 SF	12	14	13

Compiled by: KBP Consulting, Inc. (July 2025).

Source: ITE Parking Generation Manual (6th Edition).

Based upon the foregoing analysis, the peak parking demand for the proposed self-storage facility is projected to be approximately 14 occupied parking spaces on weekdays and 13 occupied parking spaces on Saturdays.

According to the latest site plan presented in Attachment B, the proposed parking supply will consist of 26 regular parking spaces, two (2) handicapped parking spaces, and four (4) loading / parking spaces for a total parking supply of 32 parking spaces. As such, it is apparent that the proposed parking supply will be sufficient to accommodate the peak parking demands of this proposed self-storage facility in Pembroke Pines, Florida.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

Attachment A

H&M Pines Storage

Project Location Map

