



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6609 | Fax 954-357-6521

March 11, 2026

Hope Calhoun
Miskel Backman, LLP
14 SE 4th Street, Suite 136
Boca Raton, FL 33432

SUBJECT: Notice of Intent to Approve with Conditions Site Plan 02- SP-25

Attached is the Notice of Intent to Approve with Conditions Site Plan 002-SP-25, located at 706 NW 27 Avenue, in the Broward Municipal Services District's Central County Community.

The site plan is subject to the following condition:

Pursuant to Broward County Land Use Plan Policy 2.10.1, the Board of County Commissioners (Board) must find the allocation of 1.13 acres of Industrial to Commercial Flexibility, compatible with adjacent land uses and that impacts on public school facilities have been adequately considered.

The Housing and Urban Planning Division Director is requesting site plan 02-SP-25 be placed on the Board's agenda for a quasi-judicial hearing to consider a Resolution allocating of 1.13 acres of Industrial to Commercial Flexibility and consider approving the site plan. This request is consistent with the Broward County Code of Ordinances, Chapter 39.-Zoning, Article XXVI.-Site Plan Review Procedures, Section 39-413-Site plan review procedures, (c) Reviewing agency reports, (4) that provides for the Director to place a site plan on the County Commission quasi-judicial agenda when the Director believes that there is a substantive question regarding the interpretation of the site plan review procedures as they apply to the application.

The Board is expected to consider setting a public hearing on April 28, 2026, with the public hearing on May 26, 2026.

Sincerely,

DARBY
DELSALLE

Digitally signed by
DARBY DELSALLE
Date: 2026.03.11
15:07:01 -04'00'

Darby. P. Delsalle, AICP
Director

cc: Monica Cepero, County Administrator
Lenny Vialpando, Director, Public Works and Environmental Services Department
Heather Cunniff, AICP, Planning Section Supervisor
Marcela A. Moino, Moino Fernandez Architects, Inc.



**BROWARD COUNTY SITE PLAN REVIEW
NOTICE OF STATUS**

**Intent to Approve with Conditions
March 11, 2026**

I. SITE PLAN APPLICATION DETAILS

A. FILE NUMBER: 002-SP-25

B. DATE APPLICATION FOUND COMPLETE: September 2, 2025

C. REQUEST: Site plan application to construct a Self-Storage Warehouse development.

D. SUBMITTAL HISTORY:

Submittal:	August 21, 2025
Notice of Incompleteness:	September 2, 2025
Notice of Status Issued	October 21, 2025
Extension Request	December 12, 2025,
Resubmittal:	December 29, 2025
Notice of Status Issued	January 30, 2026
Final Submittal:	February 26, 2026
Notice of Status – Intent to Approve with Conditions	March 11, 2026

E. AERIAL SITE MAP:





**BROWARD COUNTY SITE PLAN REVIEW
NOTICE OF STATUS**

II. STAFF FINDINGS:

Compliance Status	
Conditionally Compliant	<p>The site plan is subject to the following condition: <i>Pursuant to Broward County Land Use Plan Policy 2.10.1, the Board of County Commissioners (Board) must find the allocation of 1.13 acres of Industrial to Commercial Flexibility, compatible with adjacent land uses and that impacts on public school facilities have been adequately considered.</i></p> <p>The Housing and Urban Planning Division Director is requesting site plan 02-SP-25 be placed on the Board’s agenda for a quasi-judicial hearing to consider a Resolution allocating of 1.13 acres of Industrial to Commercial Flexibility and consider approving the site plan. This request is consistent with the Broward County Code of Ordinances, Chapter 39.-Zoning, Article XXVI.-Site Plan Review Procedures, Section 39-413-Site plan review procedures, (c) Reviewing agency reports, (4) that provides for the Director to place a site plan on the County Commission quasi-judicial agenda when the Director believes that there is a substantive question regarding the interpretation of the site plan review procedures as they apply to the application.</p> <p>The Board is expected to consider setting a public hearing on April 28, 2026, with the public hearing on May 26, 2026.</p>

III. SITE AND LAND USE DATA

Table 1 SITE DATA	
Owner	RENA MARIE MOFORIS LLC
Address/Location	706 NW 27 AVE 1-14 UNINCORPORATED FL 33311
Folio	504205000047
Net Area	0.115 acres
Proposed Use(s)	Self-Storage Facility



**BROWARD COUNTY SITE PLAN REVIEW
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Table 2 LAND USE DATA			
Location	Future Land Use	Zoning	Existing Use
Application Site	Commercial	C-1: Commercial Warehouse	Commercial plaza (Auto parts store, restaurant), Vacant, Junk Yard
North	Commerce	C-1: Commercial Warehouse	Retail
East	Commerce	C-1: Commercial Warehouse	Open air, off-street parking and storage lot; storage warehouse
South	Commerce	C-1: Commercial Warehouse	Restaurant
West	Low-Medium (10) Residential	B-3: General Commercial Business	Residential

IV. REVIEW AGENCY COMMENTS. The comments received from each review agency are attached and represent the official position of each review agency. If any conflict or inconsistency exists between the summarized comments below and the comments received from a review agency, the comments received from the review agency take precedence.

The Applicant must address all comments and findings offered by the review agencies both in writing and on the drawings. All statements of correction in the response letter must identify the page or sheet number of the correction. All drawing revisions must be clearly identified by clouding or other convention.

A. ZONING (Cyril Saiphoo, Zoning Official, 954-774-0635)

Approved: See below and Attachment A.

1. Purpose of this comment is to assure at time of the development of parcel to the south the access easement and the access to and from NW 27 Avenue is adequate for fire and emergency access, and truck access.

Site Plan and Civil sheets need to depict the improvements of the 25 ft. wide ingress/egress easement adjacent to the property on both the north and south sides of the easement, including the access to and from NW 27 Avenue showing radii and curbing. The access to and from NW 27 must be maintained within the 25ft. easement, however, if access requires additional area from the property to the south it should be shown accordingly. The improvements on



BROWARD COUNTY SITE PLAN REVIEW NOTICE OF STATUS

the south side of the 25ft. can be noted at not part of this site plan approval and at time of future development of parcel to the south.

B. BUILDING (Ralph Gonzalez, Chief Building Code Inspector 954-765-4400)

No comments submitted: See Attachment B.

C. LAND USE & DESIGN STANDARDS (Heather E. Cunniff, Planning Section Supervisor 954-357-5657)

Approved with comments: See below and Attachment C.

A. Staff Recommendation:

The application requires the allocation of 1.13 acres of Industrial to Commercial Flexibility, which the applicant requested in the application. Staff recommends the application be placed on a Commission quasi-judicial agenda, consistent with the requirements of Broward County site plan review procedures to adopt a Resolution allocating 1.13 acres of Industrial to Commercial Flexibility.

Alternatively, the Board of County Commissioners may exercise their authority to request staff to conduct a Compatibility and Public School Facility Impacts review pursuant to the requirements of Broward County Land Use Plan Policy 2.10.1. Staff notes the proposed self-storage warehouse use does not generate school students and the site is adjacent to developed industrial uses on the north, east, and south sides and NW 27th Avenue on the west side.

B. Staff Findings:

The proposed self-storage use is a commercial use that is permitted subject to the allocation of commercial flexibility consistent with Broward County Comprehensive Plan Policy Broward Municipal Services District Element Policy 1.1.1, that states commercial uses are subject to the requirements Broward County Land Use Plan (BCLUP) Policy 2.3.4 of the Broward County Land Use Plan. (See below). In certain circumstances, BCLUP Policy 2.10.1 requires the Board of County Commissioners to make a finding of compatibility and that impacts on public schools have been adequately considered.

The site is located within 500 feet of Environmentally Sensitive Lands Site 63: North Fork Blueway, a green space acquired through the year 2000 Bond Program. Site 63 is located approximately 355 feet east of the proposed self-storage use; therefore, the Board of County Commission may request a finding of compatibility and that adequate impacts on public schools have been adequately considered.



BROWARD COUNTY SITE PLAN REVIEW NOTICE OF STATUS

Broward County Code of Ordinances, Chapter 39.-Zoning, Article XXVI.-Site Plan Review Procedures, Section 39-413-Site plan review procedures (c) Reviewing agency reports, (4) provides for the Director to place a site plan on the County Commission quasi-judicial agenda when the Director believes that there is a substantive questions regarding the interpretation of the site plan review procedures as they apply to the application.

C. Applicable Broward County Comprehensive Plan and Broward County Land Use Plan Policies.

1. Broward County Comprehensive Plan Policy BMSD 1.1.1

POLICY BMSD 1.1.1 Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County Land Use Plan and associated maps, to allow various land uses by type and at assorted densities and intensities, including the following land use categories:

...

Industrial uses are intended to provide opportunity for retention and expansion of manufacturing, warehouse distribution, research and development, or other substantial employment based activities. Limited commercial uses may also be appropriate, subject to certain criteria and restrictions. Uses permitted in areas designated industrial are as follows:

- a. Light and heavy industrial uses.
- b. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; large commercial bakeries; carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
- c. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
- d. Office uses.
- e. Transportation facilities.
- f. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- g. Community facilities.
- h. Non-residential agricultural uses.
- i. Ancillary commercial uses within buildings devoted to primary industrial uses.
- j. Wholesaling uses
- k. *The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of BCLUP Policy 2.3.4 and as long as the total*



BROWARD COUNTY SITE PLAN REVIEW NOTICE OF STATUS

area of these uses does not consume more than 20 percent of the industrial land designated on the Future BCLUP Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:

1. *Commercial and retail business uses.*
2. *Hotel, motel, and similar lodging.*

- l. Communication facilities.
 - m. Utilities, excluding electrical power plants.
 - n. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units.
2. Broward County Land Use Plan Policy 2.3.4

POLICY 2.3.4 Local certified land use plans may decrease by 20 percent the lands designated "Commerce" on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

3. Broward County Land Use Plan Policy 2.10.1

POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

- a. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.
- b. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
- c. *Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.*

Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the Planning Council's administrative rules.

Allocations of "Flexibility Units" and "Redevelopment Units" shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of "Flexibility Units" or "Redevelopment Units"



**BROWARD COUNTY SITE PLAN REVIEW
NOTICE OF STATUS**

result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a nonresidentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

D. LANDSCAPE/TREES (Peter Burke, Natural Resource Specialist, Senior 954-519-1224)

Approved with comments: See below and Attachment D.

1. A Broward County Tree Removal License is required for proposed construction.

E. SURFACE WATER MANAGEMENT (Johana Narvaez, Manager Environmental Program 954-519-0318)

Approved with comments: See below and Attachment E.

1. The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit.
2. The applicant can apply for the SWM and ERP combined through Broward County Epermits.

F. WATER AND WASTEWATER MANAGEMENT (Yvel Rocher, Manager Environmental Program - Wastewater Program 954-519-1234)

No objection: See below and Attachment F.

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described site plan. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

G. HIGHWAY CONSTRUCTION & TRANSIT (David McGuire, Construction Project Manager 954-577-4602)

No comments submitted: See below and Attachment G.

H. FIRE (Lt. C. Taffel, BSO Fire Prevention 954-226-0878)



**BROWARD COUNTY SITE PLAN REVIEW
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Approved with comments: See below and Attachment H.

1. Any automatic entry gates must comply with Broward County Amendment to the FFPC [8th ed.] F- 108.9.3
2. Provide fire lane markings and signage, as per NFPA 1-18.2.3.6 as needed. Identify the No Parking areas to prevent the lot from being obstructed or over filled preventing Fire Department access.
3. Provide hydrant flow test for firefighting purposes per NFPA 1: table 18.4.5.2.1 based on size and construction type of the proposed building within 12 months of submittal.
 - a. Show existing and proposed hydrant locations to demonstrate compliance with NFPA 101: 18.5.3.(1-2) [8th ed.]

I. AVIATION (Mike Pacitto, Aviation Department 954-359-6103)

No comments submitted: See Attachment I.

J. CONSUMER PROTECTION (Phil McChesney, Director, Consumer Protection Division 954-519-1223)

No comments submitted: See below and Attachment J.

K. ECONOMIC DEVELOPMENT (Jeffrey Smith, Economic Development Specialist 954-357-5786)

No comments submitted: See Attachment K.

L. SCHOOL BOARD (Chris Akabosu, Director Facility Planning and Real Estate Department, 754-321-2162)

No comments submitted: See Attachment L.

M. PARKS & RECREATION (Linda Briggs Thompson, Environmental Program Manager 954-357-8120; Edgar Ruiz, Emergency Manager 954-357-7084)

No objection: See Attachment M.

N. EPD- Storage Tanks & Hazmat (Patricia Durius, Natural Resources Specialist 954-519-1225)

Approved with comments: See below and Attachment N.



**BROWARD COUNTY SITE PLAN REVIEW
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1. If a Hazardous Material Management Facility License is required, the application and fee payment will be due when the hazardous materials (i.e., diesel fuel) are brought on-site or no more than 30 days prior.
2. If a new Storage Tank Facility License/Permit is required, submit the application PRIOR to the installation of the tank.

O. EPD- Solid Waste (Michael Feelemyer, Environmental Program Manager 954-519-1402)

No objection: See Attachment O

P. EPD- Cleanup & Waste Regulation (David Sheehan, Environmental Program Manager 954-519-1439)

Approved with comments: See below and Attachment P.

1. Site is not contaminated. If dewatering is to be performed, a Dewatering Plan Approval will be required from CWR due to the proximity of site SF-1567A/B (600 NW 27th Ave).

Q. Broward County Health Department (Sharon Heholt-Corrodus, Environmental Program Manager 954-412-7734)

No comments submitted: See Attachment Q

R. ADDITIONAL COMMENTS (Andy Joseph, Planner 954-357-6609)

No objection: See Attachment R.

1. Documentation of sign posting was provided.



Attachment A

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>1/28/26</u>
Comments Due Date:	<u>2/26/26</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
CYRIL SAIPHOO, ZONING OFFICIAL	BUILDING CODE SERVICES	CSAIPHOO@BROWARD.ORG	(954) 774-0635

Comments with Approval (or for Denial)(attach if necessary):

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with above comments <input type="checkbox"/> Resubmit (see conditions above) <input type="checkbox"/> Denial (see comment above)	<table border="0"> <tr> <td style="border-bottom: 1px solid black; width: 200px;"></td> <td style="border-bottom: 1px solid black; width: 150px;"></td> <td style="border-bottom: 1px solid black; width: 150px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">CYRIL SAIPHOO</td> <td style="border-bottom: 1px solid black;">Digitally signed by CYRIL SAIPHOO</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">Date: 2026.03.02 13:27:33 -05'00'</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>				CYRIL SAIPHOO	Digitally signed by CYRIL SAIPHOO			Date: 2026.03.02 13:27:33 -05'00'							
CYRIL SAIPHOO	Digitally signed by CYRIL SAIPHOO																
	Date: 2026.03.02 13:27:33 -05'00'																

Attachment B

No Comments Submitted



Attachment C

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

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SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Heather E. Cunniff</u>	<u>Housing and Urban Planning Division</u>	<u>hcunniff@broward.org</u>	<u>(954) 357-5657</u>

Comments with Approval (or for Denial)(attach if necessary):

See attached.

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	_____	_____
	<input type="checkbox"/> Approval	_____	_____
	<input checked="" type="checkbox"/> Approval with above comments	<u>HEATHER CUNNIFF</u>	<u>10/03/2025</u>
	<input type="checkbox"/> Resubmit (see conditions above)	_____	_____
	<input type="checkbox"/> Denial (see comment above)	_____	_____

Digitally signed by HEATHER CUNNIFF
Date: 2025.10.03 11:06:37 -04'00'

Attachment C
002-SP-25
Housing and Urban Planning Division
Planning Section Comments

A. Staff Recommendation:

The application requires the allocation of 1.13 acres of Industrial to Commercial Flexibility, which the applicant requested in the application.

Staff recommends the application be placed on a Commission quasi-judicial agenda, consistent with the requirements of Broward County site plan review procedures to adopt a Resolution allocating 1.13 acres of Industrial to Commercial Flexibility.

Alternatively, the Board of County Commissioners may exercise their authority to request staff to conduct a Compatibility and Public School Facility Impacts review pursuant to the requirements of Broward County Land Use Plan Policy 2.10.1. Staff notes the proposed self-storage warehouse use does not generate school students and the site is adjacent to developed industrial uses on the north, east, and south sides and NW 27th Avenue on the west side.

B. Staff Findings:

The proposed self-storage use is a commercial use that is permitted subject to the allocation of commercial flexibility consistent with Broward County Comprehensive Plan Policy Broward Municipal Services District Element Policy 1.1.1, that states commercial uses are subject to the requirements Broward County Land Use Plan (BCLUP) Policy 2.3.4 of the Broward County Land Use Plan. (See below). In certain circumstances, BCLUP Policy 2.10.1 requires the Board of County Commissioners to make a finding of compatibility and that impacts on public schools have been adequately considered.

The site is located within 500 feet of Environmentally Sensitive Lands Site 63: North Fork Blueway, a green space acquired through the year 2000 Bond Program. Site 63 is located approximately 355 feet east of the proposed self-storage use; therefore, the Board of County Commission may request a finding of compatibility and that adequate impacts on public schools have been adequately considered.

Broward County Code of Ordinances, Chapter 39.-Zoning, Article XXVI.-Site Plan Review Procedures, Section 39-413-Site plan review procedures (c) Reviewing agency reports, (4) provides for the Director to place a site plan on the County Commission quasi-judicial agenda when the Director believes that there is a substantive questions regarding the interpretation of the site plan review procedures as they apply to the application.

C. Applicable Broward County Comprehensive Plan and Broward County Land Use Plan Policies.

Attachment C
002-SP-25
Housing and Urban Planning Division
Planning Section Comments

1. Broward County Comprehensive Plan Policy BMSD 1.1.1

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2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; large commercial bakeries; carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Office uses.
5. Transportation facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities.
8. Non-residential agricultural uses.
9. Ancillary commercial uses within buildings devoted to primary industrial uses.
10. Wholesaling uses
11. *The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of BCLUP Policy 2.3.4 and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future BCLUP Map within a flexibility zone,*

Attachment C
002-SP-25
Housing and Urban Planning Division
Planning Section Comments

and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:

a. Commercial and retail business uses.

b. Hotel, motel, and similar lodging.

12. Communication facilities.

13. Utilities, excluding electrical power plants.

14. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units.

2. Broward County Land Use Plan Policy 2.3.4

POLICY 2.3.4 Local certified land use plans may decrease by 20 percent the lands designated “Commerce” on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.

3. Broward County Land Use Plan Policy 2.10.1

POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

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Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the Planning Council’s administrative rules.

Attachment C
002-SP-25
Housing and Urban Planning Division
Planning Section Comments

Allocations of “Flexibility Units” and “Redevelopment Units” shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of “Flexibility Units” or “Redevelopment Units” result in a residential density greater than twentyfive (25) dwelling units per gross acre for the residentially designated parcel or portion of a nonresidentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.



Attachment D

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Peter Burke</u>	<u>Environmental Permitting Division</u>	<u>pburke@broward.org</u>	<u>(954) 519-1224</u>

Comments with Approval (or for Denial)(attach if necessary):

A Broward County Tree Removal License will be required for the proposed construction.

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	_____	_____
	<input type="checkbox"/> Approval	_____	_____
	<input checked="" type="checkbox"/> Approval with above comments	<u>PETER BURKE</u>	<small>Digitally signed by PETER BURKE Date: 2025.09.15 11:24:21 -04'00'</small>
	<input type="checkbox"/> Resubmit (see conditions above)	_____	_____
	<input type="checkbox"/> Denial (see comment above)	_____	_____



Attachment E

Resilient Environment Department

URBAN PLANNING DIVISION – Zoning Section

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Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Johana Narvaez</u>	<u>RED-EPD- Surface Water Mngt Licensing</u>	<u>jnarvaez@broward.org</u>	<u>(954) 519-0318</u>

Comments with Approval (or for Denial)(attach if necessary):

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit.
The applicant can apply for the SWM and ERP combined through Broward County Epermits.

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	_____	_____
	<input type="checkbox"/> Approval	_____	_____
	<input checked="" type="checkbox"/> Approval with above comments	<u>Johana Narvaez</u>	<u>09/19/2025</u>
	<input type="checkbox"/> Resubmit (see conditions above)	_____	_____
	<input type="checkbox"/> Denial (see comment above)	_____	_____

Digitally signed by Johana Narvaez
Date: 2025.09.19 11:19:24 -04'00'



Attachment F

Resilient Environment Department

URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>


Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Yvel Rocher</u>	<u>EPD/Domestic Wastewater Program</u>	<u>yrocher@broward.org</u>	<u>(954) 519-1234</u>

Comments with Approval (or for Denial)(attach if necessary):

The Broward County Domestic Wastewater Licensing Program has no objection to the described site plan. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input checked="" type="checkbox"/> No Objection		Digitally signed by YVEL ROCHER Date: 2025.09.10 12:16:04 -04'00'	<u>09/10/2025</u>
	<input type="checkbox"/> Approval	_____	_____	_____
	<input type="checkbox"/> Approval with above comments	_____	_____	_____
	<input type="checkbox"/> Resubmit (see conditions above)	_____	_____	_____
	<input type="checkbox"/> Denial (see comment above)	_____	_____	_____

Attachment G

No Comments Submitted



Attachment H

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Lt. C. Taffel</u>	<u>BSO Fire Prevention</u>	<u>cindy_taffel@sheriff.org</u>	<u>(954) 226-0878</u>

Comments with Approval (or for Denial)(attach if necessary):

SEE ATTACHED FIRE COMMENTS

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	<hr/>	<hr/>
	<input type="checkbox"/> Approval	<hr/>	<hr/>
	<input checked="" type="checkbox"/> Approval with above comments	<u>Cindy Taffel</u>	<u>10/08/2025</u>
	<input type="checkbox"/> Resubmit (see conditions above)	<hr/>	<hr/>
	<input type="checkbox"/> Denial (see comment above)	<hr/>	<hr/>

Digitally signed by Cindy Taffel
Date: 2025,10,08 16:48:19 -04'00'

Attachment H

FIRE SITE-PLAN REVIEW COMMENTS

Site-Plan: 002-SP-25

Address: 706 NW 27th Ave., Unincorporated

SqFt: 42K

Name of Project: Rena Marie Moforis, LLC

Job Desc: Self-storage warehouse

Reviewer: Prevention Lieutenant C. Taffel

Broward Sheriff's Office Fire Prevention Bureau

2601 W Broward Blvd, Ft. Lauderdale 33351

954-226-0878

Email Cindy_Taffel@sheriff.org

Date: Original comments dated 11.15.23

Today's date: 10/8/25

Plan Status: Approved with comments to be addressed

Comments: Be advised these comments will need to be addressed but the site plan is acceptable.

1. Any automatic entry gates must comply with Broward County Amendment to the FFPC [8th ed.] F- 108.9.3
2. Provide fire lane markings and signage, as per NFPA 1-18.2.3.6 as needed. Identify the No Parking areas to prevent the lot from being obstructed or over filled preventing Fire Department access.
3. Provide hydrant flow test for firefighting purposes per NFPA 1: table 18.4.5.2.1 based on size and construction type of the proposed building within 12 months of submittal.
 - a. Show existing and proposed hydrant locations to demonstrate compliance with NFPA 101: 18.5.3.(1-2) [8th ed.]

Attachment I

No Comments Submitted

Attachment J

No Comments Submitted

Attachment K

No Comments Submitted

Attachment L

No Comments Submitted

Attachment M

No Comments Submitted



Attachment N

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent: 9/8/25
 Comments Due Date: 10/5/25

Site Plan Name: Rena Marie Self Storage
 Site Plan No.: 002-SP-25

Reviewer Name	Agency	Email	Phone No.
<u>Patricia Durius</u>	<u>RED EPD PPS</u>	<u>Pdurius@broward.org</u>	<u>(954) 519-1225</u>

Comments with Approval (or for Denial)(attach if necessary):
See attached for comments.

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	_____	_____
	<input type="checkbox"/> Approval	_____	_____
	<input checked="" type="checkbox"/> Approval with above comments	<u>Patricia Durius</u>	<u>09/16/2025</u>
	<input type="checkbox"/> Resubmit (see conditions above)	_____	_____
	<input type="checkbox"/> Denial (see comment above)	_____	_____

Digitally signed by Patricia Durius
 Date: 2025.09.16 08:41:09 -04'00'

Attachment N

Comments with Approval

- If a new Hazardous Material Management Facility License is required, the application and fee payment will be due when the hazardous materials are brought onsite or no more than 30 days prior.
- If a new Storage Tank Facility License/Permit is required, submit the application PRIOR to the installation of the tank.



Attachment O

Resilient Environment Department

URBAN PLANNING DIVISION – Zoning Section

1 North University Drive, # 102 | Plantation, FL 33324 | 954-357-6618 / 6635 | AnJoseph@Broward.org | HCunniff@Broward.org

SITE PLAN REVIEW

Agency Review Comments Form

Instructions: Please complete the Agency Site Plan Review Comments Form below. For questions, please contact us at the phone numbers or emails indicated above.

Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>Michael Feelemyer</u>	<u>RED-EPD-CWR-Solid Waste</u>	<u>mfeelemyer@broward.org</u>	<u>(954) 519-1402</u>

Comments with Approval (or for Denial)(attach if necessary):

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input checked="" type="checkbox"/> No Objection	<u>MICHAEL FEELEMYER</u>	<u>09/15/2025</u>
	<input type="checkbox"/> Approval	<u>Digitally signed by MICHAEL FEELEMYER</u>	<u></u>
	<input type="checkbox"/> Approval with above comments	<u>Date: 2025.09.15 11:08:45 -04'00'</u>	<u></u>
	<input type="checkbox"/> Resubmit (see conditions above)	<u></u>	<u></u>
	<input type="checkbox"/> Denial (see comment above)	<u></u>	<u></u>



Attachment P

Resilient Environment Department
URBAN PLANNING DIVISION – Zoning Section

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Date Sent:	<u>9/8/25</u>
Comments Due Date:	<u>10/5/25</u>

Site Plan Name	<u>Rena Marie Self Storage</u>
Site Plan No.	<u>002-SP-25</u>

Reviewer Name	Agency	Email	Phone No.
<u>David Sheehan</u>	<u>EPD-CWR</u>	<u>dsheehan@broward.org</u>	<u>(954) 519-1439</u>

Comments with Approval (or for Denial)(attach if necessary):

Site is not contaminated. If dewatering is to be performed, a Dewatering Plan Approval will be required from CWR due to the proximity of site SF-1567A/B (600 NW 27th Ave).

Conditions for Site Plan Approval with re-submittal (attach if necessary):

Review Status:	<input type="checkbox"/> No Objection	<hr/>	<hr/>
	<input checked="" type="checkbox"/> Approval	<u>DAVID SHEEHAN</u>	<u>09/10/2025</u>
	<input type="checkbox"/> Approval with above comments	<hr/>	<hr/>
	<input type="checkbox"/> Resubmit (see conditions above)	<hr/>	<hr/>
	<input type="checkbox"/> Denial (see comment above)	<hr/>	<hr/>

Digitally signed by DAVID SHEEHAN
 Date: 2025.09.10 11:51:38 -04'00'

Attachment Q

No Comments Submitted

Attachment R

No Comments Submitted