



AGENDA

WORKSHOP COMMISSION MEETING

6:00 PM - Wednesday, January 25, 2023

Commission Chambers

	Page
1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. ROLL CALL	
4. ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA	
5. PRESENTATIONS	
6. REPORTS OF COMMITTEES AND CITY STAFF	
6.1. Fire Department - Chief Kane	5 - 17
FIRE pkDEC22	
7. PLANNING CONSULTANT - MICHAEL VONDER-MEULEN	
7.1. Presentation	18 - 26
Planner presentation 30 Ave TC 011823	
7.2. 22-CP-03 Land Use Plan Amendment (LUPA)	27 - 59
ORDINANCE NO. 2023-001	
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING AN AMENDMENT TO THE TOWN'S FUTURE LAND USE MAP FOR THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (THE "PROPERTY"); AMENDING THE PROPERTY'S LAND USE FROM INDUSTRIAL TO COMMERCIAL; DIRECTING THE TOWN CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AND THE PROPOSED LAND USE PLAN AMENDMENT TO THE APPROPRIATE PARTIES; REQUESTING BROWARD COUNTY TO AMEND ITS LAND USE AND TO AUTHORIZE THE BROWARD COUNTY PLANNING COUNCIL TO TRANSMIT A COPY OF THE AMENDMENT TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY ON BEHALF OF THE TOWN AND ANY OTHER INTERESTED GOVERNMENTAL ENTITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.	
Planner 1 SW 30th TC Staff Report	
Planner 1 22-CP-03 Lupa Signed	

- 7.3. 22-RZ-01 Text Amendment Application MXE District 60 - 81

ORDINANCE NO. 2023-002

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28, ENTITLED “ZONING;” CREATING DIVISION 5.8, TO BE ENTITLED “MXE - MIXED-USE ENTERTAINMENT DISTRICT;” PROVIDING REGULATIONS FOR THE MIXED-USE ENTERTAINMENT DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR INTENT AND PURPOSE; PROVIDING FOR PERMITTED USES AND SPECIFIC USE REGULATIONS; PROVIDING FOR HEIGHT RESTRICTIONS; PROVIDING FOR FLOOR AREA REGULATIONS; PROVIDING FOR SETBACKS; PROVIDING FOR PARKING; PROVIDING FOR A GEOGRAPHIC AREA; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Planner 2 SW 30th TC Staff Report \(003\)](#)
[Planner 2 22-RZ-01 Text Amdn Signed](#)
[Planner 2 Text Amendment Mixed Use Entertainment District](#)
[2023-002 Ord \(Text Amendment - MXD District\) \(00550050xC4B6A\)](#)

- 7.4. 22-RZ-04 Rezoning B-1 and M-1 to MXE 82 - 89

ORDINANCE NO. 2023-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ENTITLED “ZONING;” PROVIDING FOR THE REZONING OF THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE IN PEMBROKE PARK, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN, FROM THE PRESENT ZONING CLASSIFICATION OF B-1 (BUSINESS DISTRICT) AND M-1 (INDUSTRIAL DISTRICT) TO MXE (MIXED-USE ENTERTAINMENT DISTRICT); PROVIDING FOR AN AMENDMENT TO THE TOWN’S OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Planner 3 SW 30th TC Staff Report \(003\)](#)
[Planner 3 22-RZ-04 Rezone Signed](#)
[Planner 3 Zoning Legal Descriptin](#)
[2023-003 Ord \(Rezoning - MXD - SW 30th Ave\) \(00550422-2xC4B6A\)](#)

8. BUILDING DEPARTMENT - BUILDING OFFICIAL NUNEZ

- 8.1. Monthly Report for December 2022 90 - 95

Information only

[Agenda Item Report - AIR-23-008 - Pdf](#)

9. CODE ENFORCEMENT - CHIEF CODE ENFORCEMENT OFFICER RAMIREZ
 - 9.1. Code Enforcement Monthly Report - Dec 2022 96 - 133
[Code Enforcement Dept Report - Dec 2022 - Pdf](#)
10. FINANCE DEPARTMENT - FINANCE DIRECTOR BROWN
11. HUMAN RESOURCES - HR DIRECTOR FRIEDMAN
 - 11.1. Changing Department Name – Code Enforcement to Code Compliance 134 - 135
Department - HR Director Friedman, Building Official Nunez

Staff recommends approval of department name change.
[Agenda Item Report - AIR-23-005 - Pdf](#)
 - 11.2. Increasing Sewer Headcount - Mayor Jacobs, HR Director Friedman 136 - 137

Staff recommends approval
[Agenda Item Report - AIR-23-009 - Pdf](#)
12. IT DEPARTMENT - IT DIRECTOR PAKULA - NONE
13. POLICE DEPARTMENT - POLICE CHIEF HOWARD
 - 13.1. Monthly Report for the month of December 2022 138
[Police December 2022 Pembroke Park PD Calls for Service Stats](#)
 - 13.2. Additional "Pro" licensing for Axon Body Cameras 139 - 145

Staff recommends the purchase of these additional licenses as we build out our Body Worn Camera Program
[Agenda Item Report - AIR-23-002 - Pdf](#)
14. PUBLIC SERVICES DEPARTMENT
 - 14.1. Pembroke Park Boulevard 146 - 149

We are looking for direction.
[Agenda Item Report - AIR-23-006 - Pdf](#)
 - 14.2. Salvage Vehicle - Chrysler Sebring 150 - 152

We are recommending approval.
[Agenda Item Report - AIR-23-003 - Pdf](#)
15. OLD BUSINESS
16. NEW BUSINESS
17. DISCUSSION
 - 17.1. Mayor Jacobs 153 - 155
Raymond P Oglesby Park improvement project

Park/Median Christmas Lights
Electrical Outlets Median/Park
Pembroke Park Gardening Club
Sewer Staff Increase
Mayors' Conference
[Park Plan Grant](#)

18. TOWN CLERK COMMENTS

19. ATTORNEY COMMENTS

20. TOWN MANAGER COMMENTS

21. COMMISSIONER COMMENTS

21.1. Clerk Commissioner Hodgkins
Vice Mayor Dieuveille
Mayor Jacobs

22. ANNOUNCEMENTS

22.1. Charter Review Committee Meeting, Monday, January 30, 2023 at 6:00 PM
Planning & Zoning Board Meeting, Thursday, February 2, 2023 at 6:00 PM
Regular Commission Meeting, Wednesday, February 8, 2023 at 7:00 PM
Special Magistrate Hearing, Wednesday, February 15, 2023 at 9:00 AM
Workshop Commission Meeting, Wednesday, February 22, 2023 at 6:00 AM

23. 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.

Marlen D. Martell
Town Clerk

	A	B	C	D	E	F	G	H	I
1	INCIDENT NUMBER	INCIDENT TYPE DESCRIPTION	BEAT NAME	INCIDENT DATE	FIRST UNIT DISPATCHED TIME	FIRST UNIT ARRIVED TIME	ROUTE CLOSED TIME	CURRENT PRIORITY KEY	INCIDENT TYPE CODE
2	FPK22120100002124	SUSPICIOUS INCIDENT/PACK AGE	27A	12/01/2022 07:55:07	12/01/2022 07:55:29	12/01/2022 08:01:05	12/01/2022 08:05:43	3	S13I
3	FPK22121700002225	COMMERCIAL STRUCTURE FIRE	27Y1	12/17/2022 10:40:31	12/17/2022 10:40:47	12/17/2022 10:46:30	12/17/2022 11:10:09	1	S25CF
4	FPK22121100002194	OUTSIDE FIRE	27B	12/11/2022 21:57:41	12/11/2022 21:58:08	12/11/2022 22:03:31	12/11/2022 22:07:33	1	S25OF
5	FPK22120700002174	RESIDENTIAL FIRE	27B	12/07/2022 22:11:00	12/07/2022 22:11:31	12/07/2022 22:17:11	12/07/2022 22:51:46	1	S25RS
6	FPK22120800002175	RESIDENTIAL FIRE	27A	12/08/2022 03:34:23	12/08/2022 03:34:49	12/08/2022 03:40:49	12/08/2022 04:06:51	1	S25RS
7	FPK22121000002189	RESIDENTIAL FIRE	27B	12/10/2022 22:40:34	12/10/2022 22:41:18	12/10/2022 22:46:39	12/10/2022 23:31:36	1	S25RS
8	FPK22122800002286	VEHICLE FIRE	27A	12/28/2022 14:39:07	12/28/2022 14:39:20	12/28/2022 14:44:45	12/28/2022 15:27:51	2	S25VF
9	FPK22122500002270	ASSAULT	27B	12/25/2022 15:14:17	12/25/2022 15:15:17	12/25/2022 15:16:32	12/25/2022 15:25:16	3	S31IJ
10	FPK22120100002125	SUICIDE ATTEMPT	27B	12/01/2022 10:11:01	12/01/2022 10:11:36	12/01/2022 10:17:27	12/01/2022 11:04:28	2	S32
11	FPK22121200002198	SUICIDE ATTEMPT	27A	12/12/2022 14:50:50	12/12/2022 14:51:14	12/12/2022 15:00:01	12/12/2022 15:39:05	2	S32
12	FPK22120500002152	SHOOTING	27A	12/05/2022 07:27:32	12/05/2022 07:27:44	12/05/2022 07:30:47	12/05/2022 07:45:36	1	S33
13	FPK22122400002261	DOMESTIC DISTURBANCE	27A	12/24/2022 07:29:27	12/24/2022 07:29:40	12/24/2022 07:41:11	12/24/2022 07:44:58	3	S38IJ
14	FPK22123100002301	HIT & RUN ON HIGHWAY	27Y2	12/31/2022 01:55:41	12/31/2022 01:56:03	12/31/2022 02:07:28	12/31/2022 02:54:35	2	S3H

	A	B	C	D	E	F	G	H	I
15	FPK22120500002157	HIT AND RUN WITH INJURIES	27B	12/05/2022 22:30:24	12/05/2022 22:31:08	12/05/2022 22:35:35	12/05/2022 22:35:53	2	S3I
16	FPK22120500002156	TRAFFIC ACCIDENT STANDBY	27A	12/05/2022 18:01:05	12/05/2022 18:01:29	12/05/2022 18:07:34	12/05/2022 18:50:42	4	S4
17	FPK22123000002299	TRAFFIC ACCIDENT STANDBY	27A	12/30/2022 17:29:28	12/30/2022 17:29:39	12/30/2022 17:35:28	12/30/2022 18:03:30	4	S4
18	FPK22120400002144	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/04/2022 10:21:08	12/04/2022 10:21:25	12/04/2022 10:26:15	12/04/2022 10:55:14	3	S49CF
19	FPK22120600002165	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/06/2022 18:50:54	12/06/2022 18:51:16	12/06/2022 18:57:30	12/06/2022 19:28:29	3	S49CF
20	FPK22120900002182	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/09/2022 17:44:27	12/09/2022 17:44:49	12/09/2022 17:52:12	12/09/2022 17:58:24	3	S49CF
21	FPK22121600002221	FIRE ALARM - COMMERCIAL STRUCTURE	27A	12/16/2022 14:37:20	12/16/2022 14:37:30	12/16/2022 14:44:43	12/16/2022 15:03:38	3	S49CF
22	FPK22120600002160	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/06/2022 07:57:27	12/06/2022 07:57:40	12/06/2022 08:07:24	12/06/2022 08:10:06	3	S49CF
23	FPK22122600002276	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/26/2022 14:18:09	12/26/2022 14:18:24	01/01/0001 00:00:00	12/26/2022 14:34:47	3	S49CF
24	FPK22122700002283	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/27/2022 11:36:44	12/27/2022 11:37:41	12/27/2022 11:42:54	12/27/2022 11:52:43	3	S49CF
25	FPK22123000002295	FIRE ALARM - COMMERCIAL STRUCTURE	27B	12/30/2022 10:14:57	12/30/2022 10:15:26	01/01/0001 00:00:00	12/30/2022 10:18:24	3	S49CF

	A	B	C	D	E	F	G	H	I
26	FPK22123000002297	FIRE ALARM - COMMERCIAL STRUCTURE	27A	12/30/2022 12:54:35	12/30/2022 12:54:57	12/30/2022 13:00:01	12/30/2022 13:12:35	3	S49CF
27	FPK22123000002296	FIRE ALARM	27B	12/30/2022 10:45:15	12/30/2022 10:47:12	12/30/2022 10:47:26	12/30/2022 11:41:11	3	S49F
28	FPK22120100002122	FIRE ALARM - MULTI-FAMILY	27A	12/01/2022 02:46:59	12/01/2022 02:47:16	01/01/0001 00:00:00	12/01/2022 02:48:54	3	S49MF
29	FPK22121100002192	FIRE ALARM - MULTI-FAMILY	27A	12/11/2022 11:20:27	12/11/2022 11:20:36	12/11/2022 11:26:03	12/11/2022 12:11:57	3	S49MF
30	FPK22121300002203	ACCIDENT ROLLOVER OR EXTRICATION	27Y2	12/13/2022 11:47:35	12/13/2022 11:47:55	12/13/2022 11:54:38	12/13/2022 12:18:17	1	S4E
31	FPK22122400002265	ACCIDENT ROLLOVER OR EXTRICATION	27B	12/24/2022 19:47:57	12/24/2022 19:48:24	12/24/2022 19:54:16	12/24/2022 20:06:26	1	S4E
32	FPK22120600002159	ACCIDENT HIGHWAY	27Y1	12/06/2022 02:36:18	12/06/2022 02:37:20	12/06/2022 02:44:39	12/06/2022 03:23:49	2	S4H
33	FPK22120600002163	ACCIDENT HIGHWAY	27Y2	12/06/2022 13:54:01	12/06/2022 13:54:27	01/01/0001 00:00:00	12/06/2022 13:56:03	2	S4H
34	FPK22120700002169	ACCIDENT HIGHWAY	27Y1	12/07/2022 08:32:53	12/07/2022 08:33:41	12/07/2022 08:40:25	12/07/2022 08:46:09	2	S4H
35	FPK22120700002170	ACCIDENT HIGHWAY	27Y1	12/07/2022 08:34:13	01/01/0001 00:00:00	01/01/0001 00:00:00	12/07/2022 08:34:54	2	S4H
36	FPK22121000002187	ACCIDENT HIGHWAY	27Y1	12/10/2022 20:51:08	12/10/2022 20:51:25	12/10/2022 20:58:44	12/10/2022 21:50:23	2	S4H
37	FPK22121300002204	ACCIDENT HIGHWAY	27Y2	12/13/2022 11:49:10	01/01/0001 00:00:00	01/01/0001 00:00:00	12/13/2022 11:53:41	2	S4H
38	FPK22121300002205	ACCIDENT HIGHWAY	27Y2	12/13/2022 18:28:49	12/13/2022 18:29:04	12/13/2022 18:36:03	12/13/2022 19:27:53	2	S4H
39	FPK22121500002212	ACCIDENT HIGHWAY	27Y1	12/15/2022 12:25:41	12/15/2022 12:25:59	12/15/2022 12:35:14	12/15/2022 12:37:55	2	S4H
40	FPK22121600002222	ACCIDENT HIGHWAY	27Y1	12/16/2022 17:45:06	12/16/2022 17:45:28	12/16/2022 17:52:17	12/16/2022 17:59:22	2	S4H

	A	B	C	D	E	F	G	H	I
41	FPK22122000002250	ACCIDENT HIGHWAY	27Y1	12/20/2022 22:39:31	12/20/2022 22:40:04	12/20/2022 22:51:18	12/20/2022 23:01:10	2	S4H
42	FPK221226000002278	ACCIDENT HIGHWAY	27Y1	12/26/2022 15:17:37	12/26/2022 15:18:07	12/26/2022 15:24:11	12/26/2022 15:49:38	2	S4H
43	FPK221224000002260	ACCIDENT HIGHWAY	27Y1	12/24/2022 04:03:53	12/24/2022 04:04:31	12/24/2022 04:13:17	12/24/2022 04:27:32	2	S4H
44	FPK221229000002292	ACCIDENT HIGHWAY	27Y1	12/29/2022 17:54:39	12/29/2022 17:54:52	12/29/2022 18:03:48	12/29/2022 18:15:35	2	S4H
45	FPK221230000002300	ACCIDENT HIGHWAY	27Y1	12/30/2022 18:34:02	12/30/2022 18:35:13	12/30/2022 18:42:37	12/30/2022 19:01:59	2	S4H
46	FPK221207000002173	ACCIDENT WITH INJURIES	27B	12/07/2022 17:00:27	12/07/2022 17:00:39	12/07/2022 17:05:43	12/07/2022 17:44:06	2	S4I
47	FPK221207000002168	ACCIDENT WITH INJURIES	27B	12/07/2022 06:12:05	12/07/2022 06:12:22	01/01/0001 00:00:00	12/07/2022 06:14:44	2	S4I
48	FPK221210000002185	ACCIDENT WITH INJURIES	27B	12/10/2022 05:05:03	12/10/2022 05:05:27	12/10/2022 05:11:28	12/10/2022 06:02:00	2	S4I
49	FPK221211000002190	ACCIDENT WITH INJURIES	27A	12/11/2022 03:03:36	12/11/2022 03:03:56	12/11/2022 03:10:26	12/11/2022 04:17:41	2	S4I
50	FPK221212000002195	ACCIDENT WITH INJURIES	27A	12/12/2022 10:54:59	12/12/2022 10:55:17	12/12/2022 10:59:37	12/12/2022 11:35:53	2	S4I
51	FPK221215000002211	ACCIDENT WITH INJURIES	27B	12/15/2022 07:36:32	12/15/2022 07:37:13	12/15/2022 07:42:59	12/15/2022 08:23:45	2	S4I
52	FPK221210000002184	ACCIDENT WITH INJURIES	27B	12/10/2022 00:20:20	12/10/2022 00:20:37	12/10/2022 00:27:36	12/10/2022 00:42:54	2	S4I
53	FPK221219000002244	ACCIDENT WITH INJURIES	27B	12/19/2022 16:01:09	12/19/2022 16:01:34	12/19/2022 16:05:57	12/19/2022 16:17:39	2	S4I
54	FPK221222000002251	ACCIDENT WITH INJURIES	27B	12/22/2022 04:41:16	12/22/2022 04:41:46	12/22/2022 04:47:51	12/22/2022 05:33:39	2	S4I
55	FPK221222000002252	ACCIDENT WITH INJURIES	27A	12/22/2022 04:51:37	12/22/2022 04:52:10	12/22/2022 04:57:06	12/22/2022 06:05:47	2	S4I
56	FPK221223000002258	ACCIDENT WITH INJURIES	27B	12/23/2022 11:08:01	12/23/2022 11:08:15	12/23/2022 11:14:30	12/23/2022 11:28:39	2	S4I

	A	B	C	D	E	F	G	H	I
57	FPK22121000002188	ACCIDENT WITH INJURIES	27B	12/10/2022 20:51:36	12/10/2022 20:52:06	01/01/0001 00:00:00	12/10/2022 20:59:18	2	S4I
58	FPK22121600002215	ACCIDENT WITH INJURIES	27A	12/16/2022 05:46:58	12/16/2022 05:47:26	12/16/2022 05:52:26	12/16/2022 06:42:50	2	S4I
59	FPK22122400002266	ACCIDENT WITH INJURIES	27B	12/24/2022 22:20:33	12/24/2022 22:22:43	12/24/2022 22:27:30	12/24/2022 23:17:57	2	S4I
60	FPK22122600002273	ACCIDENT WITH INJURIES	27A	12/26/2022 06:54:03	12/26/2022 06:54:32	12/26/2022 07:01:51	12/26/2022 07:15:38	2	S4I
61	FPK22122700002281	ACCIDENT WITH INJURIES	27B	12/27/2022 03:49:45	12/27/2022 03:50:00	12/27/2022 03:57:34	12/27/2022 03:59:47	2	S4I
62	FPK22122800002287	ACCIDENT WITH INJURIES	27B	12/28/2022 16:38:38	12/28/2022 16:38:45	12/28/2022 16:40:38	12/28/2022 17:18:05	2	S4I
63	FPK22123100002309	ACCIDENT WITH INJURIES	27B	12/31/2022 19:57:18	12/31/2022 19:57:37	12/31/2022 20:01:40	12/31/2022 20:08:35	2	S4I
64	FPK22121400002207	ACCIDENT WITH INJURIES	27A	12/14/2022 14:12:11	12/14/2022 14:12:25	12/14/2022 14:18:21	12/14/2022 14:21:29	2	S4I
65	FPK22120300002133	ABDOMINAL PAIN	27A	12/03/2022 04:27:48	12/03/2022 04:28:09	12/03/2022 04:34:39	12/03/2022 05:12:19	2	S67AP
66	FPK22121100002193	ABDOMINAL PAIN	27A	12/11/2022 14:42:01	12/11/2022 14:42:41	12/11/2022 14:49:54	12/11/2022 15:01:36	2	S67AP
67	FPK22122200002253	ABDOMINAL PAIN	27A	12/22/2022 06:49:52	12/22/2022 06:50:34	12/22/2022 06:57:05	12/22/2022 07:44:40	2	S67AP
68	FPK22122400002264	BACK PAIN	27A	12/24/2022 18:48:33	12/24/2022 18:48:45	12/24/2022 18:54:04	12/24/2022 19:23:55	3	S67BP
69	FPK22120100002121	CHEST PAINS NON-TRAUMATIC	27B	12/01/2022 01:39:51	12/01/2022 01:40:10	12/01/2022 01:48:17	12/01/2022 02:21:31	1	S67CP
70	FPK22121600002216	CHEST PAINS NON-TRAUMATIC	27A	12/16/2022 07:41:37	12/16/2022 07:42:17	12/16/2022 07:48:20	12/16/2022 08:27:37	1	S67CP
71	FPK22120400002146	CHEST PAINS NON-TRAUMATIC	27B	12/04/2022 18:09:38	12/04/2022 18:09:59	12/04/2022 18:16:02	12/04/2022 18:54:19	1	S67CP

	A	B	C	D	E	F	G	H	I
72	FPK22122000002247	CHEST PAINS NON- TRAUMATIC	27A	12/20/2022 12:26:01	12/20/2022 12:26:23	12/20/2022 12:38:35	12/20/2022 13:08:18	1	S67CP
73	FPK22122300002259	CHEST PAINS NON- TRAUMATIC	27B	12/23/2022 15:54:35	12/23/2022 15:54:53	12/23/2022 15:58:32	12/23/2022 16:47:43	1	S67CP
74	FPK22122400002262	CHEST PAINS NON- TRAUMATIC	27B	12/24/2022 15:44:29	12/24/2022 15:44:43	12/24/2022 15:53:01	12/24/2022 16:16:22	1	S67CP
75	FPK22122600002275	CHEST PAINS NON- TRAUMATIC	27B	12/26/2022 10:38:44	12/26/2022 10:39:04	12/26/2022 10:45:44	12/26/2022 11:14:44	1	S67CP
76	FPK22120500002150	CARDIAC/RESPIR ATORY ARREST	27A	12/05/2022 06:17:55	12/05/2022 06:18:14	12/05/2022 06:23:54	12/05/2022 06:36:43	1	S67CR
77	FPK22120800002178	CARDIAC/RESPIR ATORY ARREST	27B	12/08/2022 14:21:28	12/08/2022 14:21:47	12/08/2022 14:27:14	12/08/2022 15:24:56	1	S67CR
78	FPK22120800002180	CARDIAC/RESPIR ATORY ARREST	27A	12/08/2022 16:46:45	12/08/2022 16:47:01	12/08/2022 16:52:16	12/08/2022 17:36:20	1	S67CR
79	FPK22121000002186	CARDIAC/RESPIR ATORY ARREST	27A	12/10/2022 14:20:40	12/10/2022 14:21:18	12/10/2022 14:25:46	12/10/2022 14:50:26	1	S67CR
80	FPK22121200002196	CARDIAC/RESPIR ATORY ARREST	27B	12/12/2022 12:39:58	12/12/2022 12:40:25	12/12/2022 12:45:17	12/12/2022 12:56:23	1	S67CR
81	FPK22123100002303	CARDIAC/RESPIR ATORY ARREST	27B	12/31/2022 07:52:37	12/31/2022 07:52:55	12/31/2022 07:58:25	12/31/2022 08:50:34	1	S67CR
82	FPK22120100002127	FALL INJURY	27A	12/01/2022 16:25:48	12/01/2022 16:26:29	12/01/2022 16:41:00	12/01/2022 17:21:30	3	S67FI

	A	B	C	D	E	F	G	H	I
83	FPK22120400002142	FALL INJURY	27B	12/04/2022 09:11:53	12/04/2022 09:12:06	12/04/2022 09:19:37	12/04/2022 09:22:35	3	S67FI
84	FPK22120300002138	FALL INJURY	27A	12/03/2022 16:07:14	12/03/2022 16:07:30	12/03/2022 16:13:15	12/03/2022 16:42:18	3	S67FI
85	FPK22120400002147	FALL INJURY	27A	12/04/2022 18:31:26	12/04/2022 18:31:45	12/04/2022 18:38:55	12/04/2022 19:04:46	3	S67FI
86	FPK22120200002132	FALL INJURY	27A	12/02/2022 21:23:54	12/02/2022 21:24:37	12/02/2022 21:30:16	12/02/2022 21:58:18	3	S67FI
87	FPK22120700002167	FALL INJURY	27Y2	12/07/2022 00:52:17	12/07/2022 00:52:34	12/07/2022 00:58:20	12/07/2022 01:42:42	3	S67FI
88	FPK22120700002171	FALL INJURY	27B	12/07/2022 10:41:39	12/07/2022 10:41:49	12/07/2022 10:51:30	12/07/2022 11:44:33	3	S67FI
89	FPK22120800002176	FALL INJURY	27A	12/08/2022 03:58:42	12/08/2022 03:59:00	12/08/2022 04:05:52	12/08/2022 04:38:57	3	S67FI
90	FPK22121200002197	FALL INJURY	27A	12/12/2022 14:06:03	12/12/2022 14:06:15	12/12/2022 14:12:08	12/12/2022 14:48:15	3	S67FI
91	FPK22121400002210	FALL INJURY	27A	12/14/2022 23:29:23	12/14/2022 23:29:43	12/14/2022 23:37:02	12/15/2022 00:16:36	3	S67FI
92	FPK22121300002202	FALL INJURY	27B	12/13/2022 10:25:13	12/13/2022 10:25:31	12/13/2022 10:32:25	12/13/2022 10:44:04	3	S67FI
93	FPK22121600002218	FALL INJURY	27A	12/16/2022 10:23:16	12/16/2022 10:23:29	12/16/2022 10:30:09	12/16/2022 11:12:19	3	S67FI
94	FPK22120800002179	FALL INJURY	27A	12/08/2022 14:33:36	12/08/2022 14:33:46	12/08/2022 14:37:52	12/08/2022 15:20:18	3	S67FI
95	FPK22121800002230	FALL INJURY	27A	12/18/2022 05:45:01	12/18/2022 05:45:32	12/18/2022 05:51:57	12/18/2022 06:36:49	3	S67FI
96	FPK22121600002213	FALL INJURY	27A	12/16/2022 00:34:30	12/16/2022 00:34:56	12/16/2022 00:41:36	12/16/2022 01:26:43	3	S67FI
97	FPK22121900002242	FALL INJURY	27A	12/19/2022 14:05:11	12/19/2022 14:05:23	12/19/2022 14:10:30	12/19/2022 14:48:15	3	S67FI
98	FPK22122200002255	FALL INJURY	27A	12/22/2022 12:46:24	12/22/2022 12:46:33	12/22/2022 12:55:16	12/22/2022 13:13:09	3	S67FI

	A	B	C	D	E	F	G	H	I
99	FPK22122500002269	FALL INJURY	27A	12/25/2022 12:29:33	12/25/2022 12:30:10	12/25/2022 12:36:03	12/25/2022 13:32:38	3	S67FI
100	FPK22123000002298	FALL INJURY	27A	12/30/2022 17:00:59	12/30/2022 17:01:18	12/30/2022 17:06:16	12/30/2022 18:11:53	3	S67FI
101	FPK22122000002246	FALL INJURY	27A	12/20/2022 10:38:00	12/20/2022 10:38:26	12/20/2022 10:48:05	12/20/2022 11:37:05	3	S67FI
102	FPK22123100002306	FALL INJURY	27A	12/31/2022 16:04:39	12/31/2022 16:04:58	12/31/2022 16:11:14	12/31/2022 16:35:41	3	S67FI
103	FPK22122900002289	FALL INJURY	27A	12/29/2022 07:34:25	12/29/2022 07:34:34	12/29/2022 07:40:19	12/29/2022 08:30:55	3	S67FI
104	FPK22122900002294	FALL INJURY	27A	12/29/2022 22:00:17	12/29/2022 22:01:07	12/29/2022 22:06:18	12/29/2022 22:44:09	3	S67FI
105	FPK22123100002308	FALL INJURY	27A	12/31/2022 16:07:47	12/31/2022 16:07:57	12/31/2022 16:13:27	12/31/2022 16:43:52	3	S67FI
106	FPK22120100002128	HEART PROBLEMS	27A	12/01/2022 21:02:45	12/01/2022 21:03:07	12/01/2022 21:09:45	12/01/2022 21:37:18	2	S67HP
107	FPK22121300002201	HEART PROBLEMS	27A	12/13/2022 10:16:48	12/13/2022 10:17:19	12/13/2022 10:22:33	12/13/2022 11:03:28	2	S67HP
108	FPK22120300002136	INJURY	27A	12/03/2022 11:37:12	12/03/2022 11:37:41	01/01/0001 00:00:00	12/03/2022 11:43:40	3	S67IJ
109	FPK22120600002161	INJURY	27B	12/06/2022 08:32:11	12/06/2022 08:32:31	12/06/2022 08:48:42	12/06/2022 09:16:43	3	S67IJ
110	FPK22121600002214	OBSTETRICAL/PR EGNANCY/CHILD BIRTH/MISCARRI AGE	27A	12/16/2022 03:28:39	12/16/2022 03:28:59	12/16/2022 03:38:12	12/16/2022 04:26:27	2	S67OB
111	FPK22121800002232	OBSTETRICAL/PR EGNANCY/CHILD BIRTH/MISCARRI AGE	27B	12/18/2022 23:35:48	12/18/2022 23:36:23	12/18/2022 23:43:57	12/18/2022 23:46:46	2	S67OB

	A	B	C	D	E	F	G	H	I
112	FPK22122500002271	OBSTETRICAL/PR EGNANCY/CHILD BIRTH/MISCARRI AGE	27Y2	12/25/2022 18:54:48	12/25/2022 18:55:12	12/25/2022 18:59:59	12/25/2022 19:42:37	2	S67OB
113	FPK22120400002145	OVERDOSE OR POISONING	27B	12/04/2022 10:53:32	12/04/2022 10:53:51	12/04/2022 11:03:15	12/04/2022 11:39:22	2	S67OD
114	FPK22121600002223	OVERDOSE OR POISONING	27A	12/16/2022 22:41:19	12/16/2022 22:42:33	12/16/2022 22:48:36	12/16/2022 23:22:20	2	S67OD
115	FPK22121700002228	OVERDOSE OR POISONING	27A	12/17/2022 16:08:00	12/17/2022 16:08:12	12/17/2022 16:13:37	12/17/2022 16:58:56	2	S67OD
116	FPK22122700002280	OVERDOSE OR POISONING	27A	12/27/2022 02:10:20	12/27/2022 02:10:41	12/27/2022 02:17:30	12/27/2022 03:20:33	2	S67OD
117	FPK22120300002134	UNCONSCIOUS OR FAINTING	27B	12/03/2022 06:52:54	12/03/2022 06:53:21	12/03/2022 07:02:53	12/03/2022 07:07:48	1	S67PO
118	FPK22120600002164	UNCONSCIOUS OR FAINTING	27A	12/06/2022 16:54:13	12/06/2022 16:54:30	12/06/2022 16:58:51	12/06/2022 17:48:50	1	S67PO
119	FPK22120500002158	UNCONSCIOUS OR FAINTING	27A	12/05/2022 22:59:12	12/05/2022 22:59:23	12/05/2022 23:04:50	12/05/2022 23:53:22	1	S67PO
120	FPK22121200002199	UNCONSCIOUS OR FAINTING	27B	12/12/2022 19:55:41	12/12/2022 19:55:59	12/12/2022 20:03:12	12/12/2022 20:45:12	1	S67PO
121	FPK22121800002231	UNCONSCIOUS OR FAINTING	27A	12/18/2022 07:50:25	12/18/2022 07:50:42	12/18/2022 07:57:28	12/18/2022 08:39:03	1	S67PO
122	FPK22122200002257	UNCONSCIOUS OR FAINTING	27A	12/22/2022 18:10:56	12/22/2022 18:11:07	12/22/2022 18:18:08	12/22/2022 18:33:53	1	S67PO
123	FPK22122500002268	UNCONSCIOUS OR FAINTING	27A	12/25/2022 09:14:18	12/25/2022 09:14:33	12/25/2022 09:20:14	12/25/2022 09:49:02	1	S67PO
124	FPK22122900002290	UNCONSCIOUS OR FAINTING	27A	12/29/2022 09:20:52	12/29/2022 09:21:03	12/29/2022 09:27:13	12/29/2022 10:22:20	1	S67PO
125	FPK22122700002282	UNCONSCIOUS OR FAINTING	27A	12/27/2022 08:23:32	12/27/2022 08:24:11	12/27/2022 08:28:09	12/27/2022 09:17:50	1	S67PO
126	FPK22123100002310	UNCONSCIOUS OR FAINTING	27A	12/31/2022 22:45:02	12/31/2022 22:45:20	12/31/2022 22:50:04	12/31/2022 23:05:14	1	S67PO

	A	B	C	D	E	F	G	H	I
127	FPK22122700002284	UNCONSCIOUS OR FAINTING	27B	12/27/2022 15:15:10	12/27/2022 15:15:40	12/27/2022 15:26:13	12/27/2022 15:59:47	1	S67PO
128	FPK22121900002241	UNCONSCIOUS OR FAINTING	27B	12/19/2022 12:55:54	12/19/2022 12:56:16	12/19/2022 13:00:47	12/19/2022 14:00:00	1	S67PO
129	FPK22120200002129	SICK PERSON	27B	12/02/2022 08:08:09	12/02/2022 08:08:21	12/02/2022 08:15:52	12/02/2022 09:03:24	4	S67SP
130	FPK22120200002131	SICK PERSON	27A	12/02/2022 14:34:08	12/02/2022 14:34:21	12/02/2022 14:39:32	12/02/2022 15:07:11	4	S67SP
131	FPK22120300002135	SICK PERSON	27B	12/03/2022 10:19:21	12/03/2022 10:19:37	12/03/2022 10:25:10	12/03/2022 11:00:06	4	S67SP
132	FPK22120300002137	SICK PERSON	27A	12/03/2022 15:15:15	12/03/2022 15:15:23	12/03/2022 15:22:38	12/03/2022 15:27:27	4	S67SP
133	FPK22120400002149	SICK PERSON	27B	12/04/2022 22:04:51	12/04/2022 22:05:47	12/04/2022 22:12:58	12/04/2022 22:55:09	4	S67SP
134	FPK22120700002172	SICK PERSON	27Y1	12/07/2022 13:40:52	12/07/2022 13:41:15	12/07/2022 13:47:03	12/07/2022 14:15:11	4	S67SP
135	FPK22120900002183	SICK PERSON	27A	12/09/2022 21:40:08	12/09/2022 21:40:33	12/09/2022 21:46:34	12/09/2022 22:19:54	4	S67SP
136	FPK22121700002224	SICK PERSON	27B	12/17/2022 01:01:21	12/17/2022 01:01:48	12/17/2022 01:08:57	12/17/2022 02:32:27	4	S67SP
137	FPK22121700002229	SICK PERSON	27A	12/17/2022 21:41:35	12/17/2022 21:42:09	12/17/2022 21:47:46	12/17/2022 22:17:58	4	S67SP
138	FPK22120800002177	SICK PERSON	27Y2	12/08/2022 06:57:04	12/08/2022 06:57:19	12/08/2022 07:04:32	12/08/2022 08:11:51	4	S67SP
139	FPK22121900002245	SICK PERSON	27B	12/19/2022 23:07:43	12/19/2022 23:08:07	12/19/2022 23:20:02	12/20/2022 00:20:22	4	S67SP
140	FPK22120500002154	SICK PERSON	27A	12/05/2022 12:22:40	01/01/0001 00:00:00	01/01/0001 00:00:00	12/05/2022 12:23:26	4	S67SP
141	FPK22122000002248	SICK PERSON	27A	12/20/2022 12:35:32	12/20/2022 12:35:52	12/20/2022 12:49:26	12/20/2022 13:47:51	4	S67SP
142	FPK22122200002256	SICK PERSON	27A	12/22/2022 15:07:09	12/22/2022 15:07:21	12/22/2022 15:13:20	12/22/2022 15:22:59	4	S67SP

	A	B	C	D	E	F	G	H	I
143	FPK22122500002267	SICK PERSON	27A	12/25/2022 03:28:04	12/25/2022 03:28:54	01/01/0001 00:00:00	12/25/2022 03:34:02	4	S67SP
144	FPK22122800002285	SICK PERSON	27A	12/28/2022 12:58:15	12/28/2022 12:58:24	12/28/2022 13:04:13	12/28/2022 14:01:42	4	S67SP
145	FPK22122600002272	SICK PERSON	27A	12/26/2022 00:16:59	12/26/2022 00:17:25	12/26/2022 00:24:25	12/26/2022 01:02:09	4	S67SP
146	FPK22122600002279	SICK PERSON	27B	12/26/2022 18:07:37	12/26/2022 18:08:09	12/26/2022 18:12:04	12/26/2022 19:03:26	4	S67SP
147	FPK22123100002304	SICK PERSON	27B	12/31/2022 12:20:21	12/31/2022 12:20:30	12/31/2022 12:26:48	12/31/2022 13:25:39	4	S67SP
148	FPK22123100002307	SICK PERSON	27A	12/31/2022 16:06:09	12/31/2022 16:06:25	12/31/2022 16:14:51	12/31/2022 16:33:54	4	S67SP
149	FPK22122600002274	SICK PERSON	27B	12/26/2022 08:23:42	12/26/2022 08:24:04	12/26/2022 08:31:26	12/26/2022 09:25:43	4	S67SP
150	FPK22123100002305	SICK PERSON	27A	12/31/2022 12:21:29	12/31/2022 12:21:58	12/31/2022 12:28:37	12/31/2022 13:08:48	4	S67SP
151	FPK22123100002302	SICK PERSON	27Y2	12/31/2022 05:00:24	12/31/2022 05:00:46	12/31/2022 05:09:05	12/31/2022 05:45:10	4	S67SP
152	FPK22120300002139	STROKE	27A	12/03/2022 20:12:40	12/03/2022 20:13:00	12/03/2022 20:21:57	12/03/2022 21:10:15	2	S67ST
153	FPK22120400002148	SEIZURE	27A	12/04/2022 20:44:28	12/04/2022 20:44:42	12/04/2022 20:52:45	12/04/2022 21:42:01	2	S67SZ
154	FPK22121300002200	SEIZURE	27A	12/13/2022 07:12:03	12/13/2022 07:12:15	12/13/2022 07:20:00	12/13/2022 07:57:04	2	S67SZ
155	FPK22121900002233	SEIZURE	27A	12/19/2022 05:40:47	12/19/2022 05:41:33	12/19/2022 05:50:01	12/19/2022 06:19:42	2	S67SZ
156	FPK22122400002263	SEIZURE	27Y2	12/24/2022 17:27:28	12/24/2022 17:27:49	12/24/2022 17:33:59	12/24/2022 18:08:25	2	S67SZ
157	FPK22120100002123	TROUBLE BREATHING	27B	12/01/2022 07:40:56	12/01/2022 07:41:11	12/01/2022 07:57:07	12/01/2022 08:58:25	2	S67TB
158	FPK22120400002143	TROUBLE BREATHING	27B	12/04/2022 10:20:55	12/04/2022 10:21:14	12/04/2022 10:26:32	12/04/2022 11:08:17	2	S67TB

	A	B	C	D	E	F	G	H	I
159	FPK22120500002151	TROUBLE BREATHING	27B	12/05/2022 06:54:15	12/05/2022 06:54:36	12/05/2022 07:00:50	12/05/2022 07:59:40	2	S67TB
160	FPK22120500002155	TROUBLE BREATHING	27B	12/05/2022 16:15:20	12/05/2022 16:15:37	12/05/2022 16:20:45	12/05/2022 17:10:24	2	S67TB
161	FPK22120600002162	TROUBLE BREATHING	27A	12/06/2022 10:09:10	12/06/2022 10:09:28	12/06/2022 10:14:01	12/06/2022 11:03:37	2	S67TB
162	FPK22120500002153	TROUBLE BREATHING	27A	12/05/2022 12:17:12	12/05/2022 12:17:36	12/05/2022 12:23:01	12/05/2022 13:18:09	2	S67TB
163	FPK22120900002181	TROUBLE BREATHING	27A	12/09/2022 17:14:43	12/09/2022 17:15:01	12/09/2022 17:21:04	12/09/2022 18:07:50	2	S67TB
164	FPK22121100002191	TROUBLE BREATHING	27A	12/11/2022 04:30:26	12/11/2022 04:30:43	01/01/0001 00:00:00	12/11/2022 05:16:39	2	S67TB
165	FPK22121400002208	TROUBLE BREATHING	27A	12/14/2022 14:29:36	12/14/2022 14:30:25	12/14/2022 14:35:26	12/14/2022 15:20:00	2	S67TB
166	FPK22121600002220	TROUBLE BREATHING	27A	12/16/2022 14:13:12	12/16/2022 14:13:38	12/16/2022 14:19:47	12/16/2022 15:05:22	2	S67TB
167	FPK22121600002217	TROUBLE BREATHING	27A	12/16/2022 08:19:59	12/16/2022 08:20:15	12/16/2022 08:26:09	12/16/2022 09:08:51	2	S67TB
168	FPK22121700002227	TROUBLE BREATHING	27B	12/17/2022 13:51:18	12/17/2022 13:51:31	12/17/2022 13:52:15	12/17/2022 14:17:27	2	S67TB
169	FPK22121700002226	TROUBLE BREATHING	27Y1	12/17/2022 12:27:11	12/17/2022 12:27:24	01/01/0001 00:00:00	12/17/2022 12:32:41	2	S67TB
170	FPK22122200002254	TROUBLE BREATHING	27A	12/22/2022 10:10:07	12/22/2022 10:10:22	12/22/2022 10:25:40	12/22/2022 10:57:13	2	S67TB
171	FPK22120400002141	TROUBLE BREATHING	27B	12/04/2022 06:36:45	12/04/2022 06:37:15	12/04/2022 06:45:09	12/04/2022 07:23:23	2	S67TB
172	FPK22122600002277	TROUBLE BREATHING	27B	12/26/2022 15:06:17	12/26/2022 15:06:41	12/26/2022 15:14:35	12/26/2022 16:22:28	2	S67TB
173	FPK22122900002288	TROUBLE BREATHING	27A	12/29/2022 02:53:27	12/29/2022 02:53:40	12/29/2022 03:02:54	12/29/2022 04:05:00	2	S67TB
174	FPK22122900002293	TROUBLE BREATHING	27B	12/29/2022 21:59:47	12/29/2022 22:00:08	12/29/2022 22:05:16	12/29/2022 22:38:56	2	S67TB

	A	B	C	D	E	F	G	H	I
175	FPK22122000002249	TROUBLE BREATHING	27A	12/20/2022 21:33:58	12/20/2022 21:34:38	12/20/2022 21:51:32	12/20/2022 22:18:18	2	S67TB
176	FPK22120200002130	UNKNOWN MEDICAL	27B	12/02/2022 08:14:11	12/02/2022 08:14:20	12/02/2022 08:20:13	12/02/2022 08:24:19	3	S67UM
177	FPK22120400002140	UNKNOWN MEDICAL	27B	12/04/2022 04:06:25	12/04/2022 04:06:53	12/04/2022 04:15:38	12/04/2022 04:59:03	3	S67UM
178	FPK22120600002166	UNKNOWN MEDICAL	27B	12/06/2022 22:26:29	12/06/2022 22:26:46	12/06/2022 22:32:04	12/06/2022 22:41:13	3	S67UM
179	FPK22121600002219	UNKNOWN MEDICAL	27A	12/16/2022 13:23:48	12/16/2022 13:23:59	12/16/2022 13:28:55	12/16/2022 14:18:00	3	S67UM
180	FPK22122900002291	UNKNOWN MEDICAL	27B	12/29/2022 10:31:13	12/29/2022 10:31:20	12/29/2022 10:38:57	12/29/2022 11:42:06	3	S67UM
181	FPK22120100002126	FIRE OR MEDICAL SERVICE CALL	27B	12/01/2022 16:03:18	12/01/2022 16:03:37	12/01/2022 16:12:00	12/01/2022 16:23:25	4	S68
182	FPK22121400002209	FIRE OR MEDICAL SERVICE CALL	27B	12/14/2022 18:00:13	12/14/2022 18:00:28	12/14/2022 18:06:46	12/14/2022 18:19:39	4	S68
183	FPK22121900002234	FIRE OR MEDICAL SERVICE CALL	27B	12/19/2022 07:03:08	12/19/2022 07:03:22	12/19/2022 07:09:13	12/19/2022 07:17:40	4	S68
184	FPK22121900002243	FIRE OR MEDICAL SERVICE CALL	27B	12/19/2022 14:57:58	01/01/0001 00:00:00	01/01/0001 00:00:00	12/19/2022 15:00:03	4	S68
185									
186	S25 FIRE	6							
187	S4 VEHICLE ACCIDENT	38							
188	S49 ALARM	12							
189	S67 MEDICAL	123							
190	S68 SERVICE CALL	4							
191									
192	TOTAL	183							

SW 30th Avenue Mixed-Use/Entertainment District



Town of Pembroke Park – Planning & Zoning Board
January 5, 2023

30th Avenue Study Area

SW 30th Ave between Pembroke Road and Hallandale Beach Boulevard

20 Acres +/- including SW 30th Ave.

Commission Workshop Sept 28, 2022

Planning & Zoning Board October 6, 2022

Town Commission October 15, 2022



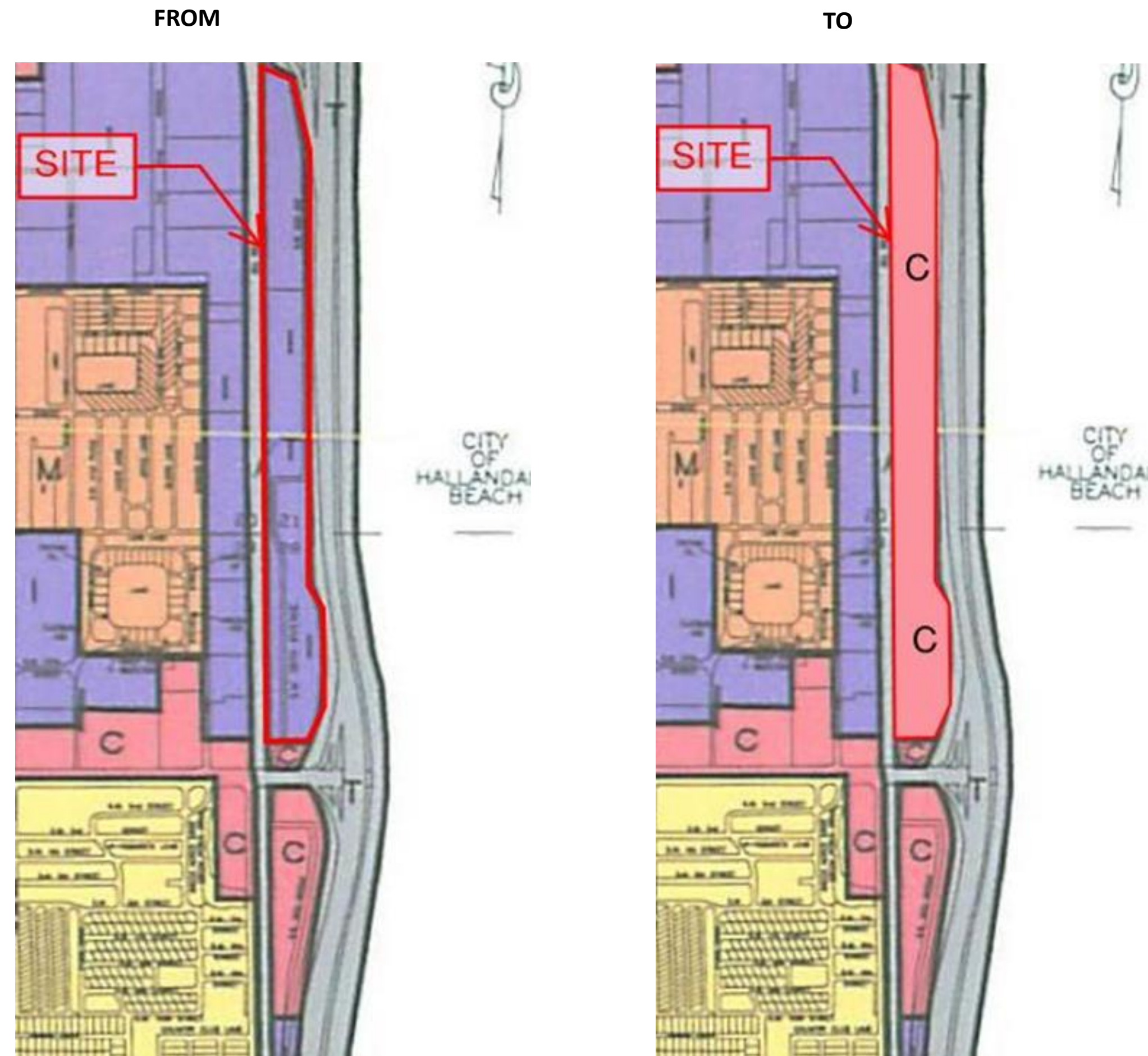
APPLICATIONS

- **22-CP-03 Town Only Land Use Plan Amendment (LUPA) from Industrial to Commercial**
- **22-RZ-01 Creation of a Mixed-Use Entertainment District (MXE)**
- **22-RZ-04 Rezone from C-1 and M-1 to MXE – Properties on SW 30th Avenue**



22-CP-03 Land Use Plan Amendment

- From Industrial to Commercial
- Commercial will allow proposed uses
- Impact Analysis Provided



22-RZ-01 Text Amendment

PROPOSED USES

- Commercial Recreation
- Entertainment Venues
- Office
- Retail/Restaurants
- Hotel
- Residential

NON-CONFOMING USES

- Existing Uses allowed to remain pursuant to Article V of the Code

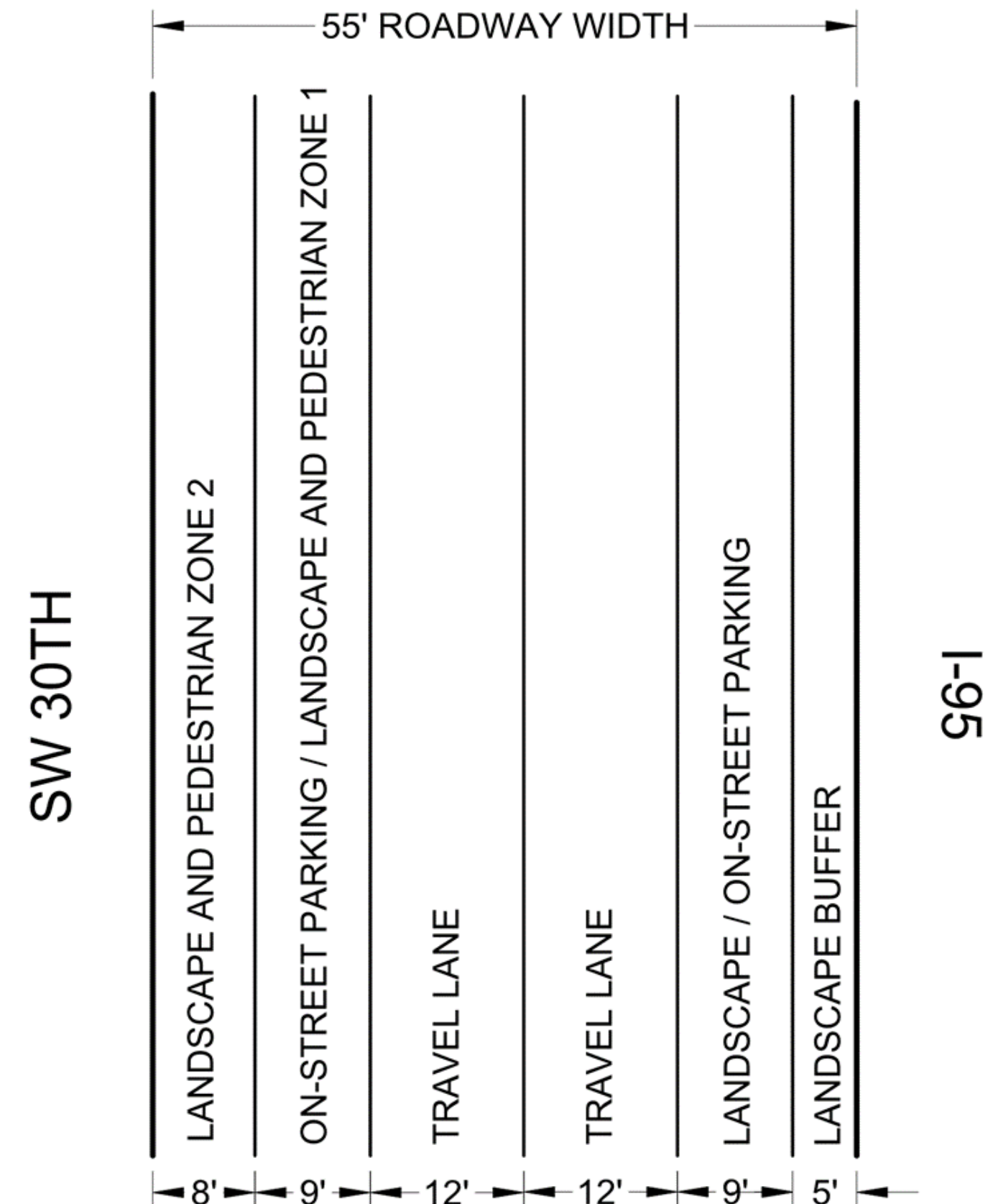


Text Amendment Cont.

PROPOSED ZONING REGS

- 15% Affordable Housing Set Aside
- Density 50 Dwelling Units per Acre
- Density Bonus up to 100 Dwelling Units per Acre
- 150-foot Height Limit
- Height bonus up to 200 feet
- No Setbacks except for compliance with proposed roadway section
- Minimal Pervious Requirements
- Encourage Parking Reductions
- Permission to Build over Right-of-way
 - Options for Pedestrian Zones
 - Require Ground Floor Commercial/Active Uses
 - Upper-Level Deck Connections
 - Screening of Back-of-house and Parking Structure
 - Bicycle Parking Requirements

SW 30TH AVE ABUTTING 1-95

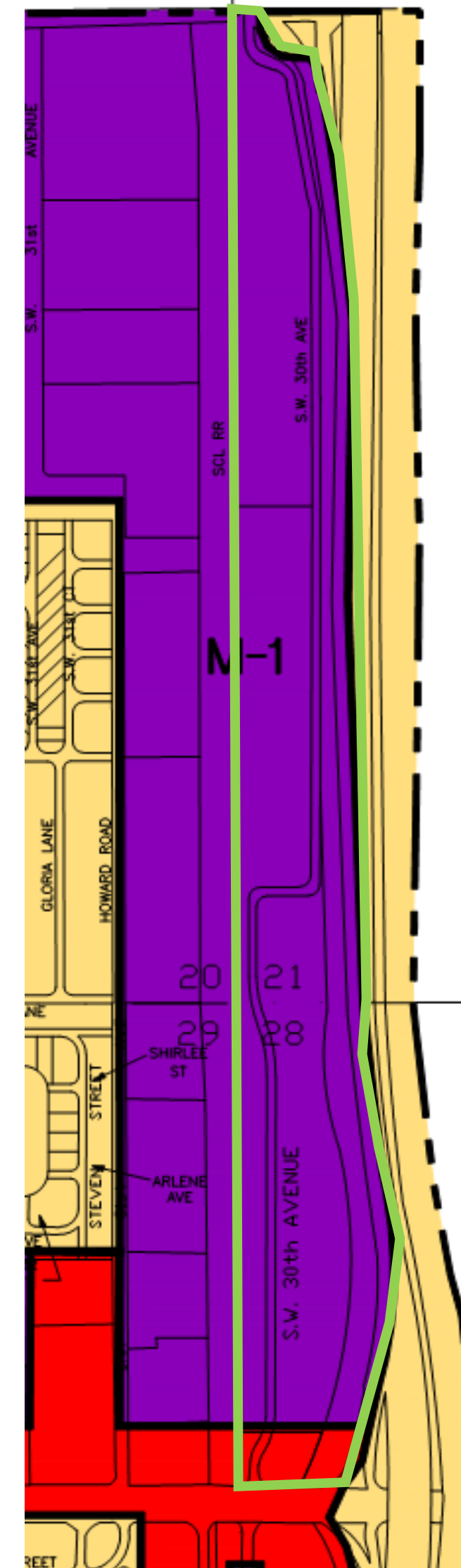


Imagery of Linear Mixed-Use/ Entertainment Projects



22-RZ-04 Rezoning

- From B-1 & M-1 to MXE



THANK YOU



Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Mayor and Town Commission

THRU: Miguel Nunez, Building Official

FROM: Mike Vonder Meulen, AICP, Consultant Town Planner

MEETING DATE: WORKSHOP January 25, 2023

SUBJECT: SW 30th Avenue (between Pembroke Road and Hallandale Beach Boulevard)
22-CP-03 Town only Land Use Plan Amendment (LUPA) from Industrial to Commercial
22-RZ-01 Text Amendment Mixed Use-Entertainment District (MXE)
22-RZ-04 Rezone from B-1 and M-1 to MXE

APPLICANT: Town of Pembroke Park

PROJECT BACKGROUND

The Town has received interest from property owners along SW 30th Avenue to redevelop their property in a manner that is not consistent with the current M-1 zoning district and Town's Industrial land use. In multiple meetings with Town staff, it was recommended to make a presentation to the Town Commission to discuss the potential to redevelop SW 30th into mixed use-entertainment district and receive direction from the Town Commission on moving forward. Town staff made presentations to the Town Commission at the September 28, 2022, Commission Workshop and at the October 15, 2022, Special Commission Meeting. Staff had also made a presentation to the Planning and Zoning Board on October 6, 2022. All presentations were received positively.

In order to create a mixed use-entertainment district for SW 30th Avenue, multiple applications are needed to be processed through the Town. The first application would be to change the land use from Industrial to Commercial. The industrial land use does not allow the uses for a mixed-use entertainment district. This Land Use Plan Amendment is a Town only application. Several years ago, Broward County collapsed many of their land uses (commercial, industrial and employment center) into one category called “commerce”. The county land use plan, which the Town is required to be consistent with, already allows the uses proposed in the mixed use-entertainment district.

The second application is to create the mixed use-entertainment district. The Town will be creating a new zoning district specifically for the redevelopment of SW 30th Avenue which will allow for a mix of uses with an emphasis on entertainment.

The third and final application is to rezone all of the properties along SW 30th Avenue to the new mixed use-entertainment district.

PROJECT ANALYSIS

SW 30th Avenue serves as the east face of the Town from Interstate-95 and the CSX railway which includes Tri-Rail commuter rail service. Many of the current buildings along SW 30th Avenue are reaching the end of their life cycle and are prime for redevelopment. SW 30th Avenue is strategically located near I-95 and CSX railway. The location straddles two large counties each having their own ports, airports, and urban centers. SW 30th Avenue quick and easy access to and from the interstate. The location appears ideal for providing lodging, entertainment and residential for people who like to take advantage of both major regions. Due to SW 30th Avenue being separated from the remainder of the Town by the railway, entertainment uses which occasionally can be noisy are separated by the railway from the quieter sections of the Town.

The LUPA application essentially changes the land use from industrial to commercial to allow for the mixed-use entertainment uses.

The text amendment creates the new mixed-use entertainment MXE zoning district. Highlights within new zoning district include:

- Specific permitted uses which allow for commercial, residential, entertainment and commercial recreation uses all with one area.
- Reduced setbacks to allow for intense development.
- Height allowance to 150 feet and a bonus height of an additional 50 feet if the development meets certain criteria.
- A requirement to provide a minimum of 15% of the units as affordable housing.
- A density allowance of 50 units per acre and a density bonus program to allow up to an additional 50 units per acre if the development meets certain criteria and subject to the allocation of the units by the Town Commission.
- A roadway exhibit which allows for pedestrian and landscape zones and on-street parking.
- The option to build over SW 30th Avenue. The lease agreement is subject to approval by the Town Commission.
- Design standards to ensure proper design which include activating the ground level of the development, screening the loading and dumpster area, screening of the structured parking from public rights-of-way, encouraging of upper-level and rooftop decks for additional pedestrian activity and bicycle parking.

The rezoning application will rezone all properties along SW 30th Avenue including the properties at the corners of Hallandale Beach Boulevard and Pembroke Road and SW 30th Avenue. One parcel is zoned B-1 while the remainder of the properties are zoned M-1. All will be rezoned to MXE.

RECOMMENDATION

The Town Planner recommends approval of all three applications. On January 5, 2023, the Planning and Zoning Board unanimously approved all three applications. Although this staff report covers three (3) separate applications, each application must be voted on separately.

ATTACHMENTS

Town LUPA Application

Mixed Use-Entertainment District Text

Town Rezoning Application & Legal Description



TOWN OF PEMBROKE PARK PLANNING & ZONING DIVISION

3150 SW 52nd Avenue Pembroke Park, Florida 33023
954.966.4600
www.tppfl.gov

MASTER APPLICATION

Consideration of an application type by the Town or issuance of a permit by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name		Application Type	
SW 30th Avenue LUPA		Comprehensive Plan Amendmen	
Owner	Parcel (ID Number)		
Town of Pembroke Park Initiated	Multiple Parcel Numbers		
Address		Parcel Size (Acres)	
SW 30th Avenue Pembroke Park FL 33009		16.56 +/-	
Scope of Work Description			
Amend the Future Land Use Map from Industrial to Commercial for SW 30th Avenue			
Code Information		Yes	No
Is this an after-the-fact request? (If yes, attach a copy of any related information)		☐	☒
Is this request the result of a Town code violation? (If yes, attach copy of violation notice)		☐	☒
Has this same or similar request been proposed previously on the property?		☐	☒
Agent			
Name: Michael Vonder Meulen			
Company/Firm: KEITH			
Address: 301 E Atlantic Blvd			
City/State/Zip: Pompano Beach FL 33060			
Phone: 954-788-3400		Email: MVonderMeulen@keithteam.com	
Signature:		Date: 12/08/2022	
This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.			
Property Owner Certification			
This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.			
Printed Name of Property Owner: <u>Town Initiated Application</u>			
Signature of Property Owner: <u>[Signature]</u>		Date: <u>1/18/23</u>	
State of <u>FLORIDA</u> County of <u>BROWARD</u>			
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization.			
this <u>18</u> day of <u>JANUARY</u> , 202 <u>3</u> , by <u>Mike Vonder Meulen</u> (name of person making statement)			
☒ Personally known: OR ☐ Produced Identification, Type _____			
Notary Public Signature <u>[Signature]</u>		My Commission Expires: (stamp) _____	
TOWN USE ONLY			
Submittal Date: _____		Project Number: <u>22-CP-03</u>	

Sec. 166.033(6), Florida Statutes: Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

Master_App_10-20-22



SW 30th Avenue

Town Only Amendment to the Land Use Plan Industrial to Commercial

Table of Contents	Page	Exhibit #
1. Applicant Information	3	A
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3. Existing and Proposed Uses.....	4	D/E
4. Analysis of Public Facilities and Service.....	6	
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b. Sanitary Sewer.....	7	
c. Solid Waste.....	8	
Drainage.....	10	
Recreation and Open Space.....	11	
d. Traffic Circulation.....	12	
e. Mass Transit.....	13	
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Exhibits

- Exhibit A List of Property Owners
- Exhibit B Legal Description
- Exhibit C Project Location Map
- Exhibit D Existing Town of Pembroke Park Land Use
- Exhibit E Proposed Town of Pembroke Park Land Use

1. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023
954-849-8575
TownPlanner@tppl.gov

- B. Name, title, address, telephone, facsimile number and e-mail of the agent.

KEITH
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954-788-3400
mvondermeulen@keithteam.com

- C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

A list of all property owners, folio numbers and site addresses are in **Exhibit A**.

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

Response: SW 30th Avenue serves as the east face of the Town from Interstate-95 and the CSX railway which includes Tri-Rail commuter rail service. Many of the current buildings along SW 30th Avenue are reaching the end of their life cycle and are prime for redevelopment. SW 30th Avenue is strategically located near I-95 and CSX railway. The location straddles two large counties each having their own ports, airports and urban centers. SW 30th Avenue direct access to and from the interstate. The location appears ideal for providing lodging, entertainment and commercial activities for people who like to take advantage of both major regions. Due to SW 30th Avenue being separated from the remainder of the Town by the railway, entertainment uses which occasionally can be noisy are separated from the quieter sections of the Town.

The proposed amendment site fronts on I-95 and provides an image of the Town of Pembroke Park that is inconsistent with the future vision of the Town. The area was originally platted in 1898 in Dade County and portions have been subsequently replatted. A portion of the existing area is comprised of the Meekins Plat dated back to 1949 and there are a few newer plats. For the most part, the development date back to the 1960's and 70's when zoning codes had minimal requirements. As a result, there are many deficiencies that contribute to the deterioration of the area and prevent redevelopment without intervention. The most striking observations are poor parking standards, lack of landscape, pedestrian connectivity, and septic tanks and drainage issues.

The proposed amendment is aimed as the first step in creating the foundation for the redevelopment of SW 30th Avenue. Changing the land use designation to Commercial will allow modern mixed-use codes to be developed for the area that will provide the basis for a sustainable future, as well as improve the infrastructure.

2. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

Response: The site is located between Pembroke Road to the north and Hallandale Beach Boulevard to the South, lying between I-95 to the east and the CSX railway corridor. The buildable area is approximately 12.01 acres and accounting for half the rights-of-way and the site is 13.85 acres. The land use plan amendment area which includes the total SW 30th Avenue rights-of-way that has an Industrial land use designation is approximately 16.56 acres.

- B. Sealed Survey, including legal description of the proposed to be amended.

Response: A legal description is provided as **Exhibit B**.

- C. Map at a scale clearly indicating the amendment's location, boundaries, and proposed land uses.

Response: A map clearly indicating the amendment's location, and boundaries is provided as **Exhibit C**.

3. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each

designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.

	<u>Broward County</u>	<u>Town of Pembroke Park</u>
Current	Commerce	Industrial
Proposed	Commerce	Commercial

Response: The property is 16.56 acres and has a Town of Pembroke Park Land Use designation of Industrial (**Exhibit D**), and the proposed designation is Commercial (**Exhibit E**).

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas

Response: Broward County flexibility provisions have not been used.

- C. Existing use of amendment site and adjacent areas.

Response: The amendment site is developed industrial.

Adjacent Properties: North: Pembroke Road and the City of Hollywood
 South: Hallandale Beach Blvd. and Commercial Land Use
 East: I-95 and the City of Hallandale Beach
 West: CSX railway corridor and Industrial Land Use

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling unit count within the amendment area.

PROPOSED USES

Type of Use	Square footage*
Office	172,255 SF
Restaurants	500 Seats
Hotel/Motel	1,120 Rooms

*Based on concept of mixed uses allowed per zoning code for analytical purposes.
 Based on the zoning code 2,897,304 SF would be permitted.

- E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.

Response:

ADOPTED ENTITLEMENTS

Land Use Category	Lot Coverage	Height
Industrial	85%	80 Ft

The Industrial Land Use is based on the adopted zoning code that permits 85% coverage and a height of 80 feet. For analytical purposes, the assumption was 3 floors at 85% coverage.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Type of Land Use	Allowed	Proposed	Net Change
Commercial	2,897,304 SF*		
Office		172,255 SF	+172,255 SF
Restaurants		500 Seats	+ 500 Seats
Hotel/Motel		1,120 Rooms	+1,120 Rooms
Industrial	1,539,192 SF	0 SF	-1,539,192 SF

*The commercial land use is based on the allowable coverage by code. Proposed uses identified for analytical purposes.

4. ANALYSIS OF PUBLIC FACILITIES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Plan.

Response: The current 10 Year Water Supply Facilities Work Plan was adopted in October 2017. The adopted level of service for potable water service is 103 gallons per person capita per day.

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

Response: Broward County Utilities is the potable water provider. Plant capacity will be provided by County prior to Town Council Hearings.

3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The potable water demand as illustrated in Table compares the existing Commercial Land Use to the proposed Industrial amendment. The net estimated demand increase is 143,684 gallons/day.

POTABLE WATER DEMAND

Current Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate	Demand
Industrial 1,539,193 SF	26 GPD/1,000 SF	40,019 GPD
Proposed Land Use Designation: Commercial*		
Development Intensity	Generation Rate	Demand
Office 172,255 SF	42 GPD/1,000 SF	7,235 GPD
Restaurant 51,028 SF/500 Seats	356GPD/1,000 GBA	51,028 GPD
Hotel/Motel 1,120 Rooms	112 GPD/Room	125,440 GPD
Net Change:		+ 143,684 GPD

*Based on conceptual uses for analytical purposes. Commercial and industrial Rates are Based on Broward County generation.

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.

Response: Correspondence shall be provided upon request.

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Response: The level of service in the adopted, certified land use element is 258 gallons per capita per day.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on

the plant and planned plant capacity expansions, including year and funding source.

Response: The City of Hollywood provides sanitary sewer collection only. The City's collection system consists of gravity lines, pump stations and force mains.

The Town has a Large User Agreement with The City of Hollywood to provide treatment. The area of the amendment is currently served by septic tanks and will require an amended agreement to provide additional capacity. Plant capacity will be provided prior to Town Council hearings.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The sanitary sewer demand as illustrated in Table below compares the Commercial Land Use to the Industrial amendment. The net estimated demand increase is 73,532 gallons/day.

SANITARY SEWER DEMAND

Current Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate	Demand
Industrial 1,539,193 SF	.10 GPD/SF	153,919 GPD
Proposed Land Use Designation: Commercial*		
Development Intensity	Generation Rate	Demand
Office 172,255 SF	.2 GPD/SF	34,451 GPD
Restaurant 500 Seats	50 GPD/Seat	25,000 GPD
Hotel/Motel 1,120 Rooms	150 GPD/ bedrooms	168,000 GPD
		Net Change: +73,532 GPD

*Based on conceptual uses for analytical purposes. Commercial and industrial rates based on Broward County Code Section 27-201.

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.

Response: Correspondence shall be provided upon request.

C. **Solid Waste Analysis**

1. Provide the solid waste level of service per the adopted and certified local land use plan.

Response: The Town has adopted Broward County level of service standard of 8.9 pounds per residential unit per day. For non-residential uses use Broward County Land Development Code.

Residential	8.9 lbs. per unit per day
Factory/Warehouse	2 lbs per 100 sq.ft. per day
Office Building	1 lbs per 100 sq.ft. per day
Retail/ Service	4 lbs per 100 sq.ft. oer day
Hotel/Motel	3 lbs per room per day

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

Response: The majority of solid waste in the Town is managed by Waste Management, Inc., which collects and disposes of solid waste material and garbage within the Town. The majority of material collected within the Town is transported to the appropriate Landfill/Waste to Energy Plant. The facility is projected to have capacity through 2032 with a remining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: Analysis indicates that there will decrease the solid waste demand by 24,069 pounds per day.

SOLID WASTE DEMAND

Current Land Use Plan Designation: Industrial		
Development Intensity	Generation Rate	Demand
Industrial 1,539,193 SF	2 Lbs/100 SF/day	30,784 Lbs Day
Proposed Land Use Designation: Commercial*		
Development Intensity	Generation Rate	Demand
Office 172,255 SF	1 Lbs/100 SF/day	1,722 Lbs/Day
Restaurant 40,822 SF	4 Lbs/100 SF/day	1,633 Lbs/Day
Hotel/Motel 1,120 Rooms	3 Lbs/Room/ day	3,360 Lbs/Day
Net Change:		-24,069 Lbs/Day

*Based on Broward County LOS and proposed conceptual uses for analytical purposes. Industrial based on factory/warehouse and restaurant converted to square feet.

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.

Response: Correspondence shall be provided upon request.

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Response: The Town has adopted the following LOS standards for Drainage:

One inch (1") in 25-year storm with attenuation (24-hour storm event) and treatment of the first 1" of run-off on-site.

2. Identify the drainage district and drainage systems serving the amendment area.

Response: Broward County and South Florida Water Management District.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Response: Portions of the area are prone to flooding and a comprehensive drainage plan is proposed to alleviate the current issues and proposed redevelopment. Funding will be provided by the Town and developers.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Response: The amendment area covers approximately a mile in length. Many of properties were developed in the 60's and permits are not available. Since there are so many properties, obtaining permits would not be productive.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Response: The Town has prepared a draft comprehensive analysis of the amendment site to alleviate the issues.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position, and contact information of party providing verification.

Response: Correspondence shall be provided upon request.

E. Recreation and Open Space Analysis

1. Provide the recreation level of service per the adopted and certified local land use plan.

Response: The City's level of service standard for parks is three acres per 1,000 residents.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Response: The Town has three park sites; McTyre Park, Pembroke Park Preserve, and Patrick Behn Park. The parks total 36.81 acres. Based on 2021 census estimate of the population at 6,195 the Town Park requirement is 18.58 acres. The Town has ample available acres to accommodate future growth.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Response: Based on the proposed uses there will not be an increase in park demand.

4. Identify the projected "community parks" acreage needs based on the local government's projected buildout population.

Response: Both existing Industrial and proposed Commercial land use do not impact park demand and do not affect population buildout projections.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

Response: POLICY 2.5.4 does not apply to this amendment since there is no loss of open space and a local plan amendment.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional

information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

Response: Major roadways serving the amendment site include:

- Pembroke Road
- Hallandale Beach Boulevard.
- I-95

The level of service standards maintained by Broward County and the Town of Pembroke Park are summarized below in Table 1.

Broward County

The amendment site is located within the Transportation Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System. Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

Town of Pembroke Park

The Town of Pembroke Park recognizes the County's level of service (LOS) D standards in its adopted Comprehensive Plan. The Town is located within Broward County Transportation Concurrency Management Area (TCMA). All new development in the Town is subject to payment of Transit Impact fees to the Broward County.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Response: The projected level of service for the short-term (i.e., 2024) planning horizon was determined using linear interpolation of the currently available 2017 peak hour volumes; and the long-term (2040) currently available peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2013 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard.

The level of service for the short and long-term planning horizon will be provided prior to Town hearings.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

Response: The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition.

A detailed trip generation calculation will be provided to the Town prior to hearings.

4. Provide any transportation studies relating to this amendment, as desired.

Response: Supplemental transportation studies relating to this amendment are not provided.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Response:

Existing Broward County Bus Transit Service

- **Broward County Transit Route 5** operates on Pembroke Road linking the site in an east west direction. Route 5 operates on 50-minute headways.
- **Broward County Transit Route 28** operates on Hallandale Beach Boulevard. in an east west direction. Route 28 has 30-minute headways.
- **County also has Route 110 and community shuttles 733 and 755 within proximity of the site.** Route 110 has 30-minute headways and 733 and 755 operate on 60-minute headways.

2. Describe how the proposed amendment furthers or supports mass transit use.

Response: Redevelopment will provide potential additional riders for the transit system.

3. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position, and contact information of party providing verification.

Response: Correspondence shall be provided upon request.

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

Response: There are no impacts from the proposed Commercial Land Use.

2. The associated fee in the form of a check made payable to the SBBC.

Response: Public School Impact Application and fee is not necessary since the site is proposed to be Commercial. If future flex or redevelopment units are, developers will need to provide school board concurrency analysis.

5 ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

Response: There are no listed historic sites or districts associated with the site.

- B. Archaeological sites listed on the Florida Master Site File.

Response: Site is not listed on the Florida Master Site File.

C. Wetlands.

Response: No wetlands are located within the subject property.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

Response: The subject property is not within an area designated as a Local Area of Particular Concern by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

Response: A small portion of the site which appears to be limited to a portion of 30th Avenue is highlighted within a Priority Planning Area for sea level rise. The map identifies areas near tidal water bodies at increased risk of inundation under a 3.3-foot sea level rise scenario, projected to occur as soon as 2070. An exact determination was not made due to the exact limits.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

Response: The subject property is developed, as well as surrounding areas. There has been no evidence to date of any endangered, threatened or species of special concern associated with the amendment area.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Response: The subject property is developed as well as surrounding areas. There has been no evidence to date of any plant species listed on the index being located on the subject property.

- H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

Response: The amendment site is not located within a Wellfield Protection Zone.

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

Response: Soil is suitable for development. On-site cut and fill will utilize best management practices required by the water management design engineering standards.

- J. Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

Response: Not Applicable

6 AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.

Response: Amendment site does not contain any housing units. If redevelopment units are utilized in the future, the Town and the developers will be subject to affordable housing requirements.

7 LAND USE COMPATABILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Response: The amendment site is located between two major transportation corridors; Interstate-95 on the east and the CSX Railroad corridor on the west. The existing use is industrial and amending the site to commercial will not impact the adjacent areas. The

frontage along I-95 north and south has similar uses. The amendment site is essentially isolated.

8 HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

Response: Site is not within a Hurricane Evaluation Zone.

9 REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

Response: Site is not part of a designated redevelopment area. The amendment site will promote redevelopment in concert with future land development code amendments which will enable the highest and best use; and provide employment and increased tax base.

10 INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Response: The City of Hollywood could be considered adjacent on the north at Pembroke Road. The City of Hallandale Beach could be considered adjacent across I-95. Notices to adjacent municipalities will be provided as part of the participation process.

11 PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master association, homeowner associations etc.

Response: There is not a master association of the amendment area. The Town of Pembroke will publish legal notices, post the site and solicit public input thru the Town website.

12 CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES WITH THE TOWN OF PEMBROKE PARK LAND USE PLAN

The Comprehensive Plan Goals, Objectives and Polices support redevelopment of the area. Several of the GOPS are:

Policy #1.3.5: The Land Use Plan Map may be amended by the Town’s Commission in the manner provided by the Broward County Charter and Florida Local Government Comprehensive Planning and Land Development Regulation Act and local regulations. All amendment shall consider the compatibility of existing and future land uses.

Policy #1.3.8: The Town shall require all redevelopment activities to address existing problems, if any.

Policy # 1.3.9: The Town shall consider the availability of water supply facilities during evaluation of any proposed Comprehensive Plan Land Use Amendments or rezonings.

Policy #1.5.16: The Town will continue to eliminate all existing septic tank systems in the Town and extending municipal sewage treatment facilities to each site where economically feasible.

Policy # 1.5.22 The Town shall require all development and redevelopment activities within identified flood plains to address existing or potential flooding problems, if, any. All flood plain protection provisions pertaining to public roads and parking lot shall be included in Land Development Regulations consistent with the criteria and mapping of FEMA and S.F. Water Management.

Objective: 4-A.2: Complete the process begun in 1995 to phase out all septic tanks in the Town. Maintain and improve the Town’s sewage collection system in order to maximize the use of the Town’s existing infrastructure.

13. ADDITIONAL SUPPORTING DOCUMENTS

None

14. PLAN AMENDMENT COPIES

EXHIBIT A

List of Property Owners

EXHIBIT B

30th AVE FOLIO'S		
FOLIO NO.	PROPERTY OWNER	PROPERTY/SITE ADDRESS
F0-51422180029	M & C DEVITA REV LIV TR DEVITA, MICHAEL A TRS ETAL	SW 30 Ave Pembroke Park FL, 33009
F1-514221280021	1730 PR LLC	1730 SW Ave Pembroke Park FL33009
F3-514221280025	ROLINS CONTINENTAL INC	1731 SW Ave Pembroke Park FL33009
F4-514221280026	1950 SOUTH AVENUE LLC PURACOSTA MANAGEMENT	1732 SW Ave Pembroke Park FL33009
F5-514221280027	ANO LLC	1960 SW Ave Pembroke Park FL,33009
F6-514221280024	BKI-95 LLC	2000 SW 30 Ave Pembroke Park FL,33009
F7-514221010101	LIVMA LLC	2050 SW 30 Ave Pembroke Park FL,33009
F8-514221010103	SLR REALTY CORP	2150 SW 30 Ave Pembroke Park FL,33009
F9-514221010107	SLR REALTY CORP	SW 30 Ave Pembroke Park FL, 33009
F10-514221010117	2250 WAREHOUSE LLC	2250 SW Ave Pembroke Park FL, 33021
F11-514221010108	AMITA DEVELOPMENT LLC	2350 SW Ave Pembroke Park FL, 33009
F12-514221010109	2400 SW30 LLC	2400 SW 30 Ave Pembroke Park FL,33009
F13-514221010113	XYD INVESTMENTS LLC	2500 SW 30 Ave Pembroke Park FL, 33009
F14-514221010118	TAI GROUP INC	2520 SW 30 Ave Pembroke Park FL, 33009
F15-514221010114	FINE LINE INTERIORS INC	2530 SW Ave Pembroke Park FL,33009
F16-514221010120	THX REAL ESTATE LLC	2540 SW 30 Ave Pembroke Park FL, 33009
F17-514221010131	ROB INVESTMENT PROPERTY LLC	2512 SW 30 Ave Pembroke Park FL,33009
F18-514228710010	BH 2550 LLC	2550 SW 30 Ave Pembroke Park FL, 33009
F19-514228000102	THARP FAMILY REV TR	2865 SW 30 Ave Pembroke Park FL, 33009
F20-514228740010	TIMELY PROPERTY INC	2885 SW 30 Ave Pembroke Park FL, 33009
F21-514228640010	TIMELY PROPERTY INC	3001 W Hallandale Beach Blvd Pembroke Park FL, 33009
S1-514228320120	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S2-514228320100	FDOT	SW 30 Ave Pembroke Park FL, 33009
S3-514228320023	PEGGY MESSINGSCHLAGER REV TR, MESSINGSCHLAGER, PEGGY TRSTEE	2521 SW 30 Ave Pembroke Park FL, 33009
S4-514228320110	PEGGY MESSINGSCHLAGER REV TR, MESSINGSCHLAGER, PEGGY TRSTEE	SW 30 Ave Pembroke Park FL, 33009
S5-514228320122	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S6-514228320121	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S7-514221010112	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S8-514221010370	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S9-514221280028	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009
S10-ROW	ROW	ROW
S11- 514228320070	FDOT Office of ROW	SW 30 Ave Pembroke Park FL, 33009
S12-514228320080	FDOT Office of ROW	SW 30 Ave Pembroke Park FL, 33009
S13-514228320090	FDOT Office of ROW	SW 30 Ave Pembroke Park FL, 33009
S14-514221280020	FDOT Office of ROW	1701 S 30 Ave Pembroke Park FL, 33009
S15-514221280022	TOWN OF PEMBROKE PARK	SW 30 Ave Pembroke Park FL, 33009

Legal Description

Legal Description

That portion of Sections 21 and 28, Township 51 South, Range 42 East, lying westerly of I-95 (SR 9) as shown on Right of Way Map 8607-201, as recorded in Right of Way Map Book 3, Page 18, Broward County Records, lying northerly of the north line of Parcel A, Timely Property Inc Plat, as recorded in Plat Book 162, Page 27, Broward County Records, and lying southerly of the north line of Meekins Addition Number 1, as recorded in Plat Book 26, Page 5, Broward County Records.

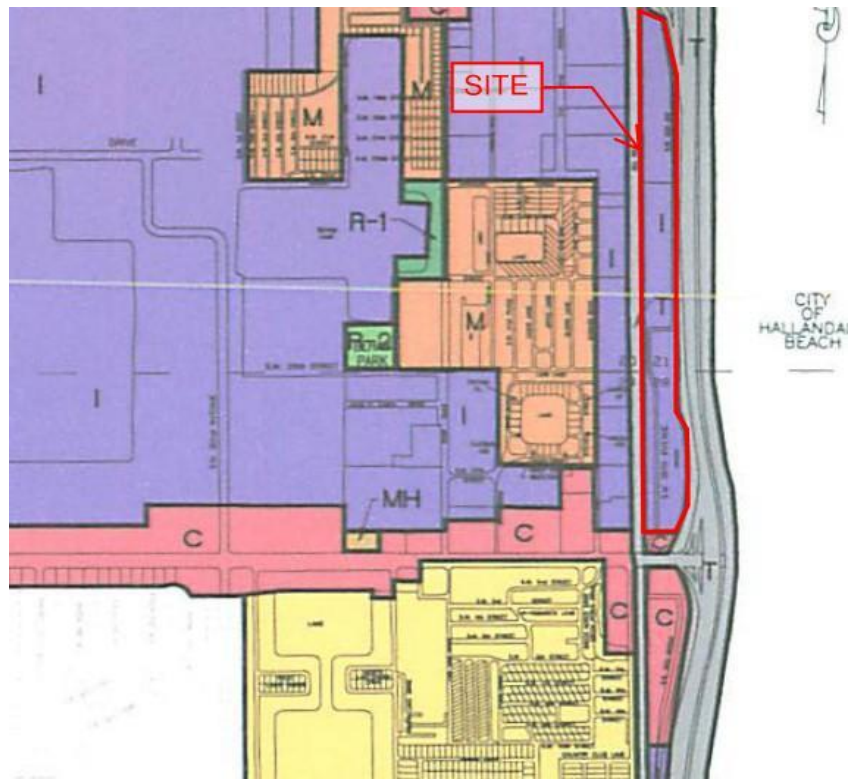
EXHIBIT C

Project Location Map



EXHIBIT D

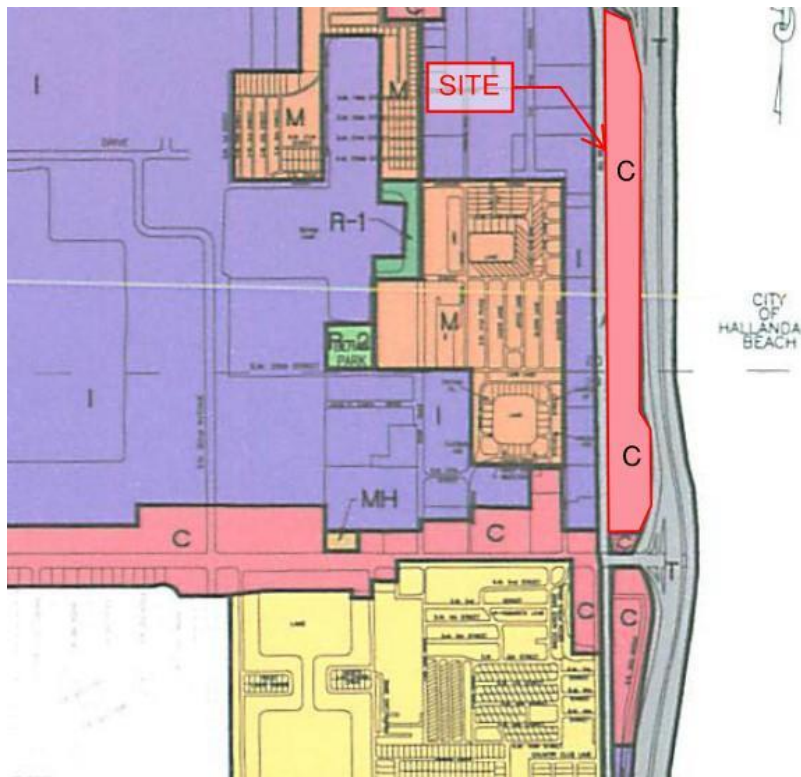
Existing Town of Pembroke Park Land Use



LEGEND	
	INDUSTRIAL
	COMMERCIAL
	MEDIUM DENSITY
	LOW-MEDIUM DENSITY

EXHIBIT E

Proposed Town of Pembroke Park Land Use



LEGEND

	INDUSTRIAL
	COMMERCIAL
	MEDIUM DENSITY
	LOW-MEDIUM DENSITY

ORDINANCE NO. 2023-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING AN AMENDMENT TO THE TOWN'S FUTURE LAND USE MAP FOR THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (THE "PROPERTY"); AMENDING THE PROPERTY'S LAND USE FROM INDUSTRIAL TO COMMERCIAL; DIRECTING THE TOWN CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AND THE PROPOSED LAND USE PLAN AMENDMENT TO THE APPROPRIATE PARTIES; REQUESTING BROWARD COUNTY TO AMEND ITS LAND USE AND TO AUTHORIZE THE BROWARD COUNTY PLANNING COUNCIL TO TRANSMIT A COPY OF THE AMENDMENT TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY ON BEHALF OF THE TOWN AND ANY OTHER INTERESTED GOVERNMENTAL ENTITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Future Land Use Map is created to manage the Town's future growth and development through land development regulations that provide the patterns of planned development in the Town; and

WHEREAS, the Town has received interest from property owners along S.W. 30th Avenue to redevelop their properties in a manner that more closely reflects mixed-use zoning and entertainment uses; and

WHEREAS, the present land use designation within the subject area of Industrial prohibits certain uses that are regularly found within mixed-use zoning districts, and the Town seeks to amend the land use designation on the Property from Industrial to Commercial to provide for future development; and

WHEREAS, the Town's Local Planning Agency recommended approval of this small-scale amendment to the Town's Future Land Use Map at its January 5, 2023 meeting; and

WHEREAS, pursuant to Florida Statute §163.3187, Town Commission conducted a public hearing to consider the input of the public regarding the proposed land use plan amendment; and

WHEREAS, the Town Commission finds that amending the land use for the approximately 16.56 acres of real property general located along S.W. 30th Avenue from industrial to commercial is in the best interests of the citizens and residents of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE
TOWN OF PEMBROKE PARK, FLORIDA:**

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All exhibits referenced herein are hereby incorporated within this Ordinance by this reference and made a specific part hereof.

Section 2: The Town Commission hereby adopts this small scale Land Use Plan Amendment for the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit "A," from Industrial to Commercial.

Section 3. The Town Commission of the Town of Pembroke Park, Florida, hereby directs that the proposed Land Use Plan Amendment for the approximate 16.56-acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit "A," be transmitted to the Broward County Planning Council and the Florida Department of Economic Opportunity with a favorable recommendation.

Section 4. The Town's Land Use Map and Certified Land Use Plan are hereby amended to include the amendments and re-designation described herein.

Section 5. The Town Clerk is directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with a request that the Council re-certify the Town of Pembroke Park Land Use Plan.

Section 6. The Town Clerk is further directed to transmit a certified copy of this Ordinance and a Certified Copy of the amended Land Use Plan to the Florida Department of Economic Opportunity pursuant to Chapter 163, Florida Statutes, as well as any other interested governmental entity.

Section 7. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 8. If any clause, section or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance remaining in full force and effect.

Section 9. This Ordinance shall become effective immediately upon its passage and

{00550379.2 3399-0000000 }

adoption.

**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2023.**

**PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE
PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF
_____, 2023.**

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Interim Town Attorney

VOTE

GEOFFREY JACOBS _____

REYNOLD DIEUVEILLE _____

WILLIAM R. HODGKINS _____

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Mayor and Town Commission

THRU: Miguel Nunez, Building Official

FROM: Mike Vonder Meulen, AICP, Consultant Town Planner

MEETING DATE: WORKSHOP January 25, 2023

SUBJECT: SW 30th Avenue (between Pembroke Road and Hallandale Beach Boulevard)
22-CP-03 Town only Land Use Plan Amendment (LUPA) from Industrial to Commercial
22-RZ-01 Text Amendment Mixed Use-Entertainment District (MXE)
22-RZ-04 Rezone from B-1 and M-1 to MXE

APPLICANT: Town of Pembroke Park

PROJECT BACKGROUND

The Town has received interest from property owners along SW 30th Avenue to redevelop their property in a manner that is not consistent with the current M-1 zoning district and Town's Industrial land use. In multiple meetings with Town staff, it was recommended to make a presentation to the Town Commission to discuss the potential to redevelop SW 30th into mixed use-entertainment district and receive direction from the Town Commission on moving forward. Town staff made presentations to the Town Commission at the September 28, 2022, Commission Workshop and at the October 15, 2022, Special Commission Meeting. Staff had also made a presentation to the Planning and Zoning Board on October 6, 2022. All presentations were received positively.

In order to create a mixed use-entertainment district for SW 30th Avenue, multiple applications are needed to be processed through the Town. The first application would be to change the land use from Industrial to Commercial. The industrial land use does not allow the uses for a mixed-use entertainment district. This Land Use Plan Amendment is a Town only application. Several years ago, Broward County collapsed many of their land uses (commercial, industrial and employment center) into one category called “commerce”. The county land use plan, which the Town is required to be consistent with, already allows the uses proposed in the mixed use-entertainment district.

The second application is to create the mixed use-entertainment district. The Town will be creating a new zoning district specifically for the redevelopment of SW 30th Avenue which will allow for a mix of uses with an emphasis on entertainment.

The third and final application is to rezone all of the properties along SW 30th Avenue to the new mixed use-entertainment district.

PROJECT ANALYSIS

SW 30th Avenue serves as the east face of the Town from Interstate-95 and the CSX railway which includes Tri-Rail commuter rail service. Many of the current buildings along SW 30th Avenue are reaching the end of their life cycle and are prime for redevelopment. SW 30th Avenue is strategically located near I-95 and CSX railway. The location straddles two large counties each having their own ports, airports, and urban centers. SW 30th Avenue quick and easy access to and from the interstate. The location appears ideal for providing lodging, entertainment and residential for people who like to take advantage of both major regions. Due to SW 30th Avenue being separated from the remainder of the Town by the railway, entertainment uses which occasionally can be noisy are separated by the railway from the quieter sections of the Town.

The LUPA application essentially changes the land use from industrial to commercial to allow for the mixed-use entertainment uses.

The text amendment creates the new mixed-use entertainment MXE zoning district. Highlights within new zoning district include:

- Specific permitted uses which allow for commercial, residential, entertainment and commercial recreation uses all with one area.
- Reduced setbacks to allow for intense development.
- Height allowance to 150 feet and a bonus height of an additional 50 feet if the development meets certain criteria.
- A requirement to provide a minimum of 15% of the units as affordable housing.
- A density allowance of 50 units per acre and a density bonus program to allow up to an additional 50 units per acre if the development meets certain criteria and subject to the allocation of the units by the Town Commission.
- A roadway exhibit which allows for pedestrian and landscape zones and on-street parking.
- The option to build over SW 30th Avenue. The lease agreement is subject to approval by the Town Commission.
- Design standards to ensure proper design which include activating the ground level of the development, screening the loading and dumpster area, screening of the structured parking from public rights-of-way, encouraging of upper-level and rooftop decks for additional pedestrian activity and bicycle parking.

The rezoning application will rezone all properties along SW 30th Avenue including the properties at the corners of Hallandale Beach Boulevard and Pembroke Road and SW 30th Avenue. One parcel is zoned B-1 while the remainder of the properties are zoned M-1. All will be rezoned to MXE.

RECOMMENDATION

The Town Planner recommends approval of all three applications. On January 5, 2023, the Planning and Zoning Board unanimously approved all three applications. Although this staff report covers three (3) separate applications, each application must be voted on separately.

ATTACHMENTS

Town LUPA Application

Mixed Use-Entertainment District Text

Town Rezoning Application & Legal Description



TOWN OF PEMBROKE PARK PLANNING & ZONING DIVISION

3150 SW 52nd Avenue Pembroke Park, Florida 33023
954.966.4600
www.tppfl.gov

MASTER APPLICATION

Consideration of an application type by the Town or issuance of a permit by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name		Application Type	
Mixed Use Entertainment District Text Amendment		Zoning Amendment	
Owner		Parcel (ID Number)	
Town of Pembroke Park Initiated		Multiple Parcel Numbers - See Attached	
Address		Parcel Size (Acres)	
3150 SW 52nd Ave. Pembroke Park, FL 33023		N/A	
Scope of Work Description			
Creation of the Mixed-Use Entertainment District			
Code Information		Yes	No
Is this an after-the-fact request? (If yes, attach a copy of any related information)		☐	☒
Is this request the result of a Town code violation? (If yes, attach copy of violation notice)		☐	☒
Has this same or similar request been proposed previously on the property?		☐	☒
Agent			
Name: Michael Vonder Meulen			
Company/Firm: KEITH			
Address: 301 E Atlantic Blvd			
City/State/Zip: Pompano Beach FL 33060			
Phone: 954-788-3400		Email: MVonderMeulen@keithteam.com	
Signature:		Date: 12/08/2022	
This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.			
Property Owner Certification			
This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.			
Printed Name of Property Owner: <u>Town Initiated Application</u>			
Signature of Property Owner: <u>[Signature]</u>		Date: <u>11/18/23</u>	
State of <u>FLORIDA</u> County of <u>BROWARD</u>			
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization.			
this <u>18</u> day of <u>JANUARY</u> , 202 <u>3</u> , by <u>Mike Vonder Meulen</u> (name of person making statement)			
☒ Personally known: OR ☐ Produced Identification, Type _____			
Notary Public Signature: <u>[Signature]</u>		My Commission Expires _____	
		TIFFANY CRUMP	
		MY COMMISSION #HH344980 EXPIRES: DEC 28, 2026 Bonded through 1st State Insurance	
TOWN USE ONLY			
Submittal Date: _____		Project Number: <u>22-RZ-01</u>	

Sec. 166.033(6), Florida Statutes: Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

Master_App_10-20-22

Division 5.8 – MXE MIXED USE-ENTERTAINMENT DISTRICT

Sec. 28-209 Intent

A. Purpose

The MXE mixed use entertainment district is designed to encourage the redevelopment of SW 30th Avenue into an active entertainment district with a mix of uses including commercial, restaurant, various entertainment, hotel, office and residential. The purpose of the district standards is to stimulate economic revitalization, create a pedestrian-friendly environment and promote mixed-use developments along the corridor.

B. Permitted Uses

1. The following uses are permitted in the MXE Mixed Use Entertainment District:

Accommodation uses including hotel, condominium hotel, extended stay hotel.
Commercial Recreation uses including indoor and outdoor commercial recreation facilities which are open to the public or require membership.
Entertainment uses including theater, entertainment venue, convention center, hall-for-hire, aquarium, nightclub, bar, tavern, billiard room, museum, exhibition space.
Retail uses including antiques, clothing, convenience market, florist, gift, greeting cards, grocery, jewelry, leather goods, newsstand, notions, pharmacy, souvenir, sporting goods, stationery and books and sundry.
Restaurant uses including bakery, delicatessen and ice cream parlor.
Office uses including general office, medical office, banks and financial institutions.
Multi-family Residential uses as specified in Sec. 28-209.C Specific Use Regulations

2. Existing Uses

Existing non-conforming uses are permitted to remain pursuant to Article V.-Non-conforming Uses of the Town Zoning Code.

C. Specific Use Regulations

1. All Residential units are subject to the following regulations:
 - a. Allocation of Units. Allocation of flex/redevelopment units are granted by the Town Commission and are subject to the availability of Flex/Redevelopment Units.
 - b. Affordable Housing. A minimum of 15% of units allocated to a project must be affordable as defined by the Town and Broward County. A project is encouraged to propose affordable housing units consistent with Policies 2.16.3 and 2.16.4 of Broward County Land Use Plan. Affordable housing units must be deed restricted for a minimum period of 30 years. The recorded deed restriction shall be provided to the Town prior to the issuance of a building permit for the development

The Town Commission may approve a fee in lieu providing affordable housing. The Town Commission will establish the fee. The fee cannot be lower than the fee established in Policies 2.16.3 and 2.16.4. The town may apply to various Town affordable housing strategies including:

- i. Programs to facilitate the purchase or renting of new or existing affordable housing stock.
 - ii. Programs to facilitate the maintenance of the existing supply of affordable housing.
 - iii. Other programs or initiatives designed by the Town to address specific affordable housing market needs, including strategies to reduce the cost of housing production, promote affordable housing development; prevent displacement, and promote transit amongst low-income populations.
- c. Density. The permitted density in the MXE district is 50 dwelling units per net acre.
- d. Density Bonus Options. A development may request a density bonus based on the following criteria. A development cannot exceed a maximum of 100 units per acre including the density bonus.
- i. 50 units/acre. Development which is designated LEED Silver, Gold or Platinum or the equivalent for Florida Green Building Coalition standard or other sustainable development equivalent approved by the Town Commission
 - ii. 25 units/acre. Provide public art using one of the following options:
 - i. A fee equal to 1% of the project's construction costs or \$200,000 whichever is less;
 - ii. A piece of artwork valued at 1% of the project's construction costs or a maximum of \$200,000. whichever is less. The artwork shall be accessible to the public. If the artwork is placed on public property, the public art shall be approval from the City Commission.
 - iii. 25 units/acre. Properties that provide upper-level pedestrian connection between abutting properties. The pedestrian connection shall be a minimum 10-foot-wide and must be ADA compatible.
 - iv. 25 units/acre. Structured Parking to accommodate 100% of the proposed parking.

D. Uses Not Permitted

The following uses are prohibited including:

Single family and duplex residential. Townhomes-unless integrated into a development as liner residential to screen structured parking.

Vehicle and marine oriented uses including sales, parts, repair. Service and gasoline stations.

Drive-thru facilities including, restaurant, pharmacy, bank, atm.

Places of worship.

Industrial uses including warehouse manufacturing and self-storage facilities

E. Height Restrictions

1. The maximum height of any structure shall be 150 feet.
2. A height bonus option may be granted by the Town Commission to a maximum height of 200 feet if the development provides one of the following options if the option was not used for a density bonus.
 - a. Structured Parking to accommodate 100% of the proposed parking.
 - b. 5% of the provided parking is reserved for electric vehicle charging stations.
 - c. Provide public art using one of the following options:
 - i. A fee equal to 1% of the project's construction costs or \$200,000 whichever is less;
 - ii. A piece of artwork valued at 1% of the project's construction costs or a maximum of \$200,000. whichever is less. The artwork shall be accessible to the public. If the artwork is placed on public property, the public art must be accepted and approved by the Town Commission.

All structure heights above 100 feet are subject to a determination of no hazard from the Federal Aviation Administration (FAA).

F. Size of Plot and Floor Area

There is no minimum plot size or floor area.

G. Setbacks

1. The setback for all street front and street side yards shall be in compliance with the SW 30th road profiles established in Exhibit G.1.a and Exhibit G.1.b. Additional right-of-way necessary to complete the SW 30th Avenue Road profile may be granted in the form of an easement.

SW 30TH AVE ABUTTING 1-95

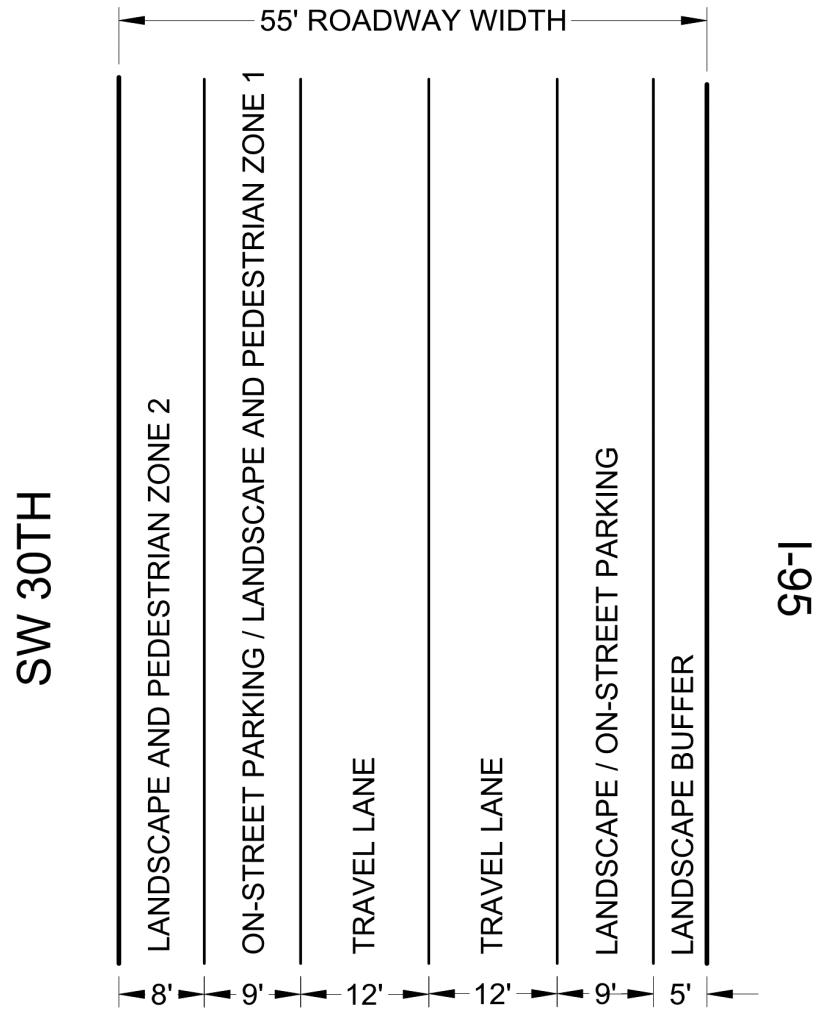
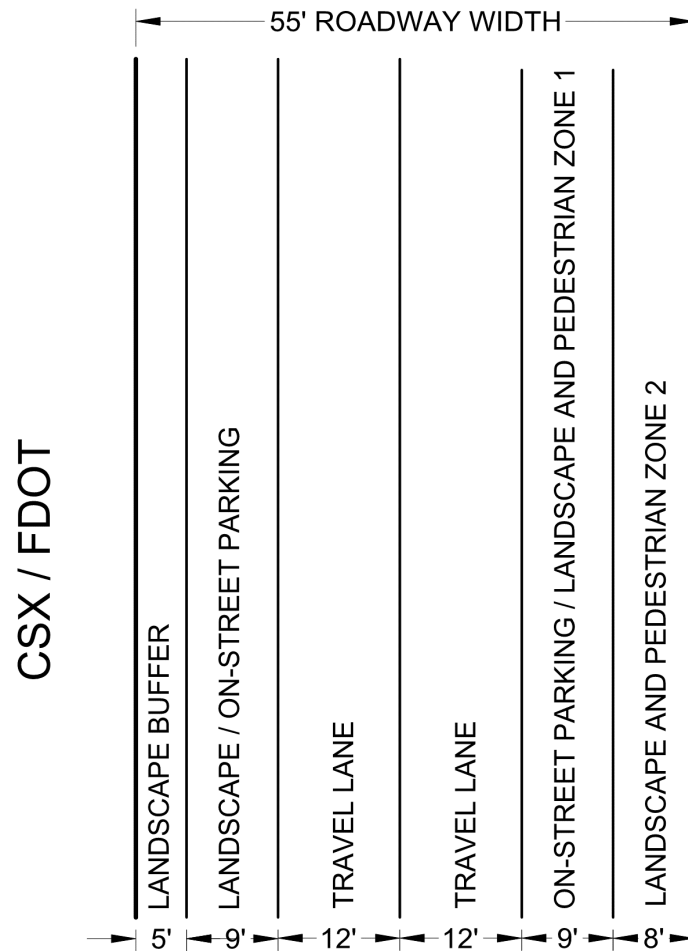


Exhibit G.1.b SW 30th Avenue Road Profile Not Abutting Interstate-95

SW 30TH AVE NOT ABUTTING 1-95



NOTE: WEST LANDSCAPE BUFFER & ON-STREET PARKING MAY BE LOCATED ON CSX/FDOT PROPERTY BY APPROVED EASEMENT

The Town Commission may modify the dimensions and requirements for Landscape/Pedestrian Zones 1 and 2 if determined to be in the best interest of the Town as part of the site plan approval process.

2. All remaining setbacks are zero.

H. Off-Street Parking

All developments are required to provide off-street parking in accordance with Sec. 28-301. A development is encouraged seek a parking reduction utilizing approved parking reduction and or demand study methods from Institute of Traffic Engineers (ITE), Urban Land Institute (ULI), American Planning Association (APA) or other organization accepted by the Town Commission.

I. On-Street Parking

On-street parking shall be provided pursuant to the roadway profile in Exhibits G.1.a and G.1.b. It will be the responsibility of the abutting property owner to provide the on-street parking. On-street parking shall be applied to off-street parking requirements for the development.

J. Building over Town Right-of-way

A property owner abutting SW 30th Avenue may enter into a lease agreement with the Town Commission to allow for the ability to develop on the air rights of SW 30th Avenue.

Setback requirements shall be waived for structure within the air rights of SW 30th Avenue.

Other than structural supports for the structure above SW 30th Avenue, the air rights of the first 30 feet from ground level shall remain open to allow for natural light, ventilation, landscape and the service of utilities.

K. Design Standards

The following design standards shall apply to all new developments in the MXE Mixed Use-Entertainment District.

1. Landscape and Pedestrian zone 1. Landscape and pedestrian zone 1 is intended to be flexible space to allow a mix of on-street parking, landscape, street furniture including seating, artwork and fountains, and/or expanded pedestrian walkways. The development is encouraged to be creative with the public space immediately fronting the development.
2. Landscape and Pedestrian zone 2. Landscape and pedestrian zone 2 is intended to create an expanded pedestrian walkway area with grade level landscape. Planter boxes are prohibited. The development is encouraged to be creative with the public space immediately fronting the development.
3. Active uses on ground level. Activation of the ground level is required. The development must adequately provide active uses on the ground level. Activation methods include retail, restaurants, hotel lobbies, residential lobbies, public or private fitness centers or similar uses. 70% of the ground level facade must include clear glass unless waived by Town Commission.

4. Upper-level and rooftop decks/Coordination with abutting properties. Upper-level and rooftop decks are encouraged. Upper-level and rooftop decks should include indoor and outdoor commercial uses and be open to the public. Upper-level decks should be coordinated between abutting properties. Upper-level decks must connect when abutting or be connected with skywalks or other creative connections. The Town may require cross access easements to upper-level decks to implement the goals and visions of the Town.
5. Vehicle openings. Ground level openings for structured parking and back of house shall be the minimum width practicable. The ground level opening for structured parking and back of house should be shared to avoid conflicts with the active pedestrian areas.
6. Back of house/Loading/Refuse. The back of house for all buildings must be screened from view from the public right-of-way (SW 30th Avenue). The back of house should be screened by a wall or active ground floor use. Dumpster and loading areas shall not be seen from the public right-of-way.
7. Screening of structured parking. On the ground level, the structured parking (except for the opening) must be screened from the view from the public right-of-way (SW 30th Avenue). Screening of structured parking may include active uses, residential liner units and green walls.

Above the ground level, the structured parking shall be screened along the east and west facades. Screening of structured parking may include decorative screens, liner residential units and liner commercial;/office space.

For properties fronting Pembroke Road and Hallandale Beach Boulevard, structured parking shall be screened from all rights-of-way. Screening of structured parking may include decorative screens, liner residential units and liner commercial;/office space.

8. Bicycle parking. Ground level public bicycle parking shall be provided in a location agreed to by the development and the Town. Bicycle parking may be located in the landscape/on-street parking area opposite the development or within landscape and pedestrian zone 1 and zone 2 per exhibits G.1.a and G.1.b or within private property via an easement.

A development shall also provide bicycle parking or bicycle storage for customers, employees and/or residents. The amount of bicycle storage shall be agreed to by the Town and development prior to site plan approval.

ORDINANCE NO. 2023-002

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28, ENTITLED “ZONING;” CREATING DIVISION 5.8, TO BE ENTITLED “MXE - MIXED-USE ENTERTAINMENT DISTRICT;” PROVIDING REGULATIONS FOR THE MIXED-USE ENTERTAINMENT DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR INTENT AND PURPOSE; PROVIDING FOR PERMITTED USES AND SPECIFIC USE REGULATIONS; PROVIDING FOR HEIGHT RESTRICTIONS; PROVIDING FOR FLOOR AREA REGULATIONS; PROVIDING FOR SETBACKS; PROVIDING FOR PARKING; PROVIDING FOR A GEOGRAPHIC AREA; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Florida Constitution, grants municipalities the power to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, the Town Commission seeks to establish a mixed-use entertainment district in the Town; and

WHEREAS, the Town’s Planning and Zoning Board recommended approval of this ordinance at its January 5, 2023 meeting; and

WHEREAS, the general purpose and intent of this ordinance is to provide proper zoning regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper administration of its government; and

WHEREAS, the specific purpose and intent of this ordinance is to create a mixed-use entertainment district to revitalize an underutilized corridor by providing commercial, restaurant, various entertainment, hotel, office, and residential uses; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

WHEREAS, the Town Commission finds it to be in the best interests of the citizens and residents of the Town to establish a mixed-use entertainment district in the Town to provide for future development.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 28 entitled “Zoning” of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended, by creating a new division, Division 5.8 entitled “MXE Mixed-Use Entertainment District” to read as follows:

Chapter 28

ZONING

Article III. DISTRICT REGULATIONS

Division 5.8 – MXE MIXED-USE ENTERTAINMENT DISTRICT

Sec. 28-209 Intent

A. Purpose

The MXE mixed use entertainment district is designed to encourage the redevelopment of SW 30th Avenue into an active entertainment district with a mix of uses including commercial, restaurant, various entertainment, hotel, office and residential. The purpose of the district standards is to stimulate economic revitalization, create a pedestrian-friendly environment and promote mixed-use developments along the corridor.

B. Permitted Uses

1. The following uses are permitted in the MXE Mixed Use Entertainment District:

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 - d) Retail uses including antiques, clothing, convenience market, florist, gift, greeting cards, grocery, jewelry, leather goods, newsstand, notions, pharmacy, souvenir, sporting goods, stationery and books and sundry.
 - e) Restaurant uses including bakery, delicatessen and ice cream parlor.
 - f) Office uses including general office, medical office, banks and financial institutions.
 - g) Multi-family Residential uses as specified in Sec. 28-209.C Specific Use Regulations
2. Existing Uses

Existing non-conforming uses are permitted to remain pursuant to Article V.-Non-Conforming Uses of the Town Zoning Code.

C. Specific Use Regulations

1. All Residential units are subject to the following regulations:
- a. Allocation of Units. Allocation of flex/redevelopment units are granted by the Town Commission and are subject to the availability of Flex/Redevelopment Units.
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The Town Commission may approve a fee in lieu providing affordable housing. The Town Commission will establish the fee. The fee cannot be lower than the fee established in Policies 2.16.3 and 2.16.4. The town may apply to various Town affordable housing strategies including:

- i. Programs to facilitate the purchase or renting of new or existing affordable housing stock.
- ii. Programs to facilitate the maintenance of the existing supply of affordable housing.

- iii. Other programs or initiatives designed by the Town to address specific affordable housing market needs, including strategies to reduce the cost of housing production, promote affordable housing development, prevent displacement, and promote transit amongst low-income populations.
- c. Density. The permitted density in the MXE district is 50 dwelling units per net acre.
- d. Density Bonus Options. A development may request a density bonus based on the following criteria. A development cannot exceed a maximum of 100 units per acre including the density bonus.
 - i. 50 units/acre. Development which is designated LEED Silver, Gold or Platinum or the equivalent for Florida Green Building Coalition standard or other sustainable development equivalent approved by the Town Commission
 - ii. 25 units/acre. Provide public art using one of the following options:
 - i. A fee equal to 1% of the project's construction costs or \$200,000 whichever is less;
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There is no minimum lot size or floor area.

G. Setbacks

1. The setback for all street front and street side yards shall be in compliance with the SW 30th road profiles established in Exhibit G.1.a and Exhibit G.1.b. Additional right-of-way necessary to complete the SW 30th Avenue Road profile may be granted in the form of an easement.

Exhibit G.1.a SW 30th Road Profile abutting Interstate-95

SW 30TH AVE ABUTTING 1-95

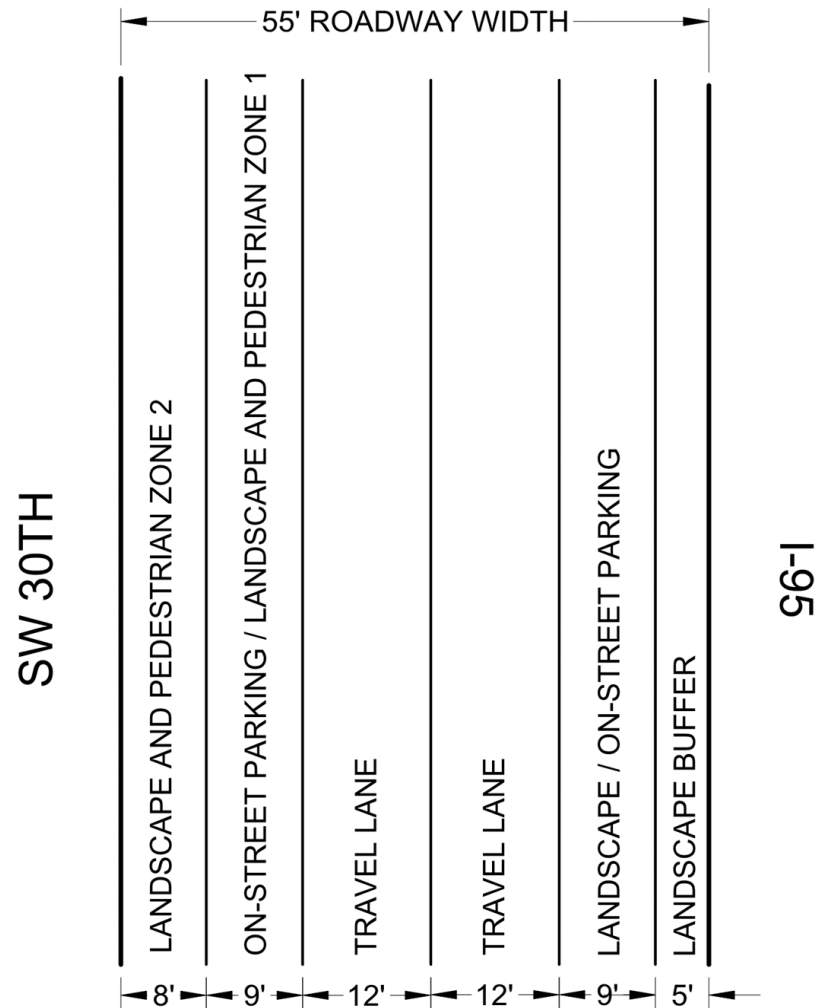
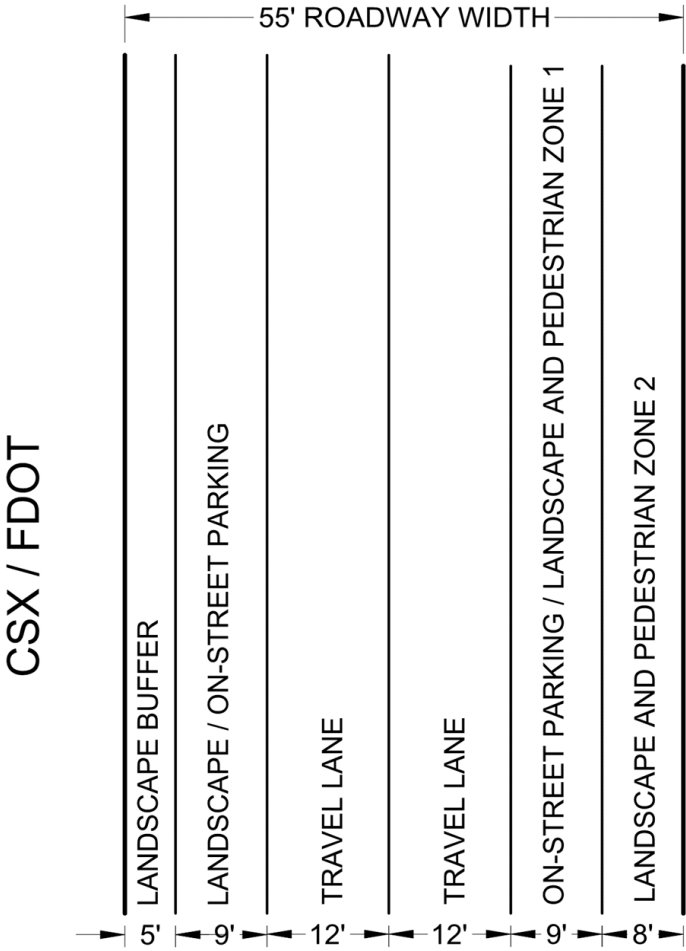


Exhibit G.1.b SW 30th Avenue Road Profile Not Abutting Interstate-95

SW 30TH AVE NOT ABUTTING 1-95



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2. All remaining setbacks are zero.

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The following design standards shall apply to all new developments in the MXE Mixed Use-Entertainment District.

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retail, restaurants, hotel lobbies, residential lobbies, public or private fitness centers or similar uses. 70% of the ground level facade must include clear glass unless waived by Town Commission.

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5. Vehicle openings. Ground level openings for structured parking and back of house shall be the minimum width practicable. The ground level opening for structured parking and back of house should be shared to avoid conflicts with the active pedestrian areas.
6. Back of house/Loading/Refuse. The back of house for all buildings must be screened from view from the public right-of-way (SW 30th Avenue). The back of house should be screened by a wall or active ground floor use. Dumpster and loading areas shall not be seen from the public right-of-way.
7. Screening of structured parking. On the ground level, the structured parking (except for the opening) must be screened from the view from the public right-of-way (SW 30th Avenue). Screening of structured parking may include active uses, residential liner units and green walls.

Above the ground level, the structured parking shall be screened along the east and west facades. Screening of structured parking may include decorative screens, liner residential units and liner commercial;/office space.

For properties fronting Pembroke Road and Hallandale Beach Boulevard, structured parking shall be screened from all rights-of-way. Screening of structured parking may include decorative screens, liner residential units and liner commercial;/office space.

8. Bicycle parking. Ground level public bicycle parking shall be provided in a location agreed to by the development and the Town. Bicycle parking may be located in the landscape/on-street parking area opposite the development or within landscape and pedestrian zone 1 and zone 2 per exhibits G.1.a and G.1.b or within private property via an easement.

A development shall also provide bicycle parking or bicycle storage for customers, employees and/or residents. The amount of bicycle storage shall be agreed to by the Town and development prior to site plan approval.

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions in this ordinance shall become and be made a part of the Code of Ordinances of the town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re-lettered, and the word “ordinance” may be changed to “Section”, “Article” or such other word or phrase in order to accomplish such intention.

Section 5: If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance.

Section 6: This ordinance shall become effective immediately upon its passage and adoption.

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BEEN INTENTIONALLY LEFT BLANK**

**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2023.**

**PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE
PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF
_____, 2023.**

ATTEST:

GEOFFREY JACOBS
Mayor Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

Jacob G. Horowitz
Interim Town Attorney

VOTE

GEOFFREY JACOBS _____

REYNOLD DIEUVEILLE _____

WILLIAM R. HODGKINS _____

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Mayor and Town Commission

THRU: Miguel Nunez, Building Official

FROM: Mike Vonder Meulen, AICP, Consultant Town Planner

MEETING DATE: WORKSHOP January 25, 2023

SUBJECT: SW 30th Avenue (between Pembroke Road and Hallandale Beach Boulevard)
22-CP-03 Town only Land Use Plan Amendment (LUPA) from Industrial to Commercial
22-RZ-01 Text Amendment Mixed Use-Entertainment District (MXE)
22-RZ-04 Rezone from B-1 and M-1 to MXE

APPLICANT: Town of Pembroke Park

PROJECT BACKGROUND

The Town has received interest from property owners along SW 30th Avenue to redevelop their property in a manner that is not consistent with the current M-1 zoning district and Town's Industrial land use. In multiple meetings with Town staff, it was recommended to make a presentation to the Town Commission to discuss the potential to redevelop SW 30th into mixed use-entertainment district and receive direction from the Town Commission on moving forward. Town staff made presentations to the Town Commission at the September 28, 2022, Commission Workshop and at the October 15, 2022, Special Commission Meeting. Staff had also made a presentation to the Planning and Zoning Board on October 6, 2022. All presentations were received positively.

In order to create a mixed use-entertainment district for SW 30th Avenue, multiple applications are needed to be processed through the Town. The first application would be to change the land use from Industrial to Commercial. The industrial land use does not allow the uses for a mixed-use entertainment district. This Land Use Plan Amendment is a Town only application. Several years ago, Broward County collapsed many of their land uses (commercial, industrial and employment center) into one category called “commerce”. The county land use plan, which the Town is required to be consistent with, already allows the uses proposed in the mixed use-entertainment district.

The second application is to create the mixed use-entertainment district. The Town will be creating a new zoning district specifically for the redevelopment of SW 30th Avenue which will allow for a mix of uses with an emphasis on entertainment.

The third and final application is to rezone all of the properties along SW 30th Avenue to the new mixed use-entertainment district.

PROJECT ANALYSIS

SW 30th Avenue serves as the east face of the Town from Interstate-95 and the CSX railway which includes Tri-Rail commuter rail service. Many of the current buildings along SW 30th Avenue are reaching the end of their life cycle and are prime for redevelopment. SW 30th Avenue is strategically located near I-95 and CSX railway. The location straddles two large counties each having their own ports, airports, and urban centers. SW 30th Avenue quick and easy access to and from the interstate. The location appears ideal for providing lodging, entertainment and residential for people who like to take advantage of both major regions. Due to SW 30th Avenue being separated from the remainder of the Town by the railway, entertainment uses which occasionally can be noisy are separated by the railway from the quieter sections of the Town.

The LUPA application essentially changes the land use from industrial to commercial to allow for the mixed-use entertainment uses.

The text amendment creates the new mixed-use entertainment MXE zoning district. Highlights within new zoning district include:

- Specific permitted uses which allow for commercial, residential, entertainment and commercial recreation uses all with one area.
- Reduced setbacks to allow for intense development.
- Height allowance to 150 feet and a bonus height of an additional 50 feet if the development meets certain criteria.
- A requirement to provide a minimum of 15% of the units as affordable housing.
- A density allowance of 50 units per acre and a density bonus program to allow up to an additional 50 units per acre if the development meets certain criteria and subject to the allocation of the units by the Town Commission.
- A roadway exhibit which allows for pedestrian and landscape zones and on-street parking.
- The option to build over SW 30th Avenue. The lease agreement is subject to approval by the Town Commission.
- Design standards to ensure proper design which include activating the ground level of the development, screening the loading and dumpster area, screening of the structured parking from public rights-of-way, encouraging of upper-level and rooftop decks for additional pedestrian activity and bicycle parking.

The rezoning application will rezone all properties along SW 30th Avenue including the properties at the corners of Hallandale Beach Boulevard and Pembroke Road and SW 30th Avenue. One parcel is zoned B-1 while the remainder of the properties are zoned M-1. All will be rezoned to MXE.

RECOMMENDATION

The Town Planner recommends approval of all three applications. On January 5, 2023, the Planning and Zoning Board unanimously approved all three applications. Although this staff report covers three (3) separate applications, each application must be voted on separately.

ATTACHMENTS

Town LUPA Application

Mixed Use-Entertainment District Text

Town Rezoning Application & Legal Description



TOWN OF PEMBROKE PARK PLANNING & ZONING DIVISION

3150 SW 52nd Avenue Pembroke Park, Florida 33023
954.966.4600
www.tppfl.gov

MASTER APPLICATION

Consideration of an application type by the Town or issuance of a permit by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name		Application Type	
SW30th Ave Mixed Use Entertainment District		Zoning Amendment	
Owner		Parcel (ID Number)	
Town of Pembroke Park Initiated		Multiple Parcel Numbers - See Attached	
Address		Parcel Size (Acres)	
3150 SW 52nd Ave. Pembroke Park, FL 33023		16.6	
Scope of Work Description			
Rezone SW 30th Avenue (between Pembroke Road and Hallandale Beach Blvd.) from B-1 and M-1 to MXE District			
Code Information		Yes	No
Is this an after-the-fact request? (If yes, attach a copy of any related information)		☐	☒
Is this request the result of a Town code violation? (If yes, attach copy of violation notice)		☐	☒
Has this same or similar request been proposed previously on the property?		☐	☒
Agent			
Name: Michael Vonder Meulen, AICP			
Company/Firm: KEITH			
Address: 301 E Atlantic Blvd			
City/State/Zip: Pompano Beach FL 33060			
Phone: 954-788-3400		Email: MVonderMeulen@keithteam.com	
Signature:		Date: 12/08/2022	
This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.			
Property Owner Certification			
This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.			
Printed Name of Property Owner: Town of Pembroke Park Initiated			
Signature of Property Owner:		Date: 1/18/19	
State of <u>FLORIDA</u> County of <u>BROWARD</u>			
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization.			
this <u>18</u> day of <u>JANUARY</u> , 202 <u>3</u> , by <u>Mike Vonder Meulen</u> (name of person making statement)			
☒ Personally known: OR ☐ Produced Identification, Type _____			
Notary Public Signature		My Commission Expires: 	
TOWN USE ONLY			
Submittal Date:		Project Number: <u>22-RZ-04</u>	

Sec. 166.033(6), Florida Statutes: Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

Master_App_10-20-22

Rezoning Legal Description

That portion of Sections 21 and 28, Township 51 South, Range 42 East, lying westerly of I-95 (SR 9) as shown on Right of Way Map 8607-201, as recorded in Right of Way Map Book 3, Page 18, Broward County Records, lying southerly of the south line of Parcel A, Timely Property Inc Plat, as recorded in Plat Book 162, Page 27, Broward County Records, and lying southerly of the north line of Meekins Addition Number 1, as recorded in Plat Book 26, Page 5, Broward County Records.

ORDINANCE NO. 2023-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ENTITLED “ZONING;” PROVIDING FOR THE REZONING OF THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE IN PEMBROKE PARK, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN, FROM THE PRESENT ZONING CLASSIFICATION OF B-1 (BUSINESS DISTRICT) AND M-1 (INDUSTRIAL DISTRICT) TO MXE (MIXED-USE ENTERTAINMENT DISTRICT); PROVIDING FOR AN AMENDMENT TO THE TOWN’S OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park (the “Town”) seeks to rezone the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit “A” (the “Property”) from B-1 (Business District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District) to provide for future development; and

WHEREAS, the Town’s professional staff and consultants have reviewed the proposed zoning request and confirmed that it meets minimum sufficiency requirements for consideration by the Town Commission; and

WHEREAS, the Town’s Local Planning Agency recommended approval of this proposed rezoning ordinance at its January 5, 2023 meeting; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

WHEREAS, after said hearing, the Town Commission deems it to be in the best interests of the citizens and residents of the Town that the Property be rezoned from B-1 (Business

District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF
THE TOWN OF PEMBROKE PARK, FLORIDA:**

Section 1: That each of the above stated recitals is hereby adopted and confirmed.
All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: That the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit “A” is hereby rezoned from B-1 (Business District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District).

Section 3: The amendment set forth in Section 2 hereof shall be entered in the official zoning map of the Town of Pembroke Park by the Town’s professional staff, subsequent to the effective date of this Ordinance and satisfaction of any other necessary conditions.

Section 4: All sections or parts of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflicts.

Section 5: Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

Section 6: This Ordinance shall become effective upon adoption.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2023.**

**PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE
PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF
_____, 2023.**

ATTEST:

GEOFFREY JACOBS
Mayor Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Interim Town Attorney

VOTE

GEOFFREY JACOBS _____

REYNOLD DIEUVEILLE _____

WILLIAM R. HODGKINS _____

AGENDA ITEM REPORT



To: Commission Approval
Subject: Monthly Report for December 2022
Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023
Department: Building
Staff Contact: Miguel Nunez, Building Official

RECOMMENDATION:

Information only

ATTACHMENTS:

[22-030](#)

[Monthly Status Report 122022](#)



TOWN OF PEMBROKE PARK
BUILDING DEPARTMENT
3150 SW 52ND Avenue
Pembroke Park, FL 33023
Office 954-966-4600 ● Fax 954-966-5310

MEMORANDUM NO.: 22-030

DATE: January 3, 2023
TO: Juan C. Jimenez, Town Manager
FROM: Miguel A. Núñez, Chief Building Official *MN*
RE: **MONTHLY STATUS REPORT – DECEMBER 2022**

At this time, I would like to submit the attached Building Department Monthly Status Report for the above referenced period.

As always, if you have further questions or comments, do not hesitate to contact me at your earliest convenience.

Respectfully submitted.

Cc: Marlen Martell, Town Clerk
File.

[https://tppfl-my.sharepoint.com/personal/mnunez_tppfl_gov/documents/building official/topp-man/pp documents/memos/2022/22-030.docx](https://tppfl-my.sharepoint.com/personal/mnunez_tppfl_gov/documents/building%20official/topp-man/pp%20documents/memos/2022/22-030.docx)



TOWN OF PEMBROKE PARK

BUILDING DEPARTMENT

3150 SW 52ND Avenue

Pembroke Park, FL 33023

Monthly Status Report

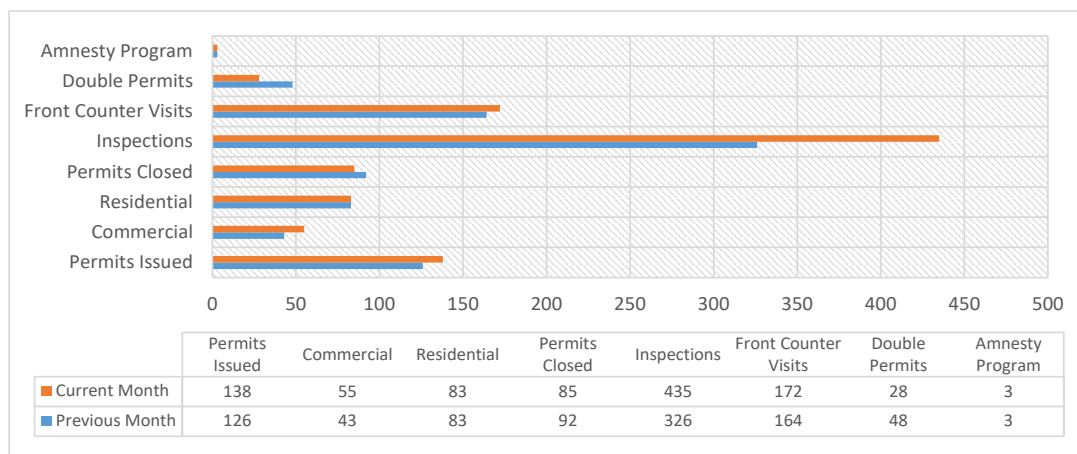
December 2022

Summary:

As we just finish the 2022 calendar year and the first quarter of the Fiscal Year 2022-2023; I would like to reinforce the efforts and the excellence in customer service that the Building Department staff offers to our external and internal customer's. In addition, see below department accomplishments for the 2022 calendar Year, as follows:

- A new permitting software was integrated, and we did not receive any complaints, but rather a seamless integration, which was not felt by the customers, and when they interact with it, only received positive impressions.
-

By the numbers:



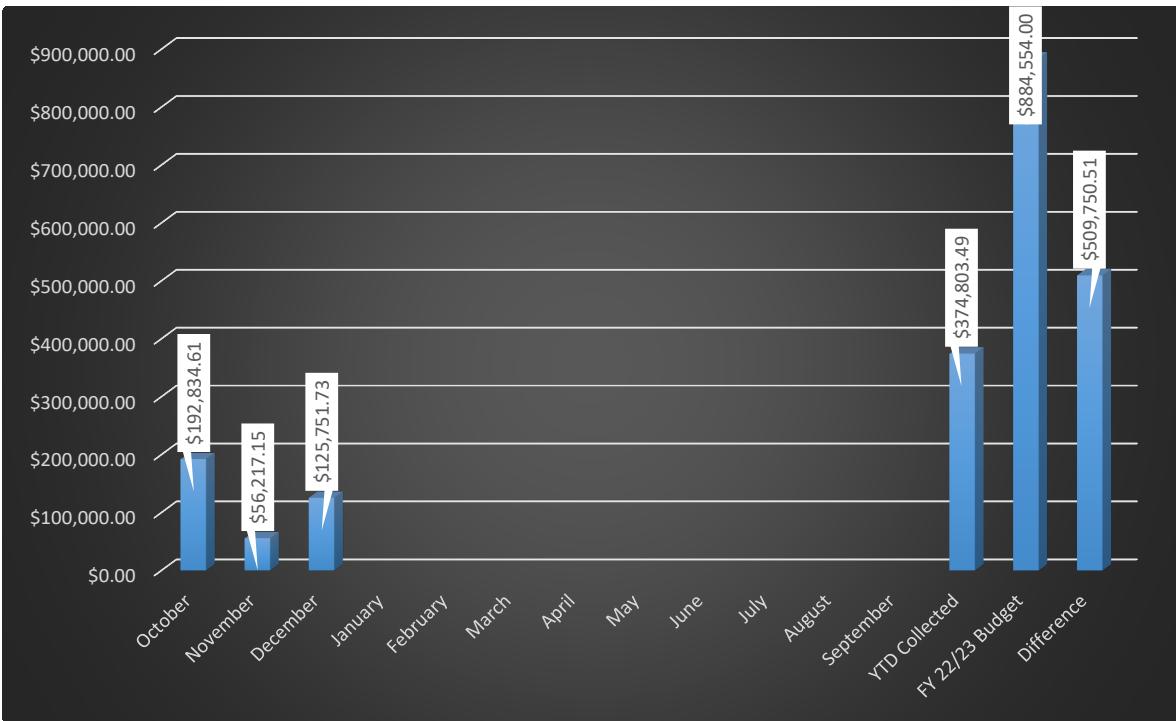
As noted above, during this reporting period some categories, have experienced an increased, while others have been reduced, which is a normal fluctuation from month to month, as observed in the above chart. In addition, disciplines inspections were as follows:

Structural = 230, Mechanical = 79, Electrical = 80, Plumbing = 46: Total of **435 Inspections**.

- Further, in this reporting period the Amnesty Program, have received **01 applications** on the reporting period from different areas of the town for a total of 60 applicants. Thus, outreach is continuing for any potential applicant's information about the program.

Revenue:

During this reporting period the Building Department associated disciplines (Structural, Electrical, Plumbing and Mechanical) have collected **\$125,751.73**, and we are glad to report that the Building Department has started in a good trend for the revenue/expense's ratio; see chart below for trend graphical information:



Large Construction Projects Summary:

Status / Commissioner District	Project	Description	Notes

Seneca Town Center			
1	Building 1	Warehouse Building	Building is completely occupied
1	Building 2	Building Shell (Structure)	Work in progress
1	Building 3	Building Shell (Structure)	Work in progress
1	Building 5	Building Shell (Structure)	Application for permit on hold by developer.
Other projects at different areas within the Town			
1	Coca-Cola 3262 Pembroke Road	Various Improvements (Continuous)	Currently under the inspections and additional applications for various permit process.
1	Seneca Town Center 3195 W HBB	Wawa Building	Currently, we have issued the full site work, and currently we have received the Wawa Building for review and waiting for their comment's resubmittal.
		Storage Building	Application for permit was received (Dry-Run) and currently is under disciplines review.
		Hospital Building	Application for permit was received (Dry-Run) and currently is under disciplines review.
4	Magnolia Townhomes 3711-3715 SW 52 Avenue	47 Townhomes	Application for permit submitted and received the first review cycle.
4	Pembroke Oaks SW 52 Avenue and WHBB	7 Buildings (120 Residential units and 5000 SF Commercial)	Currently, in the process of obtaining their Pre-Application Meeting (PAM) and ready to move to the next level (DRC).
5	Pembroke Villas 4945 SW 41 Street	28 Townhomes	Currently, in the process of obtaining their DRC approval.
4	Pembroke Plaza 4250 W HBB	Shopping Center Building	Certificate of Completion (CC) Issued, and <u>three</u> Tenants were issued the Certificate of Occupancy (CO). A fourth tenant has submitted plans for a new tenant (Unit 2)
4	Duplex 5500 SW 32 Court	Newest Duplex Residential Building	Completed

4	O'Reilly's 4700 W HBB	Auto part store	Permit issued and project started.
4	Car Wash 3301 W HBB	Automatic Car Wash Building	Permit issued and work in progress

Additional Comments:

In addition to the above reported items, the Building Department has processed numerous additions, renovations, alterations, and accessory structures for the Townhomes (TH); Minor Commercial Tenant Improvements (TI), and Mobile Homes (MH) for repairs, exterior accessories, and new installations.

AGENDA ITEM REPORT



To: Town Mayor & Commission
Subject: Code Enforcement Monthly Report - Dec 2022
Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023
Department: Code
Staff Contact: Joseline Ramirez, Chief Code Enforcement Officer

ATTACHMENTS:

[Code Enforcement Depart Detail Report Dec 2022](#)
[Code Enforcement Dept. Monthly Report - Dec 2022](#)

JC Jimenez, Town Manager	Status: Approved - Jan 20 2023
Marlen Martell, Town Clerk	Approved - Jan 20 2023



Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
4720	12/1/2022	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations	Affidavit of Non-Compliance	J. Ramirez	Hand
4720	12/1/2022	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted
4874	12/1/2022	4050 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103. - Exterior maintenance of structures and premises (h) Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 28-346 (c)(1) - Portable storage units Sec. 28-346 (c)(3) - Portable storage units. Sec. 21-19. - Prohibited signs.	Notice of Formal Hearing	E. Richwagen	Affidavit of Service/Posted to Property Certified Mail
4880	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Affidavit of Non-Compliance	J. Ramirez	Certified Mail
4880	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
4763	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane	Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o)	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
4763	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane	Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o)	Affidavit of Non-Compliance	J. Louis	Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
4881	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane	Sec. 12-48. - Outdoor storage prohibited Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o) Sec. 12-49. - Storm event debris.	Affidavit of Non-Compliance	J. Ramirez	Hand
4881	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane	Sec. 12-48. - Outdoor storage prohibited Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o) Sec. 12-49. - Storm event debris.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
4884	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Affidavit of Non-Compliance	J. Ramirez	Certified Mail
4884	12/1/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
5409	12/1/2022	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Notice of Formal Hearing	E. Richwagen	Affidavit of Service/Posted to Property Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
5543	12/1/2022	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
5610	12/1/2022	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480	Sec. 5-17. - Permit application. Sec. 21-21. (7) - Temporary signs Sec. 21-23 (a) - Permit	Notice of Formal Hearing	E. Richwagen	Affidavit of Service/Posted to Property
5620	12/1/2022	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 21-21 (1) - Temporary signs	Affidavit of Compliance	T. Malcolm	Hand
6009	12/1/2022	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(f). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 13-1. - Definitions Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 28-304 - Surface of parking area Sec. 28-307 (a) - Marking of spaces Sec. 12-48. - Outdoor storage prohibited Sec. 12-41. - Accumulations deemed public nuisance Sec 5-207. - Graffiti Enforcement Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities Sec 5-103(k). - Exterior maintenance of structures and premises	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6363	12/1/2022	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #3	Sec. 21-19. - Prohibited signs. Sec. 15-17. - Business Tax Receipt Required.	Affidavit of Compliance	J. Ramirez	Regular Mail
6512	12/1/2022	3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property
7393	12/1/2022	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property
6399	12/2/2022	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required.	Affidavit of Compliance	J. Ramirez	Regular Mail
5710	12/2/2022	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-87. - Permit required	Affidavit of Compliance	T. Malcolm	Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6568	12/5/2022	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-207. - Graffiti Enforcement Sec 5-103(b). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(e). - Exterior maintenance of structures and premises Sec 5-103(f). - Exterior maintenance of structures and premises Sec 5-103(g). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-103(m). - Exterior maintenance of structures and premises	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
7946	12/5/2022	3250 PEMBROKE RD, PEMBROKE	Sec. 21-19. - Prohibited signs.	Notice of Violation	J. Ramirez	Hand
7946	12/5/2022	3250 PEMBROKE RD, PEMBROKE PARK, FL 33009	Sec. 21-19. - Prohibited signs.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted
7875	12/6/2022	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #KEL KAL SHIPPING LLC	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-28. - Display. Sec. 15-40 - Delinquent business tax receipt fees and penalties.	Affidavit of Compliance	L. Cannon	Regular Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
7949	12/6/2022	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 4-1. - Running at large; impoundment. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-16. - Enforcement procedures.	Notice of Violation	E. Richwagen	Regular Mail
7950	12/6/2022	1751 S PARK RD, PEMBROKE PARK, FL 33009	Sec. 12-48. - Outdoor storage prohibited Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	E. Richwagen	Regular Mail
6167	12/6/2022	5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	E. Richwagen	Certified Mail
5830	12/7/2022	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103. - Exterior maintenance of structures and premises (h) Sec. 15-16. - Enforcement authority. Sec. 15-24. - Tax payment required to engage in business. Sec. 15-375 . Permit Required (b)	Affidavit of Non-Compliance	L. Cannon	Regular Mail
7958	12/8/2022	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(g). - Exterior maintenance of structures and premises Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(b). - Exterior maintenance of structures and premises	Notice of Violation	J. Ramirez	Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
7958	12/8/2022	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(g). - Exterior maintenance of structures and premises Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(b). - Exterior maintenance of structures and premises	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted to Property Certified Mail
7949	12/9/2022	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 4-1. - Running at large; impoundment. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-16. - Enforcement procedures.	Notice of Formal Hearing	E. Richwagen	Affidavit of Service/Posted to Property Certified Mail
5409	12/9/2022	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Affidavit of Compliance	J. Louis	Hand
7965	12/12/2022	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #86 W Lake Dr	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	E. Richwagen	Regular Mail
7949	12/13/2022	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 4-1. - Running at large; impoundment. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-16. - Enforcement procedures.	Affidavit of Compliance	E. Richwagen	Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
7705	12/13/2022	3321 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2	Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	E. Richwagen	Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
5737	12/13/2022	3252 SW 52 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited Sec. 13-2. - Storage of abandoned property in the open prohibited Sec 5-103. - Exterior maintenance of structures and premises (h) Sec 5-103. - Exterior maintenance of structures and premises (a) Sec. 26-116. - Litter; littering material. Sec. 12-43. - Notice to remove accumulations—To be sent to property owner. Sec 5-103(b). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-103(m). - Exterior maintenance of structures and premises Sec. 12-61 - Excessive, untended growth deemed public nuisance	Affidavit of Non-Compliance	E. Richwagen	Hand
1232	12/13/2022	2950 SW 32 AVE, PEMBROKE PARK, FL 33023	Sec 5-103. - Exterior maintenance of structures and premises (h) Sec. 12-41. - Accumulations deemed public nuisance Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Affidavit of Compliance	J. Louis	Hand
1238	12/13/2022	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13	Sec 5-105. - Repairs and installations	Affidavit of Compliance	J. Louis	Certified Mail



Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
5550	12/13/2022	3201 SW 55 AVE, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-87. - Permit required Sec. 5-17. - Permit application.	Affidavit of Compliance	E. Richwagen	Hand
7126	12/13/2022	5521 SW 34 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 11-43 (d) - Frequency and preparation generally Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Non-Compliance	E. Richwagen	Regular Mail
4540	12/14/2022	2950 SW 32 AVE, PEMBROKE PARK, FL 33023 #Food Store	Sec 5-103. - Exterior maintenance of structures and premises (c) Sec 5-103. - Exterior maintenance of structures and premises (e) Sec 5-103. - Exterior maintenance of structures and premises (h)	Affidavit of Compliance	J. Louis	Hand
5703	12/15/2022	3615 SW 52 AVE, PEMBROKE PARK, FL 33023	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (c) Sec 5-103. - Exterior maintenance of structures and premises (e) Sec 5-103. - Exterior maintenance of structures and premises (g) Sec 5-103. - Exterior maintenance of structures and premises (h) Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-87. - Permit required Sec. 13-2. - Storage of abandoned property in the open prohibited	Affidavit of Non-Compliance	E. Richwagen	Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
7971	12/15/2022	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #47 W LAKE DR	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	E. Richwagen	Regular Mail
7972	12/15/2022	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #4 WEST LAKE DR, PEMBROKE	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Notice of Violation	E. Richwagen	Regular Mail
7974	12/15/2022	3700 SW 52 AVE, PEMBROKE PARK, FL 33023	Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 13-3. - Declaration of nuisance. Sec. 13-4. - Procedure for abandoned property located on public property.	Notice of Violation	E. Richwagen	Regular Mail
7759	12/15/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009	Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	E. Richwagen	Regular Mail
6980	12/16/2022	3400 SW 20 ST, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	E. Richwagen	Hand
7204	12/16/2022	5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2	Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 11-43 (d) - Frequency and preparation generally	Affidavit of Compliance	E. Richwagen	Hand
7450	12/19/2022	3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(g). - Exterior maintenance of structures and premises Sec. 21-24(b). - Construction, maintenance and location requirements.	Affidavit of Non-Compliance	E. Richwagen	Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
1238	12/19/2022	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13	Sec 5-105. - Repairs and installations	Notice of Formal Hearing	J. Ramirez	Hand
4343	12/20/2022	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South	109.4 Work commencing before permit issuance.	Notice of Formal Hearing	J. Ramirez	Affidavit of Service/Posted
7445	12/20/2022	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec. 15-28. - Display. Sec. 15-40 - Delinquent business tax receipt fees and penalties.	Affidavit of Compliance	L. Cannon	Regular Mail
7330	12/20/2022	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	J. Ramirez	Regular Mail
7949	12/21/2022	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 4-1. - Running at large; impoundment. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-16. - Enforcement procedures.	Affidavit of Compliance	E. Richwagen	
4720	12/21/2022	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6568	12/21/2022	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-207. - Graffiti Enforcement Sec 5-103(b). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(e). - Exterior maintenance of structures and premises Sec 5-103(f). - Exterior maintenance of structures and premises Sec 5-103(g). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(k). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-103(m). - Exterior maintenance of structures and premises	Amended Final Order	J. Ramirez	Certified Mail Hand
7949	12/21/2022	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 4-1. - Running at large; impoundment. Sec. 4-15. - Nuisances defined; actions constituting a nuisance. Sec. 4-16. - Enforcement procedures.	Final Order	E. Richwagen	Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6130	12/21/2022	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited Sec. 28-260 (8) - Prohibited uses	Supplemental Order/Claim of Lien	T. Malcolm	Certified Mail
7449	12/21/2022	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	E. Richwagen	Certified Mail
7448	12/21/2022	3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(i). - Exterior maintenance of structures and premises	Final Order	E. Richwagen	Certified Mail
7447	12/21/2022	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #440	Sec. 15-40 - Delinquent business tax receipt fees and penalties. Sec. 15-17. - Business Tax Receipt Required.	Final Order	E. Richwagen	Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6164	12/21/2022	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(e). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(i). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-103(m). - Exterior maintenance of structures and premises Sec 5-103(n). - Exterior maintenance of structures and premises Sec 5-103(o). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec 5-207. - Graffiti Enforcement Sec. 5-104. - Determination of need	Supplemental Order/Claim of Lien	T. Malcolm	Certified Mail
6313	12/21/2022	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Supplemental Order/Claim of Lien	T. Malcolm	Certified Mail
7710	12/21/2022	2150 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	E. Richwagen	Certified Mail
5409	12/21/2022	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Abate Order	J. Louis	Certified Mail



Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6147	12/21/2022	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(e). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec 5-103(j). - Exterior maintenance of structures and premises	Supplemental Order/Claim of Lien	T. Malcolm	Certified Mail
7441	12/21/2022	2731 SW 51 AVE, PEMBROKE PARK, FL 33023 5-5	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	E. Richwagen	Certified Mail
7450	12/21/2022	3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Sec 5-103(j). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(g). - Exterior maintenance of structures and premises Sec. 21-24(b). - Construction, maintenance and location requirements.	Final Order	E. Richwagen	Certified Mail
7097	12/22/2022	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #DCR SHIPPING EXPRESS LLC	Sec. 15-17. - Business Tax Receipt Required.	Affidavit of Compliance	L. Cannon	Hand
4886	12/22/2022	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	Affidavit of Compliance	J. Louis	Hand
1238	12/22/2022	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13	Sec 5-105. - Repairs and installations	Abate Order	J. Louis	Certified Mail Hand
6567	12/22/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	Sec. 21-19. - Prohibited signs. Sec. 21-21 (1) - Temporary signs	Abate Order	J. Ramirez	Certified Mail Hand
4343	12/22/2022	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South	109.4 Work commencing before permit issuance.	Abate Order	T. Malcolm	Certified Mail Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
5544	12/22/2022	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b) Sec. 15-17. - Business Tax Receipt Required. Sec. 15-22. - Application.	Supplemental Order/Claim of Lien	J. Ramirez	
5544	12/22/2022	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b) Sec. 15-17. - Business Tax Receipt Required. Sec. 15-22. - Application.	Abate Order	J. Ramirez	Certified Mail Hand
7888	12/22/2022	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 15-17. - Business Tax Receipt Required. Sec. 15-22. - Application. Sec. 15-175. - Certificate of use requirements. Sec. 15-40 - Delinquent business tax receipt fees and penalties.	Final Order	J. Ramirez	Certified Mail

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6512	12/22/2022	3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Final Order	J. Ramirez	Certified Mail
5543	12/22/2022	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 12-48. - Outdoor storage prohibited	Final Order	J. Ramirez	Certified Mail
7958	12/22/2022	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec 5-103(g). - Exterior maintenance of structures and premises Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(b). - Exterior maintenance of structures and premises	Final Order	J. Ramirez	Certified Mail Hand
7393	12/22/2022	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023	Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	J. Ramirez	Certified Mail Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
6009	12/22/2022	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	Sec 5-103 (a). - Exterior maintenance of structures and premises Sec 5-103(c). - Exterior maintenance of structures and premises Sec 5-103(f). - Exterior maintenance of structures and premises Sec 5-103(h). - Exterior maintenance of structures and premises Sec. 13-1. - Definitions Sec. 13-2. - Storage of abandoned property in the open prohibited Sec. 28-304 - Surface of parking area Sec. 28-307 (a) - Marking of spaces Sec. 12-48. - Outdoor storage prohibited Sec. 12-41. - Accumulations deemed public nuisance Sec 5-207. - Graffiti Enforcement Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities Sec 5-103(k). - Exterior maintenance of structures and premises	Amended Final Order	J. Ramirez	Certified Mail Hand
7370	12/22/2022	2150 SW 30 AVE, PEMBROKE PARK, FL 33009 #Supreme Hotel & Resturant Supply	Sec. 15-17. - Business Tax Receipt Required. Sec. 15-24. - Tax payment required to engage in business. Sec. 15-176. - Annual renewal and delinquent renewal penalties. Sec. 15-28. - Display.	Final Order	J. Ramirez	Certified Mail Hand



Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
7112	12/22/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	111.1 Certificate of Occupancy Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Amended Final Order	M. Nunez	Certified Mail Hand
7946	12/22/2022	3250 PEMBROKE RD, PEMBROKE	Sec. 21-19. - Prohibited signs.	Final Order	J. Ramirez	Certified Mail
4881	12/22/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane	Sec. 12-48. - Outdoor storage prohibited Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o) Sec. 12-49. - Storm event debris.	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail
4884	12/22/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail
4880	12/22/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane	Sec 5-103. - Exterior maintenance of structures and premises (o) Sec 5-105. - Repairs and installations Sec. 12-48. - Outdoor storage prohibited Sec. 12-49. - Storm event debris.	Supplemental Order/Claim of Lien	J. Ramirez	Certified Mail Hand
4763	12/22/2022	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane	Sec 5-105. - Repairs and installations Sec 5-103. - Exterior maintenance of structures and premises (o)	Supplemental Order/Claim of Lien	J. Louis	Certified Mail Hand

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Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
5703	12/23/2022	3615 SW 52 AVE, PEMBROKE PARK, FL 33023	Sec 5-103. - Exterior maintenance of structures and premises (a) Sec 5-103. - Exterior maintenance of structures and premises (c) Sec 5-103. - Exterior maintenance of structures and premises (e) Sec 5-103. - Exterior maintenance of structures and premises (g) Sec 5-103. - Exterior maintenance of structures and premises (h) Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application. Sec. 5-87. - Permit required Sec. 13-2. - Storage of abandoned property in the open prohibited	Affidavit of Compliance	E. Richwagen	Hand
6308	12/28/2022	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	110.15 Building Safety Inspection Program	Affidavit of Compliance	M. Nunez	Hand
6822	12/29/2022	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146	Sec. 5-17. - Permit application. Sec 5-105. - Repairs and installations	Affidavit of Compliance	E. Richwagen	Hand
7126	12/29/2022	5521 SW 34 ST, PEMBROKE PARK, FL 33023 1-2	Sec. 11-43 (d) - Frequency and preparation generally Sec 5-103(l). - Exterior maintenance of structures and premises Sec 5-105. - Repairs and installations Sec. 5-17. - Permit application.	Affidavit of Compliance	E. Richwagen	Hand
7996	12/29/2022	3615 SW 52 AVE, PEMBROKE PARK, FL 33023	110.15 Building Safety Inspection Program	Notice of Violation	M. Nunez	Certified Mail
7997	12/29/2022	3799 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	110.15 Building Safety Inspection Program	Notice of Violation	M. Nunez	Certified Mail
7998	12/29/2022	1969 S PARK RD, PEMBROKE PARK, FL 33009 A	110.15 Building Safety Inspection Program	Notice of Violation	M. Nunez	Certified Mail

Summary

Abate Order

5



Code Enforcement Department Report

From 12/1/2022 to 12/31/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

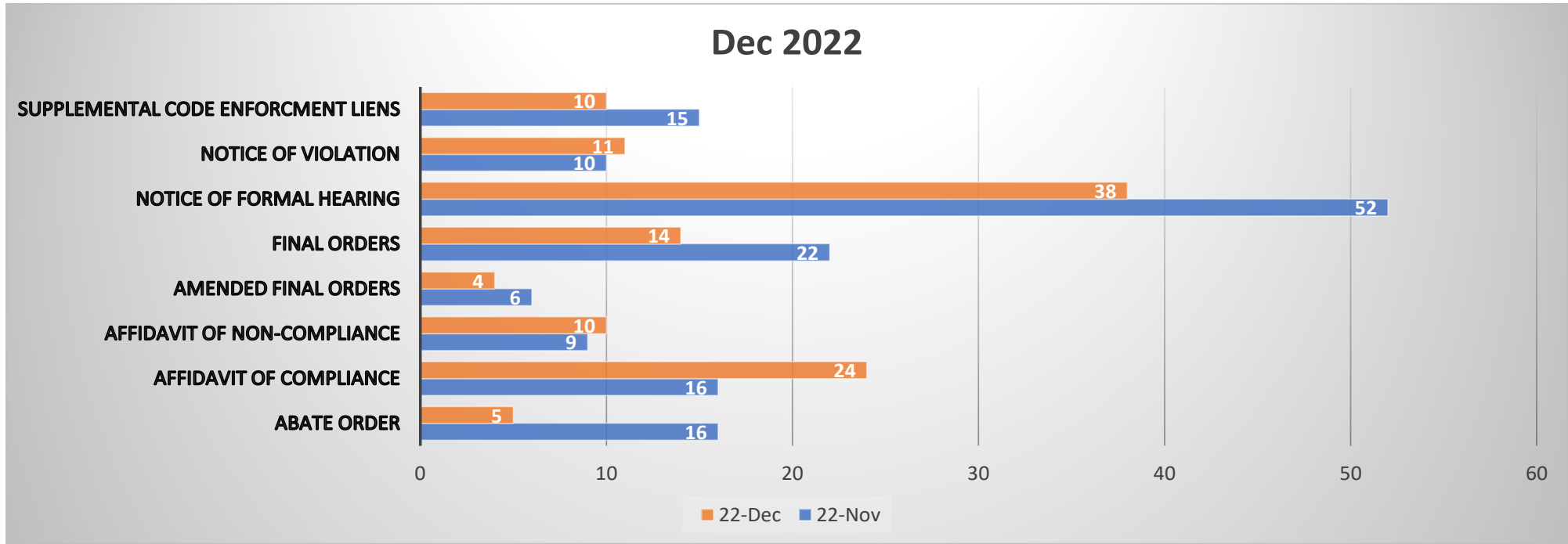
Case #	Date Issued	Site Address	Violation Sections	Document Type	Officer Assigned	Delivery
Affidavit of Compliance		24				
Affidavit of Non-Compliance		10				
Amended Final Order		4				
Final Order		14				
Notice of Formal Hearing		18				
Notice of Violation		11				
Supplemental Order/Claim of		10				
Total		96				

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Code Enforcement Department Monthly Report December 2022

Chief Code Enforcement Officer Joseline Ramirez



Summary of Detail Report

Special Magistrate Past & Upcoming Dates

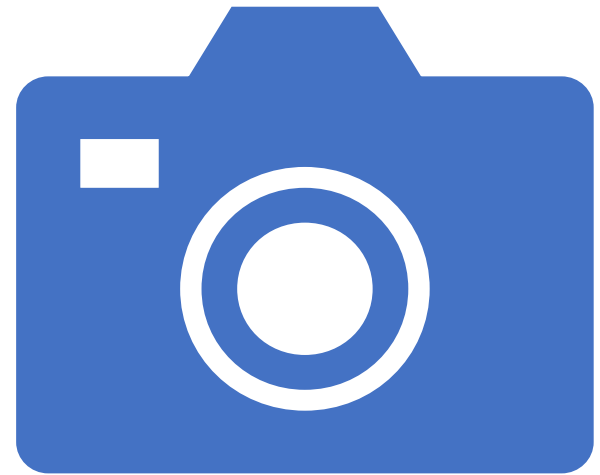
1. Dec 21, 2022 - Executed
 - 11 Formal Hearings
 - 10 Hearing to Confirm Fine
 - 6 Hearing to Abate Fine
 - 4 Hearing to Extend Time
 - 7 Foreclosure Authorization
 - Total: 38 Cases

2. Jan 25, 2023 – Scheduled



This Photo by Unknown Author is licensed under [CC BY-NC](#)

Compliance: Before & After Photos





Dec 13, 2022 at 2:40:52 PM



Dec 13, 2022 at 2:44:18 PM



Dec 13, 2022 at 2:54:50 PM



Dec 13, 2022 at 2:32:14 PM



Dec 13, 2022 at 3:04:49 PM



Dec 13, 2022 at 2:43:28 PM

Dec 13, 2022 at 2:43:43 PM

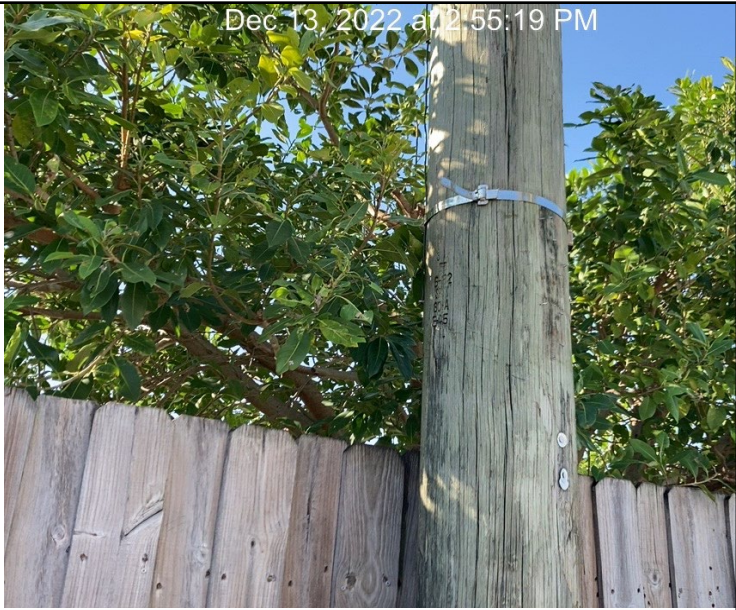


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Dec 13, 2022 at 2:28:18 PM



Dec 13, 2022 at 2:55:19 PM



Dec 13, 2022 at 2:41:01 PM



Dec 13, 2022 at 3:06:04 PM



Dec 13, 2022 at 2:44:43 PM





3200 W HALLANDALE BEACH BL(BEFORE)



Aug 24, 2022 at 9:05:27 AM





3200 W HALLANDALE BEACH BLVD(AFTER)



5521 SW 34 ST(BEFORE)

May 24, 2022 at 9:22:48 AM

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5521 SW 34 ST(AFTER)

Dec 13, 2022 at 10:29:38 AM

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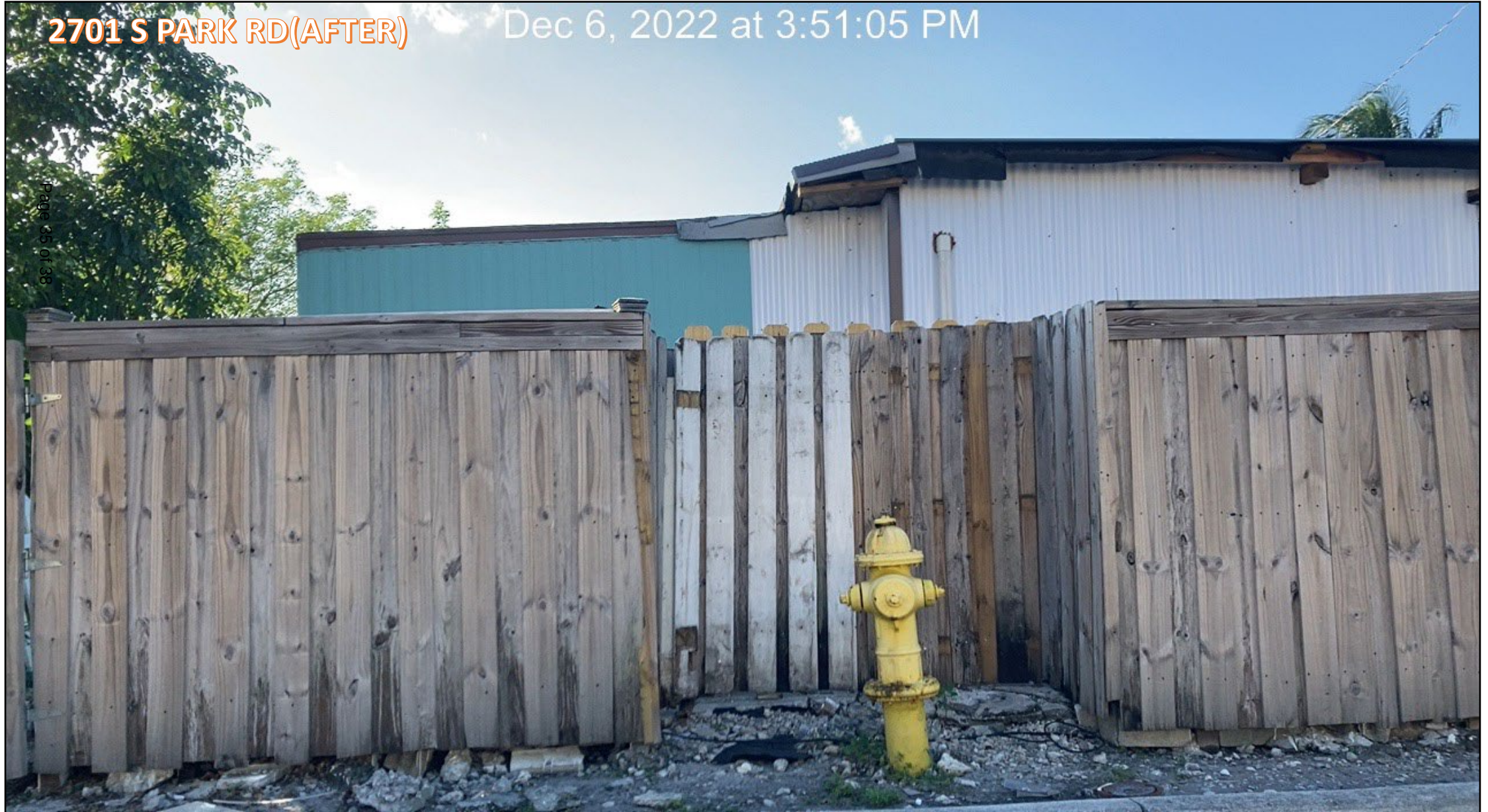
Oct 25, 2022 at 2:35:42 PM

2701 S PARK RD(BEFORE)



2701 S PARK RD(AFTER)

Dec 6, 2022 at 3:51:05 PM



2111 JOHN P LYONS LANE (BEFORE)





Questions



AGENDA ITEM REPORT



To:

Subject: Changing Department Name – Code Enforcement to Code Compliance Department

Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023

Department: Administrative

Staff Contact: Babette Friedman, HR Director

RECOMMENDATION:

Staff recommends approval of department name change.

ATTACHMENTS:

[memo code](#)

Babette Friedman, HR Director
JC Jimenez, Town Manager
Marlen Martell, Town Clerk

Status:

Approved - Jan 20 2023
Approved - Jan 20 2023
Approved - Jan 20 2023



Date: January 17, 2023

To: Mayor and Town Commissioners

Via: Juan Carlos (JC) Jimenez, Town Manager

From: Babette Friedman, Human Resources Director *Babette Friedman*

Miguel Nunez, Chief Building Official and Interim Public Services Director *MN*

RE: Changing Department Name – Code Enforcement to Code Compliance Department

At this time, we are proposing changing the name of the Code Enforcement Department to the Code Compliance Department. This change is in line with other municipalities throughout the State.

The goal is to change the perception of the Code Enforcement Department as they are known to be a revenue generating department that punishes residents and business owners for not following the Town Code. Changing the name to Code Compliance promotes assisting business owners and residents with comprehending the Town Codes through education, and not by initially generating revenue or punishing code violators. Code Compliance, gains compliance first, and then uses enforcement measures when needed to gain compliance with the code.

At this time we are requesting your approval to move forward with the change.

As always, if you have further questions or comments, do not hesitate to contact me at your earliest convenience.

AGENDA ITEM REPORT



To:

Subject: Increasing Sewer Headcount

Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023

Department: Administrative

Staff Contact: Babette Friedman, HR Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

[memo Sewer](#)

Roy Brown, Finance & Budget Director	Status: Approved - Jan 20 2023
Town Attorney, Town Attorney	Pending
JC Jimenez, Town Manager	None
Marlen Martell, Town Clerk	None



Date: January 17, 2023

To: Mayor and Town Commissioners

Via: Juan Carlos (JC) Jimenez, Town Manager

From: Babette Friedman, Human Resources Director 

Miguel Nunez, Chief Building Official and Interim Public Services Director

RE: Increasing Sewer/Stormwater Headcount

At this time, we are requesting to increase the number of employees assigned to the Sewer Department. Currently, we have 2 maintenance workers budgeted. After staff has shared their concerns on the amount of work and evaluating the safety of our on-call procedures we are requesting to add two (2) more employees to that department in this fiscal year.

The additional staff will allow for a rotation of the on-call assignment, instead of one person being on-call months at a time and allow staff to have work life balance. This will also, allow projects to be completed with Town Staff versus outsourcing many of the smaller projects.

Our Budget and Finance Director provided an analysis of the cost of adding two (2) more employees and reclassifying one of the positions to a Crew Leader to the Enterprise fund. The addition cost to the enterprise budget for this fiscal year would be estimated \$89,741.71. The total cost will be \$139,547.07 annually.

At this time, we are requesting your approval to move forward with the requested change.

As always, if you have further questions or comments, do not hesitate to contact me at your earliest convenience.

CFS - Calls Resulting in Dispatch

[illegible]

Parameter	Selection
From:	12/01/2022 00:00:00
To:	12/31/2022 23:59:59
Agency Type:	LAW ENFORCEMENT
Agency:	19, 22
Incident Type:	49A, 49F, 49G, 49H, 49L, 49M, 49P, 49S, 49SH, 49V
Incident Number:	All

AGENDA ITEM REPORT



To:

Subject: Additional "Pro" licensing for Axon Body Cameras

Meeting: 02 08 2023 REGULAR COMMISSION MEETING - Feb 08 2023

Department: Police Department

Staff Contact: David Howard, Interim Chief of Police

BACKGROUND INFORMATION:

Licenses are in addition to the three we currently have and will be provided to the Detectives and Records and Evidence custodian to facilitate Public Record Requests, external agencies, and Internal Affairs.

FINANCIAL IMPACT:

\$9,633.00 For 5 years

POLICY IMPLICATIONS:

N/A

RECOMMENDATION:

Staff recommends the purchase of these additional licenses as we build out our Body Worn Camera Program

ATTACHMENTS:

[Quote Town Of Pembroke ParkAxon \(113\)](#)



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-449363-44939.723RG

Issued: 01/13/2023

Quote Expiration: 01/31/2023

Estimated Contract Start Date: 02/15/2023

Account Number: 516154

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Town Of Pembroke Park-FL 3150 SW 52nd Ave Hollywood, FL 33023-5413 USA	Town Of Pembroke Park-FL 3150 SW 52nd Ave Hollywood, FL 33023-5413 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Rachel Gershenson (Leinson) Phone: Email: rleinson@axon.com Fax:	Bradley Frank Phone: 954-966-4600 Email: bfrank@pdtppfl.gov Fax:

Quote Summary

Program Length	57 Months
TOTAL COST	\$9,633.00
ESTIMATED TOTAL W/ TAX	\$9,633.00

Discount Summary

Average Savings Per Year	(\$156.00)
TOTAL SAVINGS	(\$741.00)

Payment Summary

Date	Subtotal	Tax	Total
Jan 2023	\$2,408.25	\$0.00	\$2,408.25
Oct 2024	\$2,408.25	\$0.00	\$2,408.25
Oct 2025	\$2,408.25	\$0.00	\$2,408.25
Oct 2026	\$2,408.25	\$0.00	\$2,408.25
Total	\$9,633.00	\$0.00	\$9,633.00

Quote Unbundled Price: \$8,892.00
Quote List Price: \$8,892.00
Quote Subtotal: \$9,633.00

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

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Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
ProLicense	Pro License Bundle	4	57		\$39.00	\$42.25	\$9,633.00	\$0.00	\$9,633.00
Total							\$9,633.00	\$0.00	\$9,633.00

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Pro License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-	12	02/15/2023	11/14/2027
Pro License Bundle	73746	PROFESSIONAL EVIDENCE.COM LICENSE	4	02/15/2023	11/14/2027

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Payment Details

Jan 2023

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	ProLicense	Pro License Bundle	4	\$2,408.25	\$0.00	\$2,408.25
Total				\$2,408.25	\$0.00	\$2,408.25

Oct 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	ProLicense	Pro License Bundle	4	\$2,408.25	\$0.00	\$2,408.25
Total				\$2,408.25	\$0.00	\$2,408.25

Oct 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	ProLicense	Pro License Bundle	4	\$2,408.25	\$0.00	\$2,408.25
Total				\$2,408.25	\$0.00	\$2,408.25

Oct 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	ProLicense	Pro License Bundle	4	\$2,408.25	\$0.00	\$2,408.25
Total				\$2,408.25	\$0.00	\$2,408.25

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

1/13/2023

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AGENDA ITEM REPORT



To:

Subject: Pembroke Park Boulevard

Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023

Department: Public Works

Staff Contact: Miguel Nunez, Building Official

RECOMMENDATION:

We are looking for direction.

ATTACHMENTS:

[Memo Pembroke Park Blvd](#)
[Resolution # 11-03-06](#)

JC Jimenez, Town Manager
Marlen Martell, Town Clerk

Status:
Pending
Pending

Memo

To: Town Commission
J.C. Jimenez, Town Manager
From: Miguel Nunez, Building Official
cc:
Date: January 17, 2023
Re: Pembroke Park Boulevard

Based on Resolution # 11-03-06 we are requesting direction from the Commission to initiate the process to formally change the name of Hallandale Beach Boulevard (from I-95 to S.W. 56th Avenue) to Pembroke Park Boulevard.

RESOLUTION NO. 11-03-06

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A REQUEST TO THE STATE OF FLORIDA FOR THE CO-DESIGNATION OF STATE ROAD 858 FROM INTERSTATE 95 TO SW 56TH AVENUE WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF PEMBROKE PARK AS "PEMBROKE PARK BOULEVARD"; REQUESTING AN AMENDMENT OF HOUSE BILL 953 TO INCLUDE THE AFORESAID DESIGNATION; AUTHORIZING AND DIRECTING THE TOWN MANAGER TO TAKE NECESSARY AND EXPEDIENT ACTION; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, State Road 858 is owned by the State of Florida and is the principal east/west roadway through the center of the Town of Pembroke Park ("Town"); and

WHEREAS, the Town Commission has recognized State Road 858 as the major business roadway in the Town limits; and

WHEREAS, the Town has established landscaping requirements in the Code of Ordinances for property owners abutting State Road 858 in order to provide an aesthetically pleasing and consistent landscape scheme in that portion of State Road 858 which is located within the Town; and

WHEREAS, the Town is currently in the process of installing new trees, shrubs and ground cover in the median and improving the irrigation for said landscaping for State Road 858 within the Town boundaries; and

WHEREAS, the State of Florida has permitted other Broward County municipalities to co-designate certain portions of State owned roadways located within their municipal boundaries for various public and lawful purposes; and

WHEREAS, the Town Commission has determined that co-designating State Road 858 from Interstate 95 to SW 56th Avenue as Pembroke Park Boulevard is in the best interest of the Town and its residents; and

WHEREAS, the Town Commission desires to co-designate State Road 858 from Interstate 95 to SW 56th Avenue as "Pembroke Park Boulevard"; and

WHEREAS, House Bill 953 is currently pending in the Florida Legislature co-designating State Roads in neighboring municipalities at the request of said municipalities; and

WHEREAS, the Town Commission requests that House Bill 953 be amended to provide for the co-designation of State Road 858 as "Pembroke Park Boulevard" within the municipal boundaries of the Town; and

WHEREAS, the Town Commission further desires that the Town Manager take all required action to carry out the intent of this Resolution, including doing all that is necessary to request that a State of Florida legislature take official action to achieve said co-designation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the Town Commission of the Town of Pembroke Park, Florida hereby approves a request to be made to the State of Florida for the co-designation of State Road 858 from Interstate 95 to SW 56th Avenue within the municipal boundaries of the Town of Pembroke Park as "Pembroke Park Boulevard".

Section 2: That the Town Commission requests that House Bill 953 be amended to include the co-designation of State Road 858 as "Pembroke Park Boulevard" as stated herein.

Section 3: That the Town Manager is authorized and directed to take all such necessary and expedient action to carry out the intent of this Resolution.

Section 4: That all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 5: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 9th day of March A.D., 2011.


EMMA SHOAFF
Mayor-Commissioner

ATTESTED:


GEORGINA COHEN
Clerk-Commissioner



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FM21692E

AGENDA ITEM REPORT



To:

Subject: Salvage Vehicle - Chrysler Sebring

Meeting: 01 25 2023 DRAFT WORKSHOP COMMISSION MEETING - Jan 25 2023

Department: Public Works

Staff Contact: Miguel Nunez, Building Official

BACKGROUND INFORMATION:

This vehicle is consistently in the shop for repair.

RECOMMENDATION:

We are recommending approval.

ATTACHMENTS:

[0880_001](#)

[20230120083722](#)

Roy Brown, Finance & Budget
Director

Town Attorney, Town Attorney

JC Jimenez, Town Manager

Marlen Martell, Town Clerk

Status:

Approved - Jan 18 2023

Approved - Jan 20 2023

Approved - Jan 20 2023

Approved - Jan 20 2023

Memo

To: Town Commission
J.C. Jimenez, Town Manager
Miguel Nunez, Building Official

From: Stephanie Woodbury, Executive Assistant, Public Services

cc: Christian Noel, Finance Department

Date: January 17, 2023

Re: Salvage Equipment

The Public Works Department has vehicles that are well beyond its useful life and needs to be disposed of. I am therefore recommending that the following equipment be declared salvage and disposed of.

Equipment	Description	Vin Number	Condition	Asset Number
	2007 Chrysler Sebring	1C3LC56R37N502123	Poor	173.01

Sec. 2-137. Surplus property.

- (a) *Disposal of surplus property.* The Town may sell, trade or otherwise dispose of surplus and obsolete personal property belonging to the Town either by sale, barter or exchange, by competitive sealed bid, public auction, cannibalization, trade in or any other means of disposal as may be appropriate and in the best interests of the Town. Disposal of surplus or obsolete personal property requires prior approval by the Town Commission. No employee may purchase any such property without Town Commission approval.
- (b) *Donation of surplus property.* Surplus property may be donated by Town Commission approval, in any manner as the Town Commission deems fit.

(Ord. No. 2021-006 , § 1, 10-13-21)

Raymond P. Oglesby Preserve Park Improvement Project

THE GRANT

- The Land & Water Conservation Fund Program provides Grants to local governments to develop land for public outdoor recreation use.
- The LWCF Grant opens in November 2023 & is available by the U.S. Department of the Interior, National Park Service and administered by the Florida DEP.
- The maximum grant amount from the Program is \$1.5 M with a 50% match requirement from the local government (EXAMPLE: If total project cost is \$1M; the Program will award \$500,000 to the local government & the local government would contribute \$500,000)
- Value of donated land owned by the local government can be used as the match with pre-approval from the DEP. Pembroke Park could be pre-approved.
- The grant will cover:

Recreation areas & facilities	Lighting
Picnic areas	Parking
Trails	Restrooms
Ball fields	Concession buildings
Tennis & basketball courts	Landscaping
Playgrounds	
- There is a 3-year completion time that begins with the signing of the award agreement.
- Pre-Development cost would include: cost for project plans prepared & certified by an engineer or architect registered in the state of Florida, environmental assessments for wildlife preservation (6 months), site pre-construction cost, etc.

*** Pre-Development cost for this Project is estimated at \$50,000.

*** Environmental Assessments must commence by March 2023

THE PROJECT PLAN

- i. Preserve Lighting Project:** This item is for engineering design services for the construction of lighting improvement and upgrades at the Preserve. **New LED lighting fixtures** will be installed throughout the Preserve, which will provide an additional measure of illumination and safety. **The estimated cost for these lighting upgrades and engineering is \$120,000. (LWCF) + (CDBG)**
- ii. Concession & Restroom Facility at Preserve (West Side):** This project includes the design and construction of a **new restroom facility located on the west side of the Preserve**. This feature will add to the convenience and enjoyment of the Preserve by the Town residents' that utilize the Park. **The estimated cost for this facility is \$185,000. (LWCF)**
- iii. Capital Improvements for Wellness Program:** This project includes **upgrades to the exercise equipment at each Trail Station as a part of the Wellness Program with upgraded Trail resurfacing**. This attribute will add to the enjoyment of the Preserve by the Town residents' that utilize the Park. **The estimated cost for this equipment is \$25,000. (LWCF)**
- iv. Relocation of Preserve Kid Lot:** This project is to **relocate the Kids Lot in close proximity to the existing Tot Lot**, which will add to the enjoyment of the Preserve by the Town residents and children that utilize the Park. **The estimated cost for this is \$35,000. (LWCF)**
- v. Machinery, Equipment, Vehicles, Trucks:** **General maintenance and replacements costs for vehicles, mowers, trimmers used in the day-to-day maintenance operations**. **Estimated budgeted costs are \$125,000. (Town Budget)**
- vi. The Parthenon at Preserve Park (Amphitheater):** A semicircular, open-air, **covered structure with stage**, extends the Preserve's "recreation only" park into a fully cultural & recreational epicenter within walking distance of all residential & commercial areas of Town. **The structure's multiple usages include, concerts, theater, movie screenings and other performances and gatherings**. **Estimated costs for facility build out is \$1.1M. (LWCF)**
- vii. Splash Pad at Preserve Park:** **A Splash Pad** is an automated colorful area where water is dispersed through varied hoses and buckets with very little standing water, offering a safe environment in which children can play without the risk of drowning. Many design options and theming opportunities offer universal accessibility for all types

of physical abilities. These options can help the Town tie into existing design elements, or create a new sense of place. Cost varies based on size, design, water accessories, etc. **The Towns estimated investment will not exceed \$75,000. (LWCF) + (future FRDAP grants for expansion or upgrades).**

viii. Skate Park at the Preserve: One of the main facilities coming to the Preserve is a **Skate Park, a purpose-built recreational environment made for skateboarding, BMX, scootering, wheelchairs and inline skating.** Most projects are rarely more than \$85.00 per square foot sometimes as low as \$35.00 per square foot. The average cost is approximately \$55.00 per square foot. A 3000 square foot Skate Park will be \$150,000 and will support ample skaters simultaneously. **The Town's estimated investment will not exceed \$150,000. (LWCF) + (future FRDAP grants for upgrades).**

ix. Social Hubs/Picnic Pavilions (4): Additional **covered pavilions are included in the design plan to encourage more outdoor activity & usage while providing protection from the elements.** Existing pavilions will be upgraded for uniformity and new pavilions will be placed throughout the park. **Estimated cost of 4 pavilions and upgrades to existing structures will not exceed \$50,000. (LWCF) + (future FRDAP grants)**

x. Landscaping: In keeping with the historical traditions of the Town known for its nurseries in its past, **landscape upgrades** and assorted specimens **added to Park foliage will commemorate the Town's traditions while providing shade** & fostering an aesthetically serene environment. **Estimated costs is 150,000. (LWCF)**

xi. Gradient Surfacing: **Installation of environmental gradient** in specified areas to allow parking without committing to permanent asphalt and designates areas for festival vehicles like food trucks.

xii. Expanded Usage: Currently the Preserve is utilized for holiday gatherings and food distributions. Project upgrades will designate the Preserve as the "Epi-center" of our community, fostering a recreational, cultural and wellness environment.

*** Mention Web reviews: Events invitations vs. daily usage stressed in reviews.