



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

Summary

Agenda Date:	June 8, 2023	Application ID:	MSC 2023-0005
Project:	Florida Secure Self Storage Covered Storage	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Owner:	Bergeron Sand & Rock Mining, Inc.	Agent:	Frank Saia
Location:	19701 Sheridan Street		
Existing Zoning:	I-M (Industrial-Medium)	Existing Land Use:	Industrial
Reference Applications:	SP 2014-10, SP 99-20		
Applicant Request:	Conversion of 134 uncovered self-storage parking spaces to 112 canopied self-storage parking spaces.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Frank Saia, agent, is requesting approval for the conversion of 134 uncovered self-storage parking spaces to 112 canopied self-storage parking spaces at the existing Florida Secure Self Storage, located at 19701 Sheridan Street

Florida Secure Self Storage was approved in 1999 through SP 99-20. An amendment was made to the site plan in 2014 (SP 2014-10, Addition of storage units and perimeter wall).

The applicant has provided correspondence from Broward County confirming that the proposal is consistent with the existing plat note.

BUILDINGS / STRUCTURES:

The applicant is proposing two steel canopies colored gray with a white roof for the covered storage. The eastern most structure shall be 33,520 square feet and 19'-8" at the highest point. 74 storage spaces are proposed under the structure. The western most structure shall be 20,025 square feet and 21'-8" at the highest point. 38 storage spaces are proposed under the structure.

The following is a breakdown of the proposed size and quantity of storage spaces.

- 1: 11' x 30'
- 73: 11' x 40'
- 1: 11' x 45'
- 27: 11' x 50'
- 10: 11' x 55'

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Miscellaneous Plan Application
- Memo from Planning Division (5/31/23)
- Memo from Engineering Division (5/25/23)
- Memo from Zoning Administrator (5/22/23)
- Memo from Fire Prevention (5/17/23)
- Memo from Planning Division (5/11/23)
- Memo from Fire Prevention (4/10/23)
- Memo from Landscape Division (4/4/23)
- Memo from Zoning Administrator (4/4/23)
- Memo from Planning Division (4/4/23)
- Miscellaneous Plan
- Site Aerials
- Email Correspondence from Broward County



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: _____

Plans for DRC _____ Planner: _____

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 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 feet 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: Florida Secure Self Storage Covered Self-Storage ParkingProject Address: 19701 Sheridan StreetLocation / Shopping Center: West of SW 196th Ave on Sheridan StreetAcreage of Property: 7.27 Building Square Feet: 123771Flexibility Zone: _____ Folio Number(s): 5139 02 04 0460Plat Name: WEST BROWARD INDUSTRIAL PARK Traffic Analysis Zone (TAZ): _____

Legal Description:

REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK 157-39 BLOT 45 LESS W 64, LOT 46 LESS E 35Has 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
08/14/2014	SP-2014-10	Site Plan Approval	Approved		None
1999	?	Site Plan Approval	Approved		None

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Bergeron Sand & Rock Mining, Inc.

Owner's Address: 19612 SW 69 PL FORT LAUDERDALE FL 33332-1618

Owner's Email Address: fsaia@bergeroninc.com

Owner's Phone: 954-680-0223

Owner's Fax: 954-680-0218

Agent: Glades Asset & Property Management, Inc.

Contact Person: Frank Saia

Agent's Address: 19612 SW 69 PL FORT LAUDERDALE FL 33332-1618

Agent's Email Address: fsaia@bergeroninc.com

Agent's Phone: 954-680-0223

Agent's Fax: 954-680-0218

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: I-M

Land Use / Density: Industrial

Use: Self Storage Facility

Plat Name: West Broward Industrial

Plat Restrictive Note: N/A

PROPOSED

Zoning: Same

Land Use / Density: Same

Use: Same

Plat Name: Same

Plat Restrictive Note: N/A

ADJACENT ZONING

North: I-M

South: PUD

East: I-M

West: M-2

ADJACENT LAND USE PLAN

North: Industrial

South: Marsh

East: Industrial

West: Industrial

-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: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

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 project is an remodel of an existing +/- 2.25 acre parking area with a portion being canopied parking. The existing +/- 2.25 acre parking area currently has 134 uncovered self-storage parking spaces. This project will convert the 134 uncovered self-storage parking spaces to 116 canopied self-storage parking spaces. The proposed canopied self-storage parking spaces will provide our clients with an additional level of protection against the harsh Florida climate and protect their vehicles value. No automotive, mechanical or repair work be performed within the canopied parking area.

See attached supplemental letter for additional project history and project description information.

SECTION 7- PROJECT AUTHORIZATION

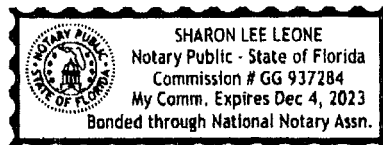
OWNER CERTIFICATION

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] 3/17/23
Signature of Owner Date

Sworn and Subscribed before me this 17 day
of March, 20 23

Fee Paid [Signature] 12/4/23
Signature of Notary Public My Commission Expires



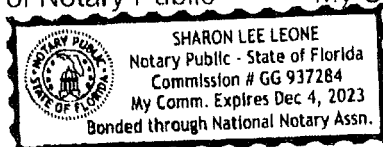
AGENT CERTIFICATION

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] 3/17/23
Signature of Agent Date

Sworn and Subscribed before me this 17 day
of March, 20 23

Fee Paid [Signature] 12/4/23
Signature of Notary Public My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Bergeron Sand & Rock Mining, Inc.

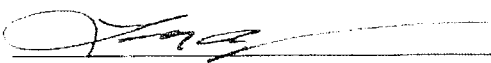
Authorized Representative: Lonnie N. Bergeron, VP

Application Number: _____

Application Request: Site Plan Amendment

I, Lonnie Bergeron (print Applicant/Authorized Representative name), on behalf of Bergeron Sand & Rock Mining, Inc. (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

 3/17/23
Signature of Applicant or Applicant's Date
Authorized Representative

Lonnie N. Bergeron, VP
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 31, 2023
To: SP 2023-0005 file
From: Cole Williams, Senior Planner
Re: Florida Secured Storage Covered Parking.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



May 25, 2023

PROJECT: *FLORIDA SECURE SELF-STORAGE COVERED PARKING*
CITY REFERENCE NUMBER: *MSC2023-0005*

To: Cole Williams, AICP, Senior Planner
Planning and Economic Development Department

From: John L. England, P.E.
Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Engineering Division hereby recommends the proposed project for 'Consideration' by the Planning and Zoning Board subject to the following conditions:

1. Applicant/Owner agrees to complete all required modifications to the existing water and storm drainage systems/improvements as necessary to address any conflicts with the proposed foundation improvements for the structural support columns of the proposed roof for Engineered Rigid Frame Structure and the appropriate Engineering Plans and Details reflecting the required modifications will be provided for approval during the Engineering Permit process.

MEMORANDUM

May 22, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0005 (Florida Secure Storage Covered Self-Storage Parking)

All of my comments regarding the above Miscellaneous Plan have been satisfied.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Self Storage Covered Parking
REFERENCE #: MSC 2023 - 05
DATE REVIEWED: 05/17/2023

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 11, 2023
To: SP 2023-0005 file
From: Cole Williams, Senior Planner
Re: Florida Secured Storage Covered Parking.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. ~~Provide confirmation from the County that the proposed development is consistent with the underlying plat.~~
2. ~~Verify square footage of the structure. The information on the cover page and within the plans is conflicting.~~
3. ~~Provide sheet of existing conditions.~~
4. ~~Provide number of conventional parking spaces on site.~~
5. Lighting cannot exceed 4,000k. **Provide specification sheet for the lighting fixtures.**
6. ~~Add note to plans that all lighting is full cut-off and angled at 90 degrees~~
7. Provide details of the proposed bollards.
8. ~~Clarify if there is any new signage proposed for the structure or the site.~~
9. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
10. Please contact me prior to resubmittal 954-392-2100.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Self Storage Covered Parking
REFERENCE #: MSC 2023 - 05
DATE REVIEWED: 04/10/2023

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please Place All Notes Below on Fire Access (FA) Sheet

Note: Please depict all fire hydrants on Fire Access (FA) Sheet

1. Place Note on Plan: Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA 1:1.14.4

2. Place Note on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6th Edition, effective December 31, 2017 with Broward County Amendments, which includes NFPA 101, 2018 edition, NFPA 1, 2018 edition, & State Statutes, 2019 edition (Adopted referenced publications found herein.)

3. Access Box(s). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com.*

NFPA 1-18.2.2.1

4. Must Submit a “**separate**” **Auto-turn plan sheet** for fire truck access and depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

5. Place notes on plan and depict on requested Fire Access Sheet: Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

a. Fire department access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA-1:18.2.3.1.2**

b. Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.
COPP CO 93.11 (B)

6. Place notes on plan and depict on requested Fire Access Sheet: A fire department access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building.
NFPA-1:18.2.3.2.1

NOTE: For the purposes of this section, a single exterior door shall be in compliance with **BCLCA F-101.2.2(J)**.

a. When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2. **NFPA-1:18.2.3.2.1.2**

7. Place notes on plan and demonstrate: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire department access roads as measured by an approved route around the exterior of the building or facility. **NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1**

a. More than one Fire Department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**

b. Fire department access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.4.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic.
COPP CO 154.35 (5)

NOTE: Fire department access roads shall have an unobstructed width on not less than 20ft.
NFPA-1:18.2.3.4.1.1

8. Place notes on plan and demonstrate: Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.

COPP Engineering department verification is required

Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3)**

Note: A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.

9. Place note on plan: The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
NFPA-1:18.2.4.1.1

10. Place note on plan and depict: Fire department access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in.** **NFPA-1:18.2.3.4.1.2**

Note: Permanent, weatherproof signage will be required for fire truck access routes. Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**

a. There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable.

b. Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times. **NFPA 1-18.2.4.1.2**

12. Place note on plan: Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each of the fire lane. **NFPA-1:18.2.3.4.6.3**

13. Place note on plan: The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.4.7**

14. Place notes on plan: Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and prohibit the obstruction thereof or both. **NFPA-1:18.2.3.5.1**

a. The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones.
COPP CO 93.12

b. Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.
See Fire Lane Detail.

c. Fire Lane Sign(s) shall be 18" by 24", shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" OR SIMILAR WORDING. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA-1:18.2.3.5.3**

15. Place notes on plan: A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustibles material accumulates. **NFPA-1:16.4.3.1.1**

a. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA-1:16.4.3.1.3**

Note: It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA-1:A.16.4.3.1.3**

16. Place note on plan: Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less

than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

Numbers to be maintained in a conspicuous place where they can be seen and read from the street.
COPP CO 52.10 (D)

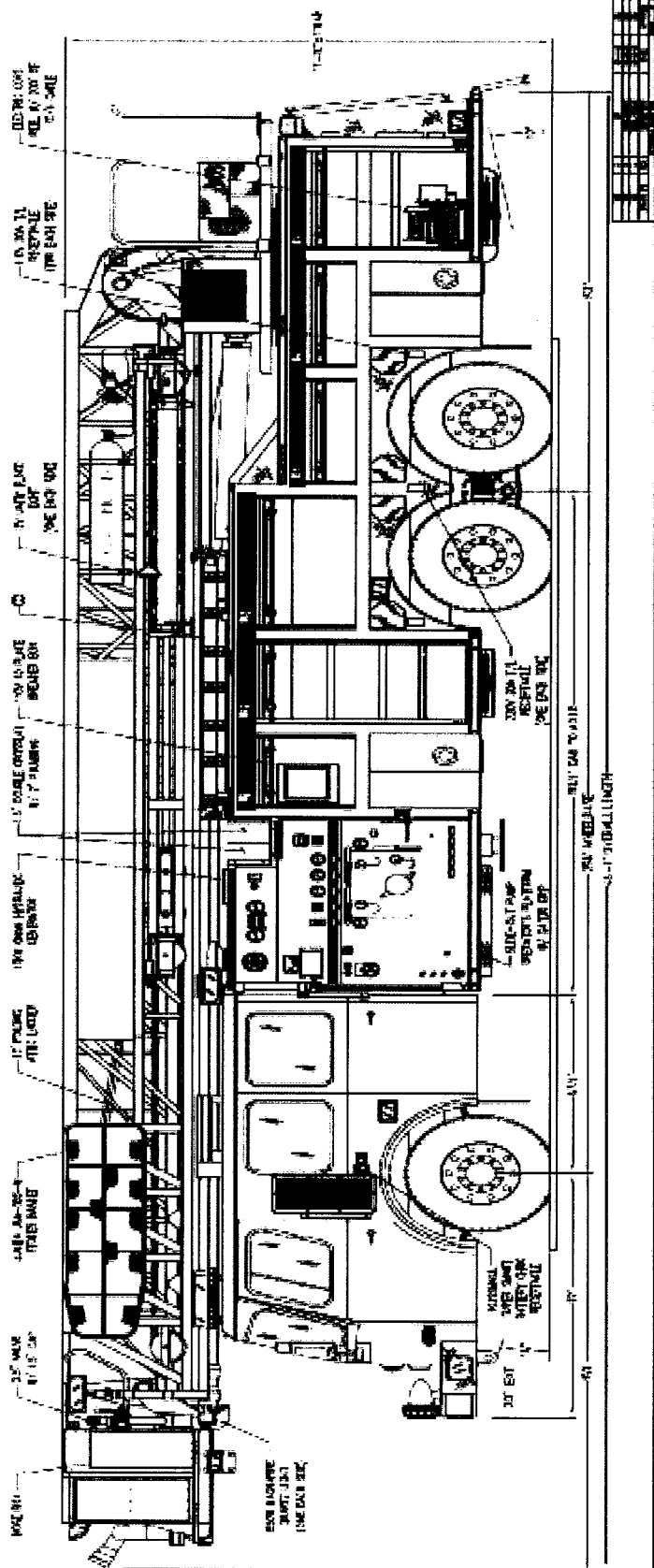
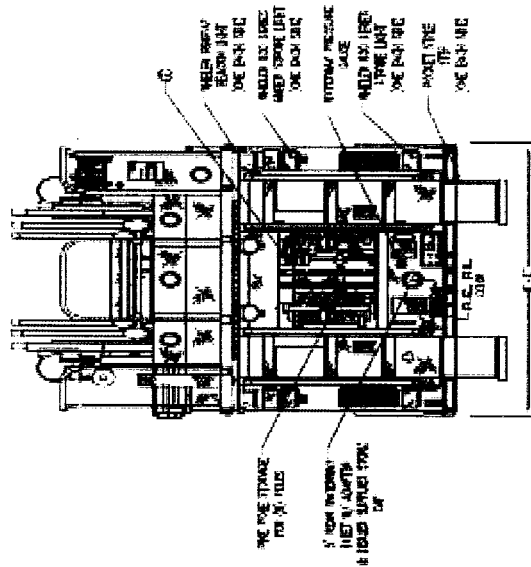
17. Place note on plan: All Support/Sign Posts Shall Conform To Current Broward County Traffic Engineering Division (BCTED) Standards For Square Tube Sign Posts With Either A Square Anchor Or Triangular Slip Base per BCTED 'Ground Sign Assembly Details'.

NOTE: Detail Provided Below

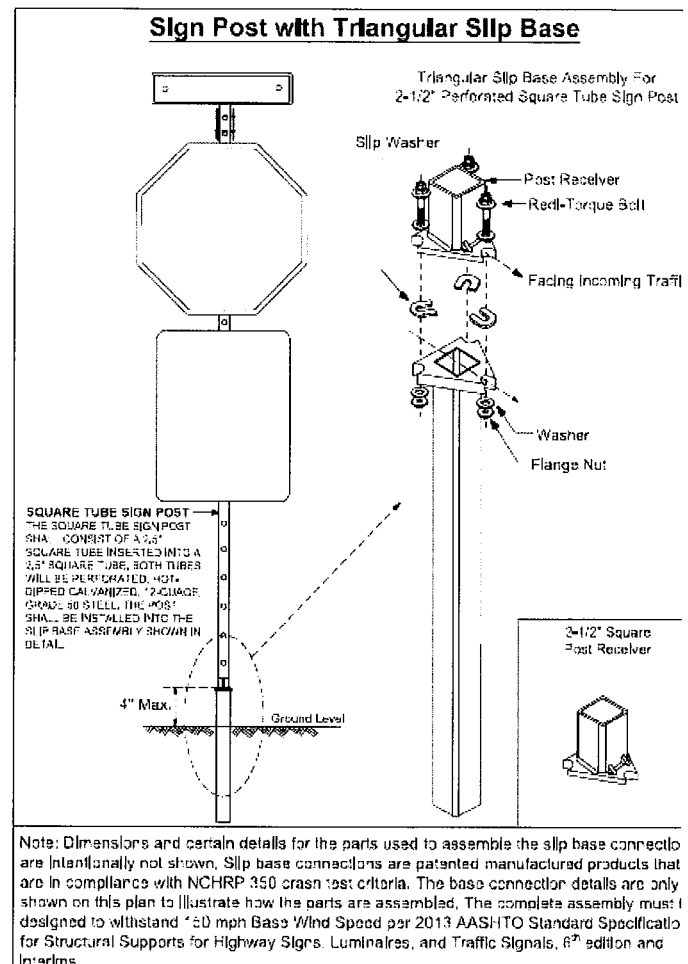
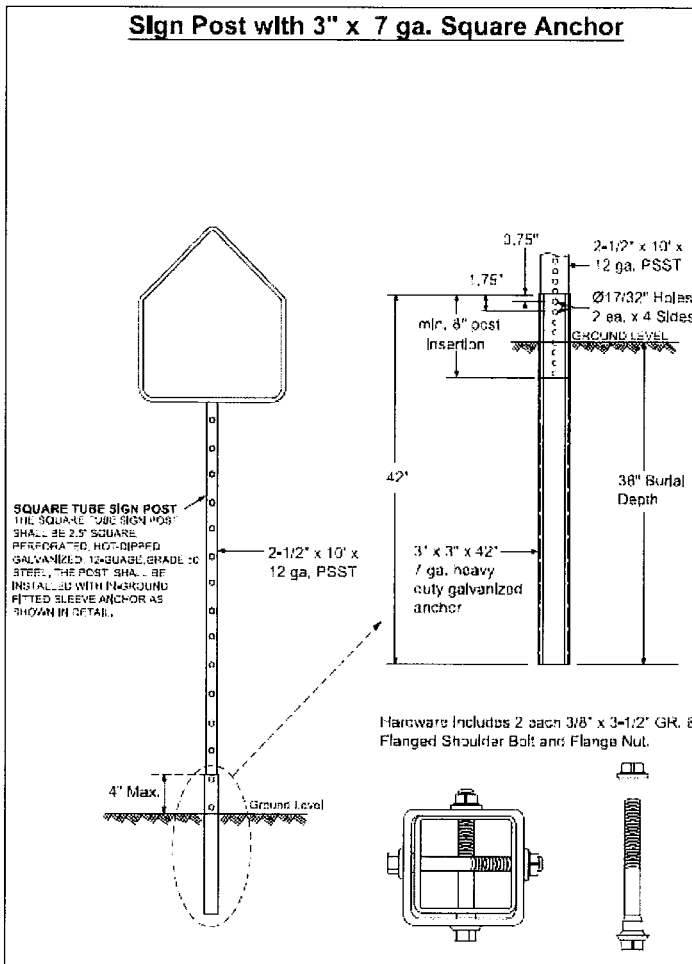
Pembroke Pines Fire Truck Specifications

[illegible]

APPROVED FOR PRODUCTION



Ground Sign Assembly Details



MEMORANDUM

April 4, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (MSC2023-0005) FL SECURED STORAGE

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

As part of DRC review a courtesy landscape inspection was performed for the above referenced project. Landscape deficiencies were observed throughout the site and location of the proposed FL Secured Storage facility. A submittal of tree removal permit to remove and replace dead tree and removed palm tree, will be required. Perimeter hedge on Sheridan St. should be continuous and lush, deficient material should be filled in/replaced.

Plant verification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 4, 2023
To: SP 2023-0005 file
From: Cole Williams, Senior Planner
Re: Florida Secured Storage Covered Parking.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide confirmation from the County that the proposed development is consistent with the underlying plat.
2. Verify square footage of the structure. The information on the cover page and within the plans is conflicting.
3. Provide sheet of existing conditions.
4. Provide number of conventional parking spaces on site.
5. Lighting cannot exceed 4,000k.
6. Add note to plans that all lighting is full cut-off and angled at 90 degrees
7. Provide details of the proposed bollards.
8. Clarify if there is any new signage proposed for the structure or the site.
9. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
10. Please contact me prior to resubmittal 954-392-2100.

MEMORANDUM

April 4, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0005 (Florida Secure Storage Covered Self-Storage Parking)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide letter from Broward County that proposed roofed storage structures are allowed per existing plat note.
2. Square footages of Proposed Bldg.'s 5 & 6 shown on Sheet T-1 don't match square footages shown on Site Plan and Civil sheets. Correct all sheets to confirm square footages match. Note: This could affect overall F.A.R. shown on Sheet T-1.
3. Include photometric readings for existing areas.
4. Provide detail showing typical location/installation of light fixtures in covered parking areas to show they are recessed.
5. Clarify that "Life Safety" Information provided on Sheet LS-1 is for both Bldg.'s 5 & 6.
6. Will there be any other changes to landscaping, signage, colors, etc.? If so, provide all details.
7. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

Frank Saia

From: Clarke, Howard <HOCLARKE@broward.org>
Sent: Friday, April 21, 2023 1:10 PM
To: Frank Saia
Cc: Da Luz, Karina; PDMDInfo
Subject: RE: West Broward Industrial Park - Plat Consistency Confirmation

Good Afternoon Frank,

Sorry for not responding earlier with regards to conversion of an existing self-storage parking into a covered self-storage parking. The proposed site plan/development project is consistent with the existing plat note.

The subject site is located on a portion of Lot 45 and 46 of the Replat of "Portion of West Broward Industrial Park " (Plat Book 157, Pg 39) which is restricted to approximately 171 acres of Industrial use. As a result, there is an unlimited amount of industrial use that can be utilized on the site which means a note amendment is not necessary. Also, Road Impact fees will not be assessed as it was previously satisfied by a Master Road Impact Fee Agreement.

Feel free to contact me if you need additional information.



HOWARD W. CLARKE

Resilient Environment Department

URBAN PLANNING DIVISION

One North University Dr., Suite 102A | Plantation, Florida 33324

Phone: 954.357.5760 Fax: 954.357.6521

[Broward.org/Planning](https://www.broward.org/Planning) | [ePermits](#)

Click [here](#) to conduct your Government Center West (Plantation) business electronically.



From: Frank Saia <fsaia@bergeroninc.com>
Sent: Tuesday, April 18, 2023 4:32 PM
To: Clarke, Howard <HOCLARKE@broward.org>
Subject: West Broward Industrial Park - Plat Consistency Confirmation
Importance: High

Howard

Thank you for calling me. Per our call, attached are the following:

- Proposed Site Plan (Covered Parking)
- Replat of West Broward Industrial Park (WBIP)
- 2001 West Broward Industrial Park (WBIP) Plat Note Amendment
- 2006 West Broward Industrial Park (WBIP) Plat Note Amendment

As I stated on the telephone, this project is a conversion of an existing self-storage parking to covered self-storage parking. This project is part of an existing self-storage facility with traditional mini-storage, enclosed parking and

outdoor parking. The original project was built in 1999 and then expanded in +/-2014. (19701 Sheridan Street.; Folio # 5139 02 04 0460; Lots 45 & 46 of the Replat of the West Broward Industrial Park.)

The Pembroke Pines Planning and Zoning reviewers for the project has asked we obtain "confirmation from the County that the proposed project is consistent with the underlying plat". Please let me know how I can get such confirmation from Broward County.

Please let me if you have any questions.

Regards,

Frank Saia
Vice President of Real Estate



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SUBJECT SITE AERIAL PHOTO

FSS Covered Parking (MSC 2023-0005)

