



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, February 3, 2022
Council Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE PREVIOUS MEETING MINUTES
 - 4.1. Approval of October 21, 2021, Planning and Zoning Board Meeting Minutes

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Recommendation: That the Minutes be adopted as presented
[10 21 2021 Planning Zoning Meeting](#)

5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
6. APPLICATIONS/PUBLIC HEARINGS

- 6.1. File No: 22-CP-02
Applicant: Town of Pembroke Park
Request: Amendment to the Comprehensive Plan Text Relating to the Property Rights Element V22-CP-02 / Town of Pembroke Park
Amendment to the Comprehensive Plan Text Relating to the Property Rights Element

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Recommend approval of the proposed Comprehensive Plan Text
Amendment to the Town Commission.

[Agenda Item Report - AIR-22-003 - Pdf](#)

7. OLD BUSINESS
8. NEW BUSINESS
 - 8.1. Town Planner Updates
 - 8.2. Discussion on Changes to the Meeting Schedule
9. 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



3150 SW 52 Avenue
Pembroke Park, FL. 33023
Telephone: 954-966-4600

Planning & Zoning Board
MEETING MINUTES
Thursday, October 21, 2021
6:00 PM
Commission Chambers, Town Hall
Pembroke Park, FL 33023

1. CALL TO ORDER: Vice Chair Charisse Colon called the meeting to order at 6:02 p.m. in the Commission Chambers.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Board members present were Reneesha McNeil; Erik Morrisette; Vice Chair Charisse Colon

Absent: Chair Shauniel Brown.

In attendance were Assistant to the Town Clerk Suzi Reutlinger recording the meeting, and Town Planner Heidi Siegel

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

10 07 2021 Planning Zoning Meeting (PZB)

Motion: Reneesha McNeil made a motion, seconded by Erik Morrisette to approve 10 07 2021 Minutes. All voted in favor.

5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

8.1 was added to the agenda to discuss Monthly meeting date.

Table item numbers

6.2 *Continued from October 7, 2021 to a Date and Time Certain of October 21, 2021 at 6PM.*

File No: 21-SE-01

Applicant: Southeast Investments, Inc.

Location: 3195 West Hallandale Beach Blvd

Request: Special Permit to establish a Gasoline Station within Parcel B of the Seneca Plat.Item

Motion: Reneesha McNeil made a motion, seconded by Erik Morrisette to table item 6.2. All voted in favor

6.3 *Continued from October 7, 2021 to a Date and Time Certain of October 21, 2021 at 6PM.*

File No: 21-PR-01

Applicant: Southeast Investments, Inc.

Location: 3195 West Hallandale Beach Blvd

Request: Parking Reduction for a self-storage facility.

Motion: Reneesha McNeil made a motion, seconded by Erik Morrisette to table item 6.3. All voted in favor

Ms. Siegel gave a Presentation regarding items no. 6.1; 6.4 and 6.5

Mr. Adler and Mr. Zito spoke on record and presented items to the board.

6.1 *Continued from October 7, 2021 to a Date and Time Certain of October 21, 2021 at 6PM.*

File No: 21-RZ-01

Applicant: Southeast Investments, Inc.

Location: 3195 West Hallandale Beach Blvd

Request: Amend the permitted and special permit uses for Parcel B of the Seneca Plat

Motion: Erik Morrisette made a motion to approve item 6.1 with conditions in Staff Report, seconded by Reneesha McNeil. All voted in favor

6.4 *Continued from October 7, 2021 to a Date and Time Certain of October 21, 2021 at 6PM.*

File No: 21-PR-01

Applicant: Southeast Investments, Inc.

Location: 3195 West Hallandale Beach Blvd

Request: Parking Reduction for a self-storage facility.

Motion: Erik Morrisette made a motion to approve item 6.4 with conditions in Staff Report, seconded by Reneesha McNeil. All voted in favor

6.5 *Continued from October 7, 2021 to a Date and Time Certain of October 21, 2021 at 6PM.*

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File No: 21-SP-05
Applicant: Southeast Investments, Inc.
Location: 3195 West Hallandale Beach Blvd
Request: Site Development Plan for a gasoline station, fast food restaurant,
bank/medical/retail/office building and self-storage facility (Seneca Town Center).

Motion: Erik Morrisette made a motion to approve item 6.5 with conditions in Staff Report, seconded by Reneesha McNeil. All voted in favor

7. OLD BUSINESS

None

8. NEW BUSINESS

8.1 Meeting dates

Motion: Motion to approve the Planning and Zoning Board to meet the first Tuesday of the Month at 6:00pm. All voted in favor.

ADJOURNMENT

Vice Chair Charisse Colon moved to adjourn the meeting. All were in favor

The meeting was adjourned at 7:09 pm.

ATTEST:

(SEAL)

Suzi Reutlinger, Board Secretary

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Town of Pembroke Park
Planning & Zoning Board Meeting
October 21, 2021

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

AGENDA ITEM REPORT



To: Planning and Zoning Board
Subject: 22-CP-02 / Town of Pembroke Park Amendment to the Comprehensive Plan Text Relating to the Property Rights Element
Meeting: AGENDA PLANNING AND ZONING MEETING - Feb 03 2022
Department: Planning and Zoning
Staff Contact: Heidi Siegel, Town Planner

BACKGROUND INFORMATION:

See attached staff report and Property Rights Element.

RECOMMENDATION:

Recommend approval of the proposed Comprehensive Plan Text Amendment to the Town Commission.

ATTACHMENTS:

[Property Rights Element Staff Report](#)
[Draft Property Rights Element 2022](#)

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: February 1, 2022

SUBJECT: 22-CP-02 / Town of Pembroke Park Amendment to the Comprehensive Plan Text Relating to the Property Rights Element

APPLICANT: Town of Pembroke Park

BACKGROUND

In 2021 the Florida Legislature amended Chapter 163.3177 of the Florida Statutes to require each local government to include a Property Rights Element in its Comprehensive Plan to ensure that private property rights are considered in local decision-making. Previously, the 1995 Florida Legislature adopted Chapter 70, Relief from Burdens on Real Property Rights, Florida Statutes known as the “Bert J. Harris, Jr., Private Property Rights Protection Act”.

The Property Rights Element states how private property rights considerations factor into local government decision-making processes.

RECOMMENDATION

Staff recommends approval the proposed comprehensive plan amendment.

ATTACHMENTS

Proposed Property Rights Element



SECTION I PROPERTY RIGHTS

The Property Rights Element states how private property rights considerations factor into local government decision-making processes.

GOAL I: The Town shall recognize, and respect judicially acknowledged or constitutionally protected private property rights.

OBJECTIVE #1.1: Property Rights and Local Decision Making:

A property owner has various rights to property that shall be considered by the Town when making decisions.

POLICY #1.1.1: A person who owns property within the Town has rights to:

- a. Physically possess and control his or her interests in the property, including easements, leases, or mineral rights;
- b. Use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;
- c. Privacy and to exclude others from the property to protect the owner's possessions and property;
- d. Dispose of his or her property through sale or gift.