



Application Number 050-MP-03

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Pembroke Oaks			
Plat/Site Number 050-MP-03	Plat Book - Page (if recorded) PB 177-39		
Owner/Applicant/Petitioner Name Riking Enterprises V LLC			
Address 3799 W. Hallandale Beach Blvd	City Pembroke Park	State FL	Zip 33023
Phone (954) 275-4576	Email WaldyP@westwindcontracting.com		
Agent for Owner/Applicant/Petitioner Turner Planning Solutions LLC		Contact Person Thuy Turner	
Address 62 Wimbledon Lake Dr	City Plantation	State FL	Zip 33324
Phone (954) 610-1633	Email thuy@turnerplanningsolutios.com		
Folio(s) 5142 30 39 0010			
Location North _____ side of Hallandale Beach Blvd at/between/and SW 56 Ave and/of SW 52 Ave <small><i>north side/corner north street name street name / side/corner street name</i></small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form).
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i>)
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
<input type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 050-MP-03	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Pembroke Oaks		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-1	Zoning District(s) B-1 (will use Live Local Act)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
MultiFamily	350		

NOTARY PUBLIC: Owner/Agent Certification

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

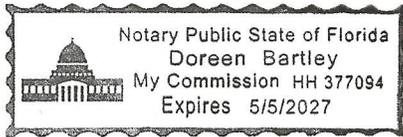
[Signature] _____ Date 5/20/25 _____
Owner/Agent Signature

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 20th day of May, 2025, who is personally known to me | has produced _____ as identification.

Doreen Bartley _____ Signature of Notary Public – State of Florida
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank) Serial Number (if applicable)

For Office Use Only		
Application Type Note Amendment		
Application Date 06/03/2025	Acceptance Date 06/03/2025	Fee \$2,090
Comments Due 07/03/2025	Report Due	CC Meeting Date TBD
Adjacent City or Cities City of West Park		
<input checked="" type="checkbox"/> Plats <input type="checkbox"/> City Letter	<input checked="" type="checkbox"/> Surveys <input type="checkbox"/> Agreements	<input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans
<input checked="" type="checkbox"/> Other: Opinion of Title, SCAD Letter, FDOT Letter, Narrative		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Health Department	<input type="checkbox"/> Planning Council <input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Administrative Review
<input type="checkbox"/> Other:		
Received By Diego Munoz		



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May 18, 2025

Plat Note Amendment Narrative

Pembroke Oaks (Plat Book 177, Page 39)

Turner Planning Solutions LLC, on behalf of Riking Enterprises V LLC, requests approval of a plat note amendment for a proposed 350 multifamily units to be constructed on a vacant site located at 5434 West Hallandale Beach Boulevard in the Town of Pembroke Park, Florida, consisting of 7.09 acres (Folio No. 5142-3039-0010).

The plat was approved on January 24, 2006 by the Broward County Board of County Commissioners. The current note reads as follow:

This plat is restricted to 168 “free standing” high rise apartments (of which 33 are “moderate income” affordable units); 7,000 square feet of commercial, and 2,000 square feet of private recreation accessory to the residential units.

The proposed plate note restriction will read as follows:

This plat is restricted to 350 multifamily units.

The site has a county future land use classification of Commerce. This application is submitted under the provisions of and in accordance with the Live Local Act contained in Florida Statute 125. A Declaration of Restrictive Covenant for Affordable Housing will be provided for 40% of the units submitted on the site plan to the Town of Pembroke Park.

