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|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1.   | CALL TO ORDER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |
| 2.   | PLEDGE OF ALLEGIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |
| 3.   | ROLL CALL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |
| 4.   | APPROVAL OF THE PREVIOUS MEETING MINUTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |
| 4.1. | Approval of Minutes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5 - 10   |
|      | <p>Planning &amp; Zoning Board Meeting - July 21, 2025</p> <p><a href="#">Agenda Item Report - AIR-26-151</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |
| 5.   | ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |
| 6.   | APPLICATIONS/PUBLIC HEARINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |
| 6.1. | <p>Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen</p> <p>File No.: 25-P-01</p> <p>Applicant: Home Depot USA Inc.</p> <p>Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road</p> <p>Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.</p> <p><b>RESOLUTION NO: 2026-016</b></p> <p><b>A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.</b></p> <p><a href="#">Agenda Item Report - AIR-26-146</a></p> | 11 - 38  |
| 6.2. | <p>Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen</p> <p>File No.: 25-PR-01</p> <p>Applicant: Home Depot USA Inc.</p> <p>Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 39 - 274 |

Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center.

**RESOLUTION NO: 2026-017**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-144](#)

- 6.3. Consideration and approval of Site Plan Application - Town Planner  
Consultant Von der Meulen 275 - 298

File No.: 25-SP-02

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

**RESOLUTION NO: 2026-018**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-143](#)

- 6.4. Consideration and Approval of Sign Ordinance Amending Chapter 21  
titled "Signs and Advertisements" of the Pembroke Park Code of  
Ordinances to ensure content neutral sign regulations and to provide  
clearer sign regulations.- Sponsored by Town Planner Von der Meulen 299 - 464  
File No: 24-Z-04

Applicant: Town of Pembroke Park

Address: Citywide

Request: Sign Code Amendment

**ORDINANCE NO: 2026-009**

**AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED "SIGNS AND ADVERTISING;" AMENDING ARTICLE II ENTITLED "SIGNS;" PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS;**

**PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMENDING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED “POLITICAL SIGNS”; AMENDING DIVISION 4 ENTITLED “VARIANCE”; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-152](#)

- 6.5. Consideration and approval to Amend chapter 28 – “Zoning” to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen 465 - 477

File No: 25-Z-05

Applicant: Town of Pembroke Park

Address: Citywide

Request: Accessory Structure Zoning Text Amendment

**ORDINANCE NO: 2026-010**

**AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-153](#)

- 6.6. Consideration of approval for a Self-Storage Zoning Text Amendment for an ordinance 478 - 490

File No: 24-Z-05

Applicant: Town of Pembroke Park

Address: Citywide

Request: Self-Storage Zoning Text Amendment

[Agenda Item Report - AIR-26-154](#)

## 7. DISCUSSION

## 8. ADJOURNMENT

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

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

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

Cynthia Garcia-Lima  
Town Clerk