



AGENDA

WORKSHOP COMMISSION MEETING

1:00 PM - Tuesday, April 29, 2025

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. DISCUSSION
 - 5.1. Discussion Regarding Community Center Development and Parks Facilities Improvements - Mayor Mohammed 3 - 97
[Agenda Item Report - AIR-25-158 - Pdf](#)
6. ATTORNEY COMMENTS
7. TOWN MANAGER COMMENTS
8. COMMISSIONER COMMENTS
 - 8.1. Commissioner Jacobs
Acting Clerk Commissioner Kashem
Clerk Commissioner Hodgkins
Vice Mayor Morrisette
Mayor Mohammed
9. ANNOUNCEMENTS
 - 9.1. Workshop Commission Meeting, Wednesday, April 30, 2025 at 6:00 p.m.
Budget Workshop, Tuesday, May 13, 2025 at 6:00 p.m.
Regular Commission Meeting, Wednesday, May 14, 2025 at 7:00 p.m.
Special Magistrate Hearing, Wednesday, May 21, 2025 at 9:00 a.m.
10. ADJOURNMENT

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

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

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

Cynthia Garcia-Lima
Town Clerk



Agenda Item Report

Subject:	Discussion Regarding Community Center Development and Parks Facilities Improvements - Mayor Mohammed
Meeting Date:	Agenda for Special Workshop Commission Meeting - April 29, 2025
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	This item is presented for Council discussion regarding the development of a future Community Center and overall improvements to the Town's parks and recreational facilities. The discussion will focus on identifying current community needs, enhancing recreational opportunities, and evaluating existing park infrastructure to ensure it meets the growing expectations of residents. The potential development of a Community Center would provide dedicated indoor space for youth and senior programming, health and wellness classes, educational workshops, and cultural events. In addition, there is growing interest in upgrading the Town's park facilities to better serve residents, including potential improvements to restrooms, playgrounds, green spaces, fitness areas, lighting, and accessibility.
Staff Recommendations:	
Procurement:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[Cover sheet](#)
[proposed facility](#)
[Why we must invest](#)
[Pembroke Park Parks Charrette Questionnaire](#)
[Public Summary](#)
[potential programs](#)
[funding sources](#)

[potential programs \(1\)](#)

[cities comparison](#)

[Parking](#)

[Charrette Agenda](#)

[parks spreadsheet](#)

[community center](#)

Town of Pembroke Park
Community Facilities Master Plan
Parks Charrette 2025

Building a Stronger, Safer, and More Connected Community

Taglines:

“The Highest Mileage Rate Deserves the Highest Quality Parks.”

“Bringing Our Parks Up to Our Promise.”

Purpose:

To develop a comprehensive, resilient, and equitable plan for modernizing Pembroke Park’s parks and community facilities — ensuring they meet the needs of all generations, strengthen public safety, and reflect the growing strength and pride of our Town.

Contents:

- Parks Charrette Agenda
- Public Summary
- Existing Conditions and Needs
- Proposed Facility Features
- Potential Programs and Community Uses
- Funding Sources and Strategies
- Why We Must Invest Now
- Commissioner Input Questionnaire
- Photo Showcase (optional)

Acknowledgment:

**This plan represents a collective vision for a brighter future —
created thoughtfully, inclusively, and designed to build community connection, resilience,
and pride.**

Town of Pembroke Park
Proposed Facility Features and Amenities Checklist

(April 2025)

Proposed Major Facilities by Park

Park	Proposed Facility Elements
Preserve Park	- 30,000+ sq ft Community Center- Full indoor Gymnasium (Basketball, Pickleball, Volleyball)- Commercial Kitchen and Banquet Hall- Hurricane Evacuation Shelter / Emergency Operations Center (EOC)- Splash Pad Water Play Area- Outdoor Amphitheater- Expanded Community Garden and Fruit Orchard- Emergency Drive-Thru Food Canopy- Parking Garage (Future Feasibility)
Patrick Behan Park	- New 5,000 sq ft Youth and Community Center- Paddleboat/Kayak Rentals on Lake- After-School Youth Programs Space- Outdoor seating and picnic areas- Updated Playground Equipment
Beach House (Howard Clark Linear Park)	- Minor Renovations and Upgrades- Preservation as Senior Center- Space for Bingo, Senior Dances, Small Classes- Indoor/Outdoor gathering patio improvements

Additional Infrastructure Proposals

- New ADA-Compliant Playgrounds (at Preserve and Patrick Behan)
- Expanded Fitness Trail Enhancements (Preserve Park jogging loop)
- Food Distribution Emergency Canopy
- Additional Shaded Pavilions and Seating Areas
- Resilient Parking Structure (future phase, multi-level)

Programs and Community Uses

- After-School Youth Support Programs
- Senior Wellness and Fitness Classes
- Police-Community “Workout With a Cop” Days
- Farmers Markets at Community Garden
- Cultural Festivals and Outdoor Concerts at Amphitheater
- Paddleboat and Lakefront Recreation
- Hurricane Preparedness Training Events
- Emergency Food Distribution during Crises

Vision Statement

“Facilities that serve every generation, strengthen public safety, celebrate community, and prepare Pembroke Park for the future.”

Town of Pembroke Park

Why We Must Invest in Our Parks and Community Facilities Now

(April 2025)

1. Compliance and Safety Urgencies

- **Amphitheater Compliance Required:**

To meet State of Florida mandates for outdoor event space eligibility tied to grants and cultural programs.

- **End-of-Life Playground/Exercise Equipment:**

Existing playground structures exceed safe operational life spans and must be replaced under current safety and ADA standards.

- **No Hurricane Shelter / EOC Capacity:**

Pembroke Park lacks FEMA-compliant shelter facilities and independent Emergency Operations Center (EOC) capabilities — leaving the community vulnerable.

2. Economic Equity and Public Responsibility

- **Highest Mileage Rate in Broward County:**

Pembroke Park residents pay the highest tax rate and deserve facilities equal to or better than other cities.

- **Severe Investment Gap:**

No major reinvestments in park infrastructure for over 20 years, despite substantial property tax revenues and town growth.

3. Population Growth and Demand

- EKOS Senior Housing Development (150+ units)
- New Magnolia Townhouses (Completed 2024)
- New Villas Development (Approved 2025)

- 365-Unit Multifamily Development (Approved near Town Hall)

These developments are already underway — making future parks overcrowding an immediate risk if facilities are not expanded.

4. Community-Police Engagement and Wellness

- **New Pembroke Park Police Department:**

No designated gym, fitness, or wellness facility exists for officers.

- **Indoor Community Gymnasium:**

Supports both police fitness readiness and public programs like “Workout with a Cop” days to build better relationships.

5. Resilient Infrastructure Planning

- **Emergency Canopy:**

Proposed drive-thru canopy to increase capacity for food distribution, hurricane response, and public health events.

- **Parking Garage Feasibility:**

Necessary to support future events, shelter activations, and daily park traffic due to population growth.

Call to Action:

“Pembroke Park’s residents have waited long enough. It’s time to invest in the parks, programs, and protections our people deserve — thoughtfully, inclusively, and without delay.”

Pembroke Park Parks Charrette – Commissioner Input Questionnaire

April 2025

Part 1: Facility-Specific Priorities

1. Preserve Park

- a. What are your top 3 priorities for this site? (e.g., indoor gym, banquet space, amphitheater, shelter, splash pad)

2. Patrick Behan Park

- a. Do you support the idea of building a new youth-focused community center here?
- b. Should the lakefront be activated with paddleboat or kayak rentals?

3. Beach House / Howard Clark Park

- a. Do you support preserving the Beach House as a senior-focused center?
- b. Should other programs be added?

Part 2: Design & Features

4. Should the community center at Preserve Park prioritize:
 - a. Indoor athletics?
 - b. Event rentals?
 - c. Shelter/hurricane readiness?
5. Would you support building a parking garage in the future to support larger events and town growth?
6. Do you favor the addition of a splash pad, amphitheater, and community garden expansion?
7. Are there features you'd like to see removed from consideration?

Part 3: Programming & Community Use

8. What kind of programs do you think should be offered?
 - a. Youth / After-school?
 - b. Senior fitness & wellness?
 - c. Police-community engagement (e.g. "Workout with a Cop")?
9. How should we brand or theme each park?(e.g. "The Preserve," "Lakeview Youth Center," "The Heart at Howard Clark")

10. Should we seek public-private partnerships for naming rights or revenue-generating rentals?

Part 4: Final Thoughts

11. What concerns do you have about the plan or process?
12. What does success look like for you at the end of this project?

Thank you for your feedback!



Community Facilities Master Plan – Public Summary

“The Highest Mileage Rate Deserves the
Highest Quality Parks.”

By AshiraMohammed

April 2025



EXECUTIVE SUMMARY

Pembroke Park's current parks and community facilities are outdated, undersized, and unable to meet the growing needs of our residents.

New housing developments, the newly formed Pembroke Park Police Department, and increasing resident expectations make reinvestment urgent.

This Master Plan outlines the immediate need for full modernization of our parks and facilities to create safe, resilient, welcoming spaces for all.

TOWN PARKS OVERVIEW

Beach House (Linear Walkway)	Modular double-wide; aging	Minor cosmetic upgrades; maintain as a senior center
Patrick Behan Park	Small, termite-ridden two-room building near lake	Build new 5,000 sq ft Youth and Community Center; Paddleboat/Kayak Rental
Preserve Park	3-story flood-prone converted house; outdated playgrounds	Build new 30,000+ sq ft Community Center with Gym, Banquet Hall, Hurricane Shelter; Splash Pad; Outdoor Amphitheater; Community Gardens

KEY PROPOSED FEATURES

- Full-scale Hurricane Evacuation Shelter and Emergency Operations Center (EOC)
- Indoor Gymnasium (Basketball, Pickleball, Volleyball)
- Senior Center Lounge
- Commercial Kitchen and Banquet Hall (rental and community use)
- Splash Pad Water Play Area
- Outdoor Amphitheater
- Paddle Boat Launch and Lake Rentals (Patrick Behan Park)
- Emergency Drive-Thru Canopy for Food Distributions
- Community Garden Expansion and Educational Programs
- Outdoor Equipment Replacement
- Outdoor Playground Equipment
- Revise Trail

COMMUNITY GROWTH JUSTIFYING EXPANSION

- EKOS Senior Housing Development (150+ senior residential units)
- Newly Completed Townhouses (2024)
- Villas Development (Approved 2025)
- Planned 365-Unit Multifamily Development near Town Hall

- Newly Formed Pembroke Park Police Department (without exercise or wellness facility)
- Population growth creating higher demand for recreation, shelter, and senior services.

FUNDING OPPORTUNITIES

- FEMA Hazard Mitigation Grant Program

- Community Development Block Grants (CDBG)
- USDA Rural Development Community Facilities Program
- Broward MPO Infrastructure Surtax Grant
- AARP Livable Communities Grant Program
- Private and Corporate Sponsorship Partnerships

CLOSING CALL TO ACTION

“Bringing Our Parks Up to Our Promise.”

Pembroke Park must act now — investing in parks, shelters, and services our residents deserve.

A complete, strategic plan builds pride, safety, and resilience for every generation.

Town of Pembroke Park
Potential Programs by Facility

(April 2025)

Preserve Park – Future Community Center

- Indoor Fitness and Athletics
- Open Gym Basketball Nights
- Pickleball Leagues
- Volleyball Open Play
- Senior Stretch & Balance Classes
- Police-Community Workout Days
- Banquet Hall and Kitchen
- Community Cooking Classes (“Garden to Table”)
- Senior Social Luncheons
- Youth Leadership Awards Banquets
- Rental Income from Private Events (weddings, birthdays)
- Splash Pad and Outdoor Amphitheater
- Family Fun Splash Days
- Youth Talent Shows
- Outdoor Movie Nights
- Health and Wellness Fairs
- Cultural Heritage Festivals
- Emergency Shelter Programming
- Hurricane Preparedness Workshops
- Disaster Simulation Drills
- Post-Disaster Community Support Centers (meals, counseling)
- Garden and Environmental Education

- Gardening Workshops
- Urban Farming Education
- School Garden Partnerships
- Harvest Festivals and Markets

Patrick Behan Park – Youth and Family Center

- After-School Programs
- Homework Help and Tutoring Sessions
- STEM Learning Days
- Arts & Crafts Workshops
- Youth Leadership Clubs
- Lake Recreation
- Paddleboat Rental Days
- Lake Safety and Water Stewardship Programs
- Weekend Family Fishing Clinics
- Outdoor Programs
- Picnic Lunch and Learn Sessions
- Nature Trails Discovery Walks
- Environmental Summer Camps

Beach House (Howard Clark Park) – Senior Center

- Senior Social Programs
- Weekly Bingo Tournaments
- Line Dancing and Low Impact Zumba
- Smartphone and Technology Help Sessions
- Intergenerational Storytelling Events (seniors + kids)
- Health and Wellness Support
- Blood Pressure Clinics

- Memory and Brain Health Workshops
- Nutrition for Seniors Seminars
- Small Rentals and Gatherings
- Faith Services (Sunday Rentals)
- Senior Birthdays and Social Gatherings
- Civic Club Meetings

Townwide Community Special Events

- Annual Food Drive Festivals (using Drive-Thru Emergency Canopy)
- Hurricane Awareness Day
- Back to School Giveaway and screening
- Senior Health and Fitness Expo
- Fall Festival
- Eggstravaganza Festival
- Annual Health Fair during open enrollment
- Winter Toy Giveaway
- Movie or Music
- Spring Splash Pad Opening Celebration
- Earth Day at the Preserve Garden

Closing Vision:

“A town where every generation has a place to learn, to play, to connect, and to thrive.”

Town of Pembroke Park

Potential Funding Sources for Parks & Community Facilities

(April 2025)

Federal and State Grants

- **FEMA Hazard Mitigation Grant Program (HMGP)**

For constructing shelters, resilient buildings, and critical emergency infrastructure (like EOCs).

- **USDA Rural Development Community Facilities Loan & Grant Program**

For public facilities serving rural and small communities, including community centers and emergency shelters.

- **Community Development Block Grants (CDBG) – HUD**

For neighborhood revitalization, park improvements, youth programs, and senior services.

- **Florida Department of Economic Opportunity (DEO) – Small Cities CDBG Program**

Special funding focused on smaller towns needing infrastructure, public services, or disaster resilience.

- **Broward MPO Infrastructure Surtax Program (Penny for Transportation)**

Can be applied to projects that include parking garages, emergency access improvements, and site connectivity upgrades.

Private Grants and Sponsorship Opportunities

- **AARP Livable Communities Grants**

Targeted at senior-friendly infrastructure, fitness amenities, community gardens, and public spaces.

- **The Kresge Foundation – Community Development Grants**

Focused on building equitable public spaces and improving quality of life in underserved communities.

- **The Knight Foundation – Public Space Challenge**

For community-driven park and public space improvements (especially innovative ideas like food canopies or outdoor gathering spaces).

- **Partnerships with Health Systems**

For wellness facilities and senior fitness center sponsorship (e.g., Baptist Health, Memorial Healthcare).

- **Public-Private Naming Rights Sponsorships**

Banquet halls, pavilions, splash pads, and amphitheaters could carry sponsor names in exchange for facility funding.(e.g., Coca Cola)

Strategy for Maximizing Funding

- **Design Facilities for Multi-Use:**

Combining senior centers, youth centers, emergency shelters, and athletic spaces increases eligibility across multiple grant programs.

- **Highlight Emergency Readiness:**

FEMA and USDA grants are prioritized for shelter, resilience, and food security infrastructure.

- **Bundle Improvements into Shovel-Ready Packages:**

Present a complete, ready-to-build package to improve competitiveness in grant scoring.

“Great plans attract great partners — because people invest in towns that invest in themselves.”

Category	Funding Source	Description	Notes / Opportunities
Federal Grants	FEMA Hazard Mitigation Grant Program (HMGP)	Provides funding for shelter construction, flood mitigation, and critical infrastructure protection.	Match typically required (75% FEMA / 25% Town). Strong case due to flooding risk.
	FEMA Building Resilient Infrastructure and Communities (BRIC)	Funds projects that increase resilience against natural disasters through critical facility upgrades.	Highly competitive; strong showing with shelter and EOC components.
	USDA Rural Development Community Facilities Program	Loans and grants to construct or improve public facilities in rural communities.	Town eligible based on population and income thresholds.

Community
Development Block
Grants (CDBG – HUD)

Supports neighborhood
revitalization, affordable
housing, parks, and
community centers.

Can apply through
Broward or directly if
eligible. Prioritize
youth and senior
services.

EPA Environmental
Justice Small Grants

Funds environmental
education, stormwater
gardens, and urban
agriculture.

Expand Preserve Park
gardens and
community orchard.

EDA (Economic
Development
Administration) Public
Works Program

Supports public facilities
that promote job
creation and economic
resilience.

Emergency canopy,
food security
initiatives strengthen
application.

DHS Urban Areas
Security Initiative
(UASI)

Enhances regional
disaster preparedness,
emergency management
facilities, and critical
response shelters.

Frame shelter as
community critical
infrastructure.

State of Florida Grants	FRDAP (Florida Recreation Development Assistance Program)	Funds for parks, trails, playgrounds, splash pads, gardens.	Good fit for splash pad, playground replacements, and trail improvements.
	Florida DEM Shelter Retrofit Grants	Shelter hardening and emergency shelter facility funding.	Helps fund EOC components of Preserve Park.
	Florida Cultural Facilities Grant Program	Funding for construction of cultural venues like amphitheaters, theaters, and arts centers.	Strong match for Preserve Park Amphitheater.
	Resilient Florida Infrastructure Grants (FL DEO)	Infrastructure projects protecting communities from flooding and sea-level rise.	Emphasize flood-prone Preserve Park improvements.

Local / Regional Grants	Broward MPO Surtax Infrastructure Program	Infrastructure and public works projects supporting resilience, transport, and shelter facilities.	Parking garage and emergency canopy eligible.
	CSC of Broward County (Children's Services Council)	Funds youth programs, after-school services, playground enhancements.	Support youth center and after-school initiatives at Patrick Behan.
	Broward Cultural Division Public Art & Design Grants	Public art installations tied to civic facilities and parks.	Fund murals, sculpture gardens at new centers.
Private and Foundation Grants	AARP Community Challenge Grants	Small grants for senior- friendly, walkable, resilient community spaces.	Senior lounge areas, walking trail upgrades.

Kresge Foundation
Community
Development
Investments

Large grants for
equitable community
infrastructure.

Emphasize food
resilience, wellness,
emergency readiness.

Knight Foundation
Public Spaces Grants

Support activation of
public spaces through
arts, culture, gardens.

Great fit for
amphitheater, farmers
markets, garden
festivals.

Memorial Healthcare
Community Wellness
Grants

Funds health and fitness
programs for
underserved
populations.

Senior gym, wellness,
farmers markets,
emergency services.

Baptist Health
Foundation
Community Grants

Support healthy
community
infrastructure — fitness,
nutrition, active parks.

Fitness trails, gardens,
splash pad family
wellness activities.

Home Depot
Foundation

Playground builds, urban
gardens, park
improvements.

Fund playground
equipment at
Preserve Park and
Patrick Behan.

Kaboom! Play
Everywhere Grants

Build or revitalize youth
play spaces creatively.

Youth center
playground / creative
indoor play design.

Nike Community
Impact Fund

Supports youth athletics
and recreation facility
development.

Gymnasium sports
programs, youth
leagues.

Publix Charities

Funds healthy eating
initiatives, food access,
emergency food support.

Help fund food canopy
or garden expansion
programs.

	State Farm Good Neighbor Citizenship Grants	Disaster preparedness, community development, and safety programs.	Emergency drive-thru canopy and resilience education.
	Walmart Foundation Local Grants	Funds for hunger relief, wellness programs, healthy communities.	Food distribution programs tied to Preserve Park.
Creative Infrastructure Options	Special Event Rentals (Splash Pad, Gym, Banquet Halls)	Generate operating revenue to support park and facility maintenance.	Splash pad birthday parties, gym rentals, banquet events.
	Development Impact Fees (New Construction)	Fees charged to new developers to fund park and public amenity expansion.	New townhouses, EKOS senior housing, and 365-unit projects are major sources.

New Markets Tax
Credits (NMTC
Program)

Attract private
investment for projects
serving low-income
communities.

Preserve Park and
Behan projects could
qualify if mapped.

Green Infrastructure
Grants (South Florida
Water Management
District)

Rain gardens, bioswales,
permeable parking,
urban forestry initiatives.

Eco-features for
Preserve Park gardens
and parking design.

Naming Rights
Sponsorships

Public-private naming
deals for gyms, splash
pads, gardens,
amphitheaters.

Generate sponsorship
dollars to help fund
new facilities.

Fundraising Campaigns
/ Donor Walls

Community fundraising
for playgrounds,
amphitheaters, shelters.

Build local ownership
and pride while
reducing costs.

Parks and Community
Facilities Bonds
(Optional)

Voter-supported
municipal bonds to fund
critical facilities.

Low-interest long-
term funding for
major builds if
necessary.

Town of Pembroke Park
Potential Programs by Facility

(April 2025)

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- Earth Day at the Preserve Garden

Closing Vision:

“A town where every generation has a place to learn, to play, to connect, and to thrive.”

Grant Source	Focus Area	What It Could Fund for Pembroke Park
Children's Trust of Florida	Youth programming, after-school activities, playground safety initiatives	Launch after-school programs at Patrick Behan Youth playgrounds for safety compliance
Florida Humanities Council Grants	Cultural events, community storytelling, outdoor cultural festivals	Amphitheater programs, cultural performances, heritage
National Recreation and Park Association (NRPA) Grants	Outdoor fitness, youth wellness, community health events	Install outdoor fitness equipment, fund youth health programs, Preserve Park gardens
AARP Community Challenge Microgrants (Programming Side)	Senior engagement, active aging programs, community building events	Fund senior walking clubs, senior fitness classes, memory
Publix Super Markets Charities (Programming Side)	Hunger relief programs, healthy food access, community wellness	Fund seasonal farmers markets, food canopy activations
Memorial Healthcare System Community Grants (Programming Side)	Community health education, wellness days, active living programs	Sponsor senior wellness fairs, fitness workshops in gyms, health education sessions
Florida Department of State - Division of Cultural Affairs	Arts and cultural education programs	Host music festivals, art exhibits, youth art classes at the park
Local Business Sponsorships (Walmart, Baptist Health, State Farm)	Community programming partnerships	Partner to sponsor fitness leagues, family fun days, volunteer events
AmeriCorps/Volunteer Florida Community Projects	Youth mentoring, volunteer gardens, after-school civic engagement	Establish volunteer-driven garden maintenance teams, leadership training programs

Town of Pembroke Park

Cities Comparison

(April 2025)

Major Takeaway Message:

- Over 80% of Broward cities have full indoor gyms and rentable event centers.
- Over 60% have senior-focused centers or activities.
- Pembroke Park has none of these modern amenities yet —

and it urgently needs to match regional standards, especially given growth, tax rates, and vulnerabilities.

Feature	# of Broward Cities (out of 31)	Example Cities	Notes
Indoor Gymnasium	24	Pembroke Pines, Miramar, Hallandale Beach, Tamarac, Sunrise, Coral Springs, Pompano Beach	Pembroke Park has zero indoor gyms
Banquet/Event Rental Hall	26	Hollywood, Hallandale Beach, Davie, Plantation, Weston, West Park	Pembroke Park has no banquet or rental hall
Splash Pad	9	Hallandale Beach (OB Johnson), Lauderhill, Pompano Beach, Miramar	Pembroke Park has no splash pad
Outdoor Amphitheater	7	Miramar (Shirley Branca Park), Sunrise, Coral Springs, Weston (events stage)	Pembroke Park has no amphitheater

Certified Hurricane Shelter	8	Sunrise Civic Center, Hallandale Beach OB Johnson Park, Oveta McKeithen in Deerfield	Pembroke Park has no FEMA-certified shelter
Senior Center Focus	19	Pembroke Pines (Southwest Focal Point), Hollywood, Tamarac	Pembroke Park has no full senior facility Pembroke Park has a small garden but major expansion planned at Preserve Park
Community Gardens/Urban Farming	5	Miramar, Coral Springs, Oakland Park	
Lakefront Access / Marina	4	Dania Beach (I.T. Parker), Hollywood Beach Community Center, Deerfield Beach	Patrick Behan Park lakefront is an untapped asset
Indoor Fitness Center	20	Sunrise, Miramar, Coral Springs, Hollywood	Pembroke Park has no fitness or wellness center

Town of Pembroke Park

Parking Garage Feasibility – Future Expansion Opportunity

(April 2025)

Overview

As part of Pembroke Park's long-term vision for expanding community services at Preserve Park and Town Center, the construction of a Parking Garage is identified as a Future Expansion Possibility.

The Town's current public parking infrastructure is limited, and anticipated growth from:

- New Community Center
- Amphitheater Events
- Farmers Markets
- Emergency Shelter Activations
- Drive-Thru Food Distributions
- New Residential Developments (EKOS, Villas, 365 Units) will place additional pressure on parking availability.

Key Considerations

Factor	Importance
Increased Event Traffic	Banquet rentals, amphitheater performances, festivals
Emergency Activation Support	More parking needed during hurricane shelter activations or food distributions
Future-Proofing Town Growth	New residents and police activities increase regular daily traffic
Maximize Limited Land Footprint	Preserve open park land by building vertically rather than sprawling surface lots

Surtax Funding Eligibility	Broward MPO Surtax infrastructure grants can partially fund public parking structures if tied to public service uses
Resilient Design Opportunities	Elevating parking can reduce flood impacts and serve multi-functional purposes during emergencies

Potential Garage Features (Future Options)

- 2–3 Level Garage (approximately 200–300 spaces)
- Integrated EV (Electric Vehicle) Charging Stations
- Solar Panel Carports (energy efficiency opportunity)
- Elevated structure to minimize flooding risk
- Dual-use staging for emergency shelter operations

Strategic Recommendation

At this time, Pembroke Park should consider including a Parking Garage Concept in the Master Plan as a Future Expansion Phase —

to be developed as event programming grows, funding becomes available, and shelter capacity needs evolve.

A Parking Garage will support:

- Resilient emergency readiness
- Expanded recreational event programming
- Economic growth through rentals and public use

“Planning smartly for tomorrow’s needs ensures that today’s investments are protected, supported, and accessible to all our residents.”

Town of Pembroke Park
Parks & Community Facilities Planning Charrette
Agenda
Date: April 27, 2025
Time: 1:00 PM – 3:30 PM

1:00 PM – Welcome & Opening Remarks

- Purpose of Charrette
- Overview of the Master Plan Process
- Tagline: “The Highest Mileage Rate Deserves the Highest Quality Parks.”

1:10 PM – Context: Why Now?

- Current facility conditions
- Population growth impacts
- Emergency readiness & equity needs

1:25 PM – Broward County Peer Comparisons

- Summary of features in 31 cities
- Key amenities and standout centers
- Where Pembroke Park stands today

1:45 PM – Pembroke Park Facility Vision

- Beach House (Howard Clark Park)
- Senior center preservation, light upgrades
- Patrick Behan Park
- Youth center, lakefront access, paddleboats
- Preserve Park
- 30,000+ sq ft community center with gym, banquet, EOC, splash pad, amphitheater

2:10 PM – Proposed Features & Programs

- Indoor fitness and police-community use
- After-school and senior programming
- Drive-thru emergency canopy
- Splash pad, gardens, outdoor performance space
- Parking garage feasibility

2:30 PM – Funding Pathways

- FEMA Mitigation
- USDA Rural Development
- Community Development Block Grants
- MPO Infrastructure Surtax
- AARP Grants
- Private Sponsorship & Naming Rights

2:45 PM – Commissioner Input Session

- Questionnaire review
- Vision and feature prioritization
- Brand/theme ideas
- Infrastructure and use suggestions

3:15 PM – Wrap-Up & Next Steps

- Recap of recommendations
- Path to concept drawings and cost estimates
- Follow-up meetings and timelines
- Closing Quote:

“Bringing Our Parks Up to Our Promise.”

End Time: 3:30 PM

Beach House(Linear
Walkway)

Modular double-wide; aging

Patrick Behan Park

Small, termite-ridden two-room
building near lake

Preserve Park

3-story flood-prone converted
house; outdated playgrounds

Minor cosmetic upgrades; maintain as a senior center

Build new 5,000 sq ft Youth and Community Center; Paddleboat/Kayak Rental

Build new 30,000+ sq ft Community Center with Gym, Banquet Hall, Hurricane Shelter; Splash Pad; Outdoor Amphitheater; Community Gardens

Park
Preserve Park
Patrick Behan Park
Beach House (Howard Clark Linear Park)

Proposed Facility Elements
- 30,000+ sq ft Community Center- Full indoor Gymnasium (Basketball, Pickleball, Volleyball)- Commercial Kitchen and Banquet Hall- Hurricane Evacuation Shelter / Emergency Operations Center (EOC)- Splash Pad Water Play Area- Outdoor Amphitheater- Expanded Community Garden and Fruit Orchard- Emergency Drive-Thru Food Canopy- Parking Garage (Future Feasibility)
- New 5,000 sq ft Youth and Community Center- Paddleboat/Kayak Rentals on Lake- After-School Youth Programs Space- Outdoor seating and picnic areas- Updated Playground Equipment
- Minor Renovations and Upgrades- Preservation as Senior Center- Space for Bingo, Senior Dances, Small Classes- Indoor/Outdoor gathering patio improvements

Category	Funding Source	Description
Federal Grants	FEMA Hazard Mitigation Grant Program (HMGP)	Provides funding for shelter construction, flood mitigation, and critical infrastructure protection.
	FEMA Building Resilient Infrastructure and Communities (BRIC)	Funds projects that increase resilience against natural disasters through critical facility upgrades.
	USDA Rural Development Community Facilities Program	Loans and grants to construct or improve public facilities in rural communities.
	Community Development Block Grants (CDBG – HUD)	Supports neighborhood revitalization, affordable housing, parks, and community centers.

EPA Environmental Justice Small Grants	Funds environmental education, stormwater gardens, and urban agriculture.
EDA (Economic Development Administration) Public Works Program	Supports public facilities that promote job creation and economic resilience.
DHS Urban Areas Security Initiative (UASI)	Enhances regional disaster preparedness, emergency management facilities, and critical response shelters.
State of Florida Grants FRDAP (Florida Recreation Development Assistance Program)	Funds for parks, trails, playgrounds, splash pads, gardens.
Florida DEM Shelter Retrofit Grants	Shelter hardening and emergency shelter facility funding.

Florida Cultural Facilities Grant Program	Funding for construction of cultural venues like amphitheaters, theaters, and arts centers.
Resilient Florida Infrastructure Grants (FL DEO)	Infrastructure projects protecting communities from flooding and sea-level rise.
Broward MPO Surtax Local / Regional Grants Infrastructure Program	Infrastructure and public works projects supporting resilience, transport, and shelter facilities.
CSC of Broward County (Children's Services Council)	Funds youth programs, after-school services, playground enhancements.
Broward Cultural Division Public Art & Design Grants	Public art installations tied to civic facilities and parks.

Private and
Foundation Grants

AARP Community Challenge
Grants

Small grants for senior-friendly,
walkable, resilient community
spaces.

Kresge Foundation Community
Development Investments

Large grants for equitable
community infrastructure.

Knight Foundation Public Spaces
Grants

Support activation of public spaces
through arts, culture, gardens.

Memorial Healthcare Community
Wellness Grants

Funds health and fitness programs
for underserved populations.

Baptist Health Foundation
Community Grants

Support healthy community
infrastructure — fitness, nutrition,
active parks.

Home Depot Foundation	Playground builds, urban gardens, park improvements.
Kaboom! Play Everywhere Grants	Build or revitalize youth play spaces creatively.
Nike Community Impact Fund	Supports youth athletics and recreation facility development.
Publix Charities	Funds healthy eating initiatives, food access, emergency food support.
State Farm Good Neighbor Citizenship Grants	Disaster preparedness, community development, and safety programs.

Walmart Foundation Local Grants Funds for hunger relief, wellness programs, healthy communities.

Creative Infrastructure Options Special Event Rentals (Splash Pad, Gym, Banquet Halls) Generate operating revenue to support park and facility maintenance.

Development Impact Fees (New Construction) Fees charged to new developers to fund park and public amenity expansion.

New Markets Tax Credits (NMTC Program) Attract private investment for projects serving low-income communities.

Green Infrastructure Grants (South Florida Water Management District) Rain gardens, bioswales, permeable parking, urban forestry initiatives.

Naming Rights Sponsorships

Public-private naming deals for gyms, splash pads, gardens, amphitheaters.

Fundraising Campaigns / Donor Walls

Community fundraising for playgrounds, amphitheaters, shelters.

Parks and Community Facilities Bonds (Optional)

Voter-supported municipal bonds to fund critical facilities.

Notes / Opportunities

Match typically required (75% FEMA / 25% Town). Strong case due to flooding risk.

Highly competitive; strong showing with shelter and EOC components.

Town eligible based on population and income thresholds.

Can apply through Broward or directly if eligible. Prioritize youth and senior services.

Expand Preserve Park gardens
and community orchard.

Emergency canopy, food security
initiatives strengthen application.

Frame shelter as community
critical infrastructure.

Good fit for splash pad,
playground replacements, and
trail improvements.

Helps fund EOC components of
Preserve Park.

Strong match for Preserve Park
Amphitheater.

Emphasize flood-prone Preserve
Park improvements.

Parking garage and emergency
canopy eligible.

Support youth center and after-
school initiatives at Patrick
Behan.

Fund murals, sculpture gardens
at new centers.

Senior lounge areas, walking trail upgrades.

Emphasize food resilience, wellness, emergency readiness.

Great fit for amphitheater, farmers markets, garden festivals.

Senior gym, wellness, farmers markets, emergency services.

Fitness trails, gardens, splash pad family wellness activities.

Fund playground equipment at
Preserve Park and Patrick Behan.

Youth center playground /
creative indoor play design.

Gymnasium sports programs,
youth leagues.

Help fund food canopy or garden
expansion programs.

Emergency drive-thru canopy and
resilience education.

Food distribution programs tied to Preserve Park.

Splash pad birthday parties, gym rentals, banquet events.

New townhouses, EKOS senior housing, and 365-unit projects are major sources.

Preserve Park and Behan projects could qualify if mapped.

Eco-features for Preserve Park gardens and parking design.

Generate sponsorship dollars to help fund new facilities.

Build local ownership and pride while reducing costs.

Low-interest long-term funding for major builds if necessary.

Grant Source	Focus Area
Children's Trust of Florida	Youth programming, after-school activities, playground safety initiatives
Florida Humanities Council Grants	Cultural events, community storytelling, outdoor cultural festivals
National Recreation and Park Association (NRPA) Grants	Outdoor fitness, youth wellness, community health events
AARP Community Challenge Microgrants (Programming Side)	Senior engagement, active aging programs, community building events
Publix Super Markets Charities (Programming Side)	Hunger relief programs, healthy food access, community wellness
Memorial Healthcare System Community Grants (Programming Side)	Community health education, wellness days, active living programs
Florida Department of State - Division of Cultural Affairs	Arts and cultural education programs
Local Business Sponsorships (Walmart, Baptist Health, State Farm)	Community programming partnerships
AmeriCorps/Volunteer Florida Community Projects	Youth mentoring, volunteer gardens, after-school civic engagement

What It Could Fund for Pembroke Park

Launch after-school programs at Patrick Behan Youth Center; upgrade playgrounds for safety compliance

Amphitheater programs, cultural performances, heritage celebrations

Install outdoor fitness equipment, fund youth health initiatives, activate Preserve Park gardens

Fund senior walking clubs, senior fitness classes, memory workshops

Fund seasonal farmers markets, food canopy activations during emergencies

Sponsor senior wellness fairs, fitness workshops in gymnasium, nutrition education sessions

Host music festivals, art exhibits, youth art classes at the new facilities

Partner to sponsor fitness leagues, family fun days, volunteer days in parks

Establish volunteer-driven garden maintenance teams, youth leadership training programs

City	Facility Name
<i>Pembroke Park</i>	<i>Beach House (Howard Clark Park)</i>
<i>Pembroke Park</i>	<i>Patrick Behan Park Building</i>
<i>Pembroke Park</i>	<i>Preserve Park House</i>
Dania Beach	I.T. Parker Community Center
Davie	Pine Island Community Center
Davie	Bergeron Rodeo Grounds
Deerfield Beach	Johnny Tigner Community Center
Deerfield Beach	Oveta McKeithen Recreation Complex
Coconut Creek	Coconut Creek Community Center
Coral Springs	Coral Springs Gymnasium
Coral Springs	Coral Springs Center for the Arts
Fort Lauderdale	Carter Park Community Center
Fort Lauderdale	Bass Park Community Center
Hallandale Beach	OB Johnson Park
Hallandale Beach	Foster Park Community Center
Hallandale Beach	Cultural Community Center
Hollywood	Fred Lippman Multi-Purpose Center
Hollywood	David Park Community Center
Hollywood	Hollywood Beach Culture & Community
Lauderdale Lakes	Vincent Torres Memorial Park Communi
Lauderhill	Lauderhill Performing Arts Center
Lauderhill	Sadkin Community Center
Miramar	Miramar Multi-Service Complex
Miramar	Shirley Branca Park Community Center
Miramar	Vernon E. Hargray Youth Enrichment Ce
North Lauderdale	North Lauderdale Community Center
Oakland Park	Collins Community Center
Parkland	Parkland Recreation and Enrichment Cer
Pembroke Pines	Southwest Focal Point Senior Center
Pembroke Pines	Towngate Park Community Center
Pembroke Pines	Rose Price Park Community Center
Plantation	Jim Ward Community Center
Plantation	Plantation Community Center
Pompano Beach	Mitchell Moore Community Center
Pompano Beach	Emma Lou Olson Civic Center
Sunrise	Sunrise Civic Center
Tamarac	Tamarac Community Center
Weston	Weston Community Center
West Park	Mary Saunders Park Community Center
West Park	McTyre Park Concession & Activity Cent
Wilton Manors	Hagen Park Community Center

Southwest Ranches Southwest Ranches Community Center

Address

4000 SW 40th Ave, Pembroke Park, FL 33023
 3500 SW 52nd Ave, Pembroke Park, FL 33023
 3115 SW 52nd Ave, Pembroke Park, FL 33023

Year Built/Renovated

Built ~1980s, Modular
 Built ~1980s, poor condition
 Converted house ~1970s

901 NE 3rd St, Dania Beach, FL 33004
 3801 S Pine Island Rd, Davie, FL 33328
 4271 Davie Rd, Davie, FL 33314
 445 SW 2nd St, Deerfield Beach, FL 33441
 445 SW 2nd St, Deerfield Beach, FL 33441
 1100 Lyons Rd, Coconut Creek, FL 33063
 2501 Coral Springs Dr, Coral Springs, FL 33065
 2855 Coral Springs Dr, Coral Springs, FL 33065
 1450 W Sunrise Blvd, Fort Lauderdale, FL 33311
 2750 NW 19th St, Fort Lauderdale, FL 33311
 1000 NW 8th Ave, Hallandale Beach, FL 33009
 609 NW 6th Ave, Hallandale Beach, FL 33009
 410 SE 3rd St, Hallandale Beach, FL 33009
 2030 Polk St, Hollywood, FL 33020
 108 N 33rd Ct, Hollywood, FL 33021
 1301 S Ocean Dr, Hollywood, FL 33019
 4331 NW 36th St, Lauderdale Lakes, FL 33319
 3800 NW 11th Pl, Lauderhill, FL 33311
 1176 NW 42nd Way, Lauderhill, FL 33313
 6700 Miramar Pkwy, Miramar, FL 33023
 6900 Miramar Pkwy, Miramar, FL 33023
 7000 Miramar Pkwy, Miramar, FL 33023
 701 SW 71st Ave, North Lauderdale, FL 33068
 3900 NE 3rd Ave, Oakland Park, FL 33334
 10559 Trails End, Parkland, FL 33076
 301 NW 103rd Ave, Pembroke Pines, FL 33026
 901 NW 155th Ave, Pembroke Pines, FL 33028
 901 NW 208th Ave, Pembroke Pines, FL 33029
 301 NW 46th Ave, Plantation, FL 33317
 5555 Palm Tree Rd, Plantation, FL 33317
 901 NW 10th St, Pompano Beach, FL 33060
 1801 NE 6th St, Pompano Beach, FL 33060
 10610 W Oakland Park Blvd, Sunrise, FL 33351
 8601 W Commercial Blvd, Tamarac, FL 33351
 20200 Saddle Club Rd, Weston, FL 33327
 4750 SW 21st St, West Park, FL 33023
 3501 SW 56th Ave, West Park, FL 33023
 2020 Wilton Dr, Wilton Manors, FL 33305

Built ~1980s
 Built ~1990s, Renovated 2010s
 Historic (1970s)
 Renovated 2017
 Renovated 2018
 Built ~2000s
 Built 2000s, Updated 2015
 Built 1990s
 Renovated 2018
 Renovated 2019
 Renovated 2015
 Renovated 2016
 Renovated 2020
 Renovated 2018
 Renovated 2017
 Renovated 2018
 Renovated 2016
 Built 2016
 Renovated 2017
 Built 2005
 Renovated 2015
 Built 2017
 Renovated 2018
 Renovated 2016
 Built 2015
 Built ~2000s, Renovated 2018
 Built 2000s
 Renovated 2016
 Renovated 2019
 Renovated 2015
 Renovated 2016
 Renovated 2017
 Renovated 2018
 Renovated 2017
 Built ~early 2000s
 Renovated 2015
 Renovated 2015
 Renovated 2016

13400 Griffin Rd, Southwest Ranches, FL 33330

Built 2010s

Key Amenities	Rental Available?	Shelter Certified?
<i>Senior Bingo, Small Events</i>	<i>Yes (limited)</i>	<i>No</i>
<i>2 small rooms, lakeside</i>	<i>No</i>	<i>No</i>
<i>1 usable room, jogging trail nearby</i>	<i>No</i>	<i>No</i>
Banquet space, waterfront proximity	Yes	No
Full Gym, Pool Access, Rentals	Yes	Partial
Rodeo Arena, Meeting Rentals	Yes	No
Gym, Meeting Rooms, Senior Programs	Yes	No
Gym, Pool, Banquet Rentals	Yes	Yes
Gymnasium, Senior Lounge, Rentals	Yes	No
Large Gym, Fitness Classes, Rentals	Yes	No
Theater, Banquet Rentals	Yes	No
Full Gym, Pool, Rentals	Yes	Yes
Gym, Meeting Rooms	Yes	No
Full Gym, Splash Pad, Banquet Hall	Yes	Yes
Meeting Rooms, Rentals	Yes	Yes
Rentals, Cultural Programming	Yes	No
Senior Services, Event Rentals	Yes	No
Meeting Rooms, Playground Adjacent	Yes	No
Beachfront Rentals, Arts Programs	Yes	No
Gym, Meeting Space, Senior Fitness	Yes	No
Large Theater, Banquet Hall	Yes	No
Gymnasium, Rentals	Yes	No
Gym, Meeting Rooms, Senior Services	Yes	No
Outdoor Stage, Small Rentals	Yes	No
Youth Gymnasium, Classrooms, STEM Labs	Yes	No
Senior Programming, Rentals	Yes	No
Meeting Rooms, Fitness Center	Yes	No
Gymnasium, Meeting Rooms, Rentals	Yes	No
Major Senior Center, Rentals, Adult Daycare	Yes	No
Youth Programs, Small Gym, Rentals	Yes	No
Multipurpose Room, Playground Access	Yes	No
Gymnasium, Rentals, Outdoor Courts	Yes	No
Meeting Rooms, Senior Activities	Yes	No
Gymnasium, After-School, Rentals	Yes	No
Banquet Halls, Theater, Rentals	Yes	No
Full Civic Center, Gym, Pool, Theater	Yes	Yes
Gymnasium, Senior Programs, Rentals	Yes	No
Meeting Rooms, Rentals, Fitness Classes	Yes	No
Gym, Rentals, Senior Activities	Yes	No
Small Meeting Rooms, Concession Rentals	Yes	No
Gym, Meeting Rooms, Rentals	Yes	No

Small Rental Hall, Outdoor Space

Yes

No

Special Notes

Modular structure; only cosmetic updates
Termite damage, building needs full replacement
Severe flooding, outdated structure

Event rentals; waterfront near marina
Adjacent to Aquatics Complex
Event rentals, not true recreation center
Active youth and senior programming
Strong shelter capabilities
Full-sized gym, small amphitheater nearby
Multi-use sports facility
Performance arts venue with rental halls
Major storm shelter
Senior and youth programs
Certified storm shelter
Faith-based rental use
Modern small event facility
Major senior hub
Family-focused activities
Weddings, cultural events
Youth and senior focus
Major arts and rental hub
Senior fitness and youth leagues
Large civic facility, social services center
Outdoor concerts
Major youth center with active programs
Limited to small rentals
Civic and senior activities
Modern recreation hub
Award-winning senior facility
Adjacent to Towngate Park fields
Family activities site
Youth sports and rentals
Senior and small rentals
Youth-focused programs
Cultural events and weddings
Full-service shelter facility
Senior and youth recreation site
Adjacent to Weston Regional Park
Faith-based and senior rentals
Youth sports facility focus
Civic meetings, small recreation hub

Rural events, very small capacity

facilities	# of Broward Cities (out of 31)	Example Cities
Indoor Gymnasium	24	Pembroke Pines, Miramar, Hallandale Beach, Tamarac, Sunrise, Coral Springs, Pompano Beach
Banquet/Event Rental Hall	26	Hollywood, Hallandale Beach, Davie, Plantation, Weston, West Park
Splash Pad	9	Hallandale Beach (OB Johnson), Lauderhill, Pompano Beach, Miramar
Outdoor Amphitheater	7	Miramar (Shirley Branca Park), Sunrise, Coral Springs, Weston (events stage)
Certified Hurricane Shelter	8	Sunrise Civic Center, Hallandale Beach OB Johnson Park, Oveta McKeithen in Deerfield
Senior Center Focus	19	Pembroke Pines (Southwest Focal Point), Hollywood, Tamarac
Community Gardens/Urban Farming	5	Miramar, Coral Springs, Oakland Park
Lakefront Access / Marina	4	Dania Beach (I.T. Parker), Hollywood Beach Community Center, Deerfield Beach

Indoor Fitness Center

Sunrise, Miramar, Coral Springs,
20 Hollywood

Notes

Pembroke Park has zero indoor gyms

Pembroke Park has no banquet or rental hall

Pembroke Park has no splash pad

Pembroke Park has no amphitheater

Pembroke Park has no FEMA-certified shelter

Pembroke Park has no full senior facility

Pembroke Park has a small garden but major expansion planned at Preserve Park

Patrick Behan Park lakefront is an untapped asset

Pembroke Park has no fitness or wellness center

Factor
Increased Event Traffic
Emergency Activation Support
Future-Proofing Town Growth
Maximize Limited Land Footprint
Surtax Funding Eligibility
Resilient Design Opportunities

Importance
Banquet rentals, amphitheater performances, festivals
More parking needed during hurricane shelter activations or food distributions
New residents and police activities increase regular daily traffic
Preserve open park land by building vertically rather than sprawling surface lots
Broward MPO Surtax infrastructure grants can partially fund public parking structures if tied to public service uses
Elevating parking can reduce flood impacts and serve multi-functional purposes during emergencies

City	Facility
Miramar	Shirley Branca Park
Sunrise	Sunrise Civic Center Amphitheater
Coral Springs	Coral Springs Center for the Arts (Outdoor Event:
Weston	Weston Regional Park
Hollywood	ArtsPark at Young Circle
Lauderhill	Lauderhill Performing Arts Center
Pompano Beach	Pompano Beach Amphitheater ("The Amp")

Notes

Outdoor stage and amphitheater space

Large outdoor event space

Indoor theater + outdoor stage

Amphitheater and outdoor concert space

Open air amphitheater

Indoor major performing arts center (with outdoor events area)

Major outdoor concert venue

City	Facility
Hallandale Beach	OB Johnson Park
Sunrise	Welleby Park
Lauderhill	Lauderhill Sports Park
Pompano Beach	Houston/Sworn Park
Coral Springs	Betti Stradling Park
Miramar	Shirley Branca Park Splash Pad
Margate	Firefighters Park
Hollywood	Holland Park (Small Water Featu
Deerfield Beach	Sullivan Park

Notes

Splash pad next to gymnasium

Splash pad and playground combined

Family splash pad

Community splash pad

Children's splash area

Free-standing splash zone

Splash pad near playground

Smaller scale splash features

Waterfront splash pad

Parks & Community Facilities Charrette - April 2025

“The Highest Mileage Rate Deserves the Highest Quality Parks.”

Welcome and Purpose

- Build a roadmap for modern parks and facilities
- Focus on resilience, equity, and community pride
- Plan for future growth

Why Now?

- Highest mileage rate in Broward County
- No hurricane shelter or EOC capacity
- Playgrounds and parks at end-of-life
- Population growth surging

New Developments Impacting Parks

- EKOS Senior Housing (150 units)
- New Magnolia townhouses (completed 2024)
- New villas (approved 2025)
- 365-unit multifamily adjacent to Town Hall

Current Parks Overview

- Beach House: Modular Senior Center
- Patrick Behan Park: Aging building, waterfront
- Preserve Park: Flood-prone old house, outdated playgrounds

Future Vision - Beach House (Howard Clark Park)

- Senior center preservation
- Small cosmetic improvements
- Continue Bingo, hot dog lunches, dances

Future Vision - Patrick Behan Park

- Build new 5,000 sq ft Youth & Community Center
- Paddleboat and kayak rentals
- After-school and lunch hub

Future Vision - Preserve Park

- Build 30,000+ sq ft Community Center
- Full indoor Gymnasium (Basketball, Pickleball, Fitness)
- Banquet hall and commercial kitchen
- Splash pad
- Outdoor Amphitheater
- Emergency shelter and EOC

Proposed Program Highlights

- After-school programs
- Senior wellness classes
- Community garden education
- Farmers markets and food distribution
- Police-community fitness days

Supporting Infrastructure

- Emergency Drive-Thru Canopy (for food distributions)
- Parking garage feasibility study (future growth)
- Expanded jogging trails, shaded gathering spaces

Funding Opportunities

- FEMA Mitigation Grants
- USDA Rural Development Programs
- CDBG Community Development Block Grants
- Broward MPO Surtax Infrastructure Funds
- AARP Livable Communities Grants
- Sponsorships & Naming Rights

Commissioner Input Session

- Priorities for each park?
- Indoor sports vs banquet focus?
- Branding/theme ideas?
- Parking garage future interest?

- ▶ “The best way to predict the future of a town is to build it — thoughtfully, inclusively, and beautifully.”
- ▶ “Bringing Our Parks Up to Our Promise.”
- ▶ “Let’s build together for every generation.”