



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, September 5, 2024
Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
5. APPROVAL OF THE PREVIOUS MEETING MINUTES

- 5.1. Adoption of Minutes
Planning & Zoning Board Meeting on May 30, 2024

3 - 5

Recommendation: That the Minutes be adopted as presented
[05.30.2024 PLANNING AND ZONING MEETING](#)

6. APPLICATIONS/PUBLIC HEARINGS

- 6.1. File No: 24-PR-01
Applicant: Sweeney's VII LLC
Address: 4200 W Hallandale Beach Blvd
Request: Parking Reduction Approval – to reduce parking from 10 parking spaces to 9 parking spaces to redevelop a retail use.

6 - 24

RESOLUTION NO. 2024-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY SWEENEYS VII LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 8 W 10,8A W 10,9 LESS W 10, 9A LESS W 10 BLK 50, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.**

- [1. Application-Parking Reduction](#)
- [2. Justification Statement](#)
- [3. Site Plan](#)
- [4. Survey](#)
- [5. 24-PR-01 PZB Staff Report Final](#)

Reso (Sweeny's Parking Reduction)
JK Sweenys Presentation

7. DISCUSSION ITEM
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.

Marlen D. Martell
Town Clerk



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY Meeting

6:00 PM - Thursday, May 30, 2024
Commission Chambers

The PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY of the Town of Pembroke Park was called to order on Thursday, May 30, 2024, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: CHAIRMAN Gary Schrader; Evelyn Cunningham; and Paulette Walker

EXCUSED:

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

The meeting was called to order at 6:05 pm by Chairman Schrader. Present at the meeting were Gary Schrader, Chairman; Evelyn Cunningham, and Paulette Walker.

Additional staff in attendance were Marlen Martell, Town Clerk and Paul Hernandez, Town Attorney and Consultant Michael Vonder-Meulen

4 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES - NONE

5 PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE - NONE

6 APPROVAL OF THE PREVIOUS MEETING MINUTES

6.1 Approval of October 5, 2023, Planning and Zoning Board Meeting Minutes
Adoption of Minutes

Recommendation: That the Minutes be adopted as presented

MOTION TO APPROVE MADE BY EVELYN CUNNINGHAM, SECONDED

Town of Pembroke Park
PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY
May 30, 2024

BY PAULETTE WALKER. MOTION PASSED 3-0.

7 APPLICATIONS/PUBLIC HEARINGS

- 7.1** File No: 22-SP-02
Applicant: Pembroke Park Holdings Inc.
Address: 4945 SW 41st Street
Request: Site Plan Approval – 28 Townhomes-Pembroke Park Villas

**PUBLIC COMMENT OPENED
PUBLIC COMMENT CLOSED**

**ADERBAL NEVES, OWNER/MANAGER SPOKE ON RECORD
MARY LA ROMERO, PROJECT RUNNER SPOKE ON RECORD**

**MOTION TO RECOMMEND APPROVAL TO THE COMMISSION WITH
CONDITIONS BY THE TOWN PLANNER
MOTION TO APPROVE MADE BY PAULETTE WALKER, SECONDED BY
CHAIRMAN GARY SCHRADER. MOTION PASSED 3-0.**

- 7.2** File No: 24-RZ-03
Applicant: Town of Pembroke Park
Address: Citywide
Request: Zoning Text Amendment – Non-Conforming Uses/Structures

**ADERBAL NEVES, OWNER/MANAGER SPOKE ON RECORD
MARY LA ROMERO, PROJECT RUNNER SPOKE ON RECORD**

**PUBLIC COMMENT OPENED
PUBLIC COMMENT CLOSED**

**MOTION TO APPROVE MADE BY PAULETTE WALKER, SECONDED BY
CHAIRMAN GARY SCHRADER. MOTION PASSED 3-0.**

- 7.3** File No: 24-RZ-01
Applicant: Town of Pembroke Park
Address: Citywide
Request: Zoning Text Amendment – Quasi-Judicial Procedures

**PUBLIC COMMENT OPENED
PUBLIC COMMENT CLOSED**

**MOTION TO RECOMMEND APPROVAL TO THE COMMISSION
MOTION TO APPROVE MADE BY PAULETTE WALKER, SECONDED BY
CHAIRMAN GARY SCHRADER. MOTION PASSED 3-0.**

- 7.4** File No: 23-RZ-02
Applicant: Town of Pembroke Park

Address: Citywide
Request: Sign Code Text Amendment – LED Lighting

**PUBLIC COMMENT OPENED
PUBLIC COMMENT CLOSED**

**MOTION TO RECOMMEND APPROVAL TO THE COMMISSION
MOTION TO APPROVE MADE BY PAULETTE WALKER, SECONDED BY
CHAIRMAN GARY SCHRADER. MOTION PASSED 3-0.**

8 DISCUSSION ITEMS - NONE

9 ADJOURNMENT

With no further business the meeting adjourned at 7:05 PM

Minutes approved on: _____

Marlen D. Martell, Town Clerk

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.

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Marlen D. Martell
Town Clerk

PR

APPLICATION FOR PARKING REDUCTION



Date: 6-5-2024
Case No: _____

Filing Fees: Refer to Development Application Fee Schedule.

Amount Paid _____ Date _____ ☐ Hearing Examiner ☐ Town Commission ☐ Other

Petitioner / Applicant: Kristina Rassi
Address: 4200 W Hallandale Blvd City: Pembroke Park
Phone: 786-566-1110 Fax: _____ E-mail: 888.DAVID195@gmail.com
Petitioner's Relation to Subject Property: owner
If Petitioner is not Owner, Name of Owner: _____
Address of Owner: _____ City: _____
Signature of Petitioner: [Signature]

Address of Property Subject to the Requested Parking Reduction: 4200 W Hallandale Blvd, Pembroke Park 33023

Legal Description of Property (Plat Book/Page or Metes and Bounds):

Site Plan (Provide Plan): See Booklet

Parking Reduction Request: one less parking spot due to added greenery

Parking Study Completed By: _____

OWNER / AGENT CERTIFICATE:

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

Signature of owner/agent: [Signature] Sworn to and subscribed before me this 5th day of June, 2024, by physical presence.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Veselina Ivanova

Type or Print Name: Veselina Ivanova



FOR STAFF USE ONLY

Hearing Examiner Action Date: _____ () Approved () Denied () Approved with conditions

Town Commission Date: _____ () Approved () Denied () Approved with conditions



**PARKING REDUCTION JUSTIFICATION
SWEENEY'S LIQUORS
4200 HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FLORIDA
July 15, 2024**

Sweeney's Group has purchased the subject property located at 4200 West Hallandale Beach Boulevard. The Sweeney's Group parcel folio number is # 5142 30 09 0580. The Zoning District is B-1, Business District, and the property has a Commercial (C) Future Land Use Designation. The previous business was a retail use (Tropical & Marina Fish Aquarium Supplies Store) that had been in existence for many years. Sweeney's Liquors is proposing a change of use to a premier discount wine and liquor store.

Sweeney's Liquors is located primarily adjacent to other small-scale retail and commercial uses, within commercial plazas along Hallandale Beach Boulevard. Additionally, there is a Residential zoned area (Lake Forest Subdivision) that exists south of the proposed retail use. The surrounding zoning and proposed use are compatible in nature, as they assist with promoting the Town's future growth and redevelopment objectives. The applicant contact will be Craig McDonald at (954) 426-5144 or via email: craig@corporatepropertyservices.net.

The existing building will be converted to a liquor store and will require a parking reduction of one parking space. In an effort to create safe on-site and off-site vehicular circulation, Sweeney's has worked with the Planning and Zoning Staff to modify the existing site layout and eliminate the three regular parking spaces and the one handicapped space in front of the building, which must back out onto Hallandale Beach Boulevard, in order to exit the site. Decorative pedestrian pavers and landscaping have replaced the four eliminated parking spaces, in order to enhance the frontage adjacent to Hallandale Beach Boulevard. An ADA connection to the public sidewalk has been designed, along with an 9'- 8" pedestrian sidewalk in front of the building. 403 square feet of landscaping will be installed in two areas, on each side of the ADA sidewalk. One 90-degree code compliant ADA parking space will be constructed closest to the front door, while eight 60-degree code compliant parking spaces will be constructed along the west side of the building. All of the proposed improvements will comply with current code requirements, and will enhance the layout, while making it much safer to enter and exit the parcel.



In order to accomplish this, Sweeney's Liquors is seeking a parking reduction from the following parking code requirement:

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a)(5) Minimum requirements	Commercial: One (1) parking space for every three hundred square feet of floor area contained within such building with a minimum of one (1) space for each separate unit or bay contained within such building. In addition, one parking space must be provided for every four (4) persons employed or intended to be	10 parking spaces	9 parking spaces	1 parking space



Based on Section 28-301.2(d) an applicant must show that the request meets the following criteria and the Town Commission shall consider the application for parking reduction based on the criteria provided as follows. Per Section 28-301.2(d) the following criteria and justifications are provided:

1. Concurrency requirements, as provided in Chapters 13.5 and 20.

Response: The proposed request is for a parking reduction of one parking space, which complies with all Concurrency requirements in Chapters 13.5 and 20.

2. The use, site, structure or any combination of same, evidences and characteristics which support a determination that the need for parking for the development is less than that required by the Zoning Code for similar uses.

Response: The parking reduction is a result of implementing a life safety improvement to an established site layout, which currently operates with back out parking onto a major right-of-way. Based on existing Sweeney's developments and their average customer base, nine on-site parking spaces is more than adequate to operate efficiently and entertain a typical customer demand at one time.

3. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour (s) for each use will be at different hours.

Response: The proposed Sweeney's will operate as a single commercial use and the proposed nine parking spaces will be more than sufficient to meet the maximum customer parking demand.

4. If the application is based on two or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users.

Response: The proposed Sweeney's will operate as a single commercial use and the proposed nine parking spaces will be more than sufficient to meet the maximum customer parking demand.



- 5. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restrictions, action or both, will take place.**

Response: No restrictions will need to be placed on the property, as the proposed Sweeney's will only require one employee to operate the store. Residents to the south can actually walk to the establishment. Vans for car pooling or mass transit will not be required for the proposed liquor store use.

- 6. Any combination of subsections 5. (a) through (e)**

Response: The proposed Sweeney's complies with all subsections 5 (a) through (e) and should be granted the one parking space reduction.

- 7. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the need of the use of parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.**

Response: Sweeney's Liquors is requesting a reduction of one parking space, in order to provide safe on-site and off-site circulation, by eliminating the back out parking onto Hallandale Beach Boulevard. The requested parking reduction is minimal in nature and benefits the project by improving life safety concerns and providing additional greenspace to enhance the site. The alternative parking arrangement will be adequate to meet the parking demand of the liquor store use. The one space deficiency will still be compatible with and not adversely impact the character and integrity of surrounding properties. Granting of the parking reduction will be in harmony with the policies embodied within the Town's Comprehensive Plan.

THE DRAWINGS AND NOTES COMPLY, TO THE BEST OF OUR KNOWLEDGE WITH THE APPLICABLE MINIMUM BUILDING CODE.

2. THE CONTRACTOR SHALL SUBMIT A COMPLETE CONSTRUCTION SCHEDULE TO THE OWNER, WHICH COORDINATES ALL WORK WITH SUPPLIERS, SUB-CONTRACTORS AND SPECIALTY CONTRACTORS. THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER WITHIN 10 DAYS OF THE DATE OF AWARD.

3. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE LOCAL BUILDING CODE AND ALL APPLICABLE ORDINANCES AND PROVISIONS.

4. THE ARCHITECT AND ENGINEER DO NOT HAVE CONTROL, OR CHANGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, PROCEDURES, MATERIALS, EQUIPMENT, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ANY ERRORS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSON OR PERSONS, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. EACH CONTRACTOR & SUB-CONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY DAMAGE AND WORKMAN'S COMPENSATION INSURANCE AND SHALL PROVIDE OWNER WITH A VALID CERTIFICATE.

6. ALL CONTRACTORS SHALL PROTECT THE WORK OF OTHER TRADES. IF ANY CONTRACTOR OR SUB-CONTRACTOR DAMAGES THE WORK OF OTHER TRADES AND NOTIFICATION OF SUCH CONFLICTS MADE TO THE ARCHITECT AND THE OWNER, ANY DAMAGES WORK SHALL BE REPLACED OR REPAIRS MADE BY THE CONTRACTOR CAUSING DAMAGE AT HIS EXPENSE.

7. THE CONTRACTOR SHALL EXAMINE ALL AREAS IN WHICH WORK IS TO BE CONSTRUCTED AND SHALL REPORT ANY SUCH WORK WHICH IS NOT IN SUITABLE CONDITION TO RECEIVE WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ANY AREAS FINISHED WORK AFTER THE WORK UNDER THIS CONTRACT IS STARTED.

8. THE CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL VERIFY ARCHITECT'S DIMENSIONS AND DETAILS PRIOR TO INITIAL BID SUBMITTAL. THE CONTRACTOR SHALL VERIFY ALL DETAILS PRIOR TO THE START OF WORK. DISCREPANCIES AND/OR CONFLICTS IN CONSTRUCTION DOCUMENTS, BEFORE BID SUBMITTAL, WHICH WOULD INTERFERE COMPLETION OF THIS WORK OR WHICH COULD CAUSE A BID PRICE DISCREPANCY NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/OWNER PRIOR TO FINAL BID SUBMITTAL, SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

9. ALL WORK SHALL BE LIMITED TO THAT SHOWN ON THE PERMIT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK PERFORMED WITHOUT THE CONSENT OF THE ARCHITECT SHALL BE THE CONTRACTOR'S SOLE EXPENSE. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR LOCATION AND CONSTRUCTION SHALL BE CHARACTER AS BY THE ARCHITECT. CONDITIONS THAT ARE SHOWN OR NOTED.

10. ALL PLAN DIMENSIONS TAKE PRECEDENCE OVER THE SCALES OF THE PLANS. THE DIMENSIONS ARE CALCULATED AND ANNOTATED BY COMPUTER. ANY CONFLICTS BETWEEN THE DIMENSIONS AND THE SCALES SHALL TAKE CENTERLINE OF MILLIONS (WHERE APPLICABLE) SHALL TAKE PRECEDENCE OVER GIVEN DIMENSIONS.

11. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT WOULD REDUCE THEIR LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO.

12. OBTAIN APPROVAL FROM OWNER BEFORE CUTTING AND PATCHING THE FOLLOWING OPERATING BUILDING ELEMENTS OR SAFETY RELATED SYSTEMS: FIRE PROTECTION SYSTEMS AND EQUIPMENT, AIR OR GAS EXHAUST SYSTEMS, FIRE PROTECTION SYSTEMS, COMMUNICATION SYSTEMS, AND ELECTRICAL WIRING SYSTEMS.

13. THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND ALL VENDORS ARE TO VERIFY ALL CLEARANCES (CORRIDORS, STAIRS, ELEVATORS, ETC.) PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT, THE OWNER'S PROJECT MANAGER SHALL BE INFORMED OF ANY POTENTIAL OR ACTUAL PROBLEMS WHICH, IN ANY WAY, MIGHT AFFECT THE CONSTRUCTION OF THE PROJECT. ANY SUCH PROBLEMS SHALL BE NOTIFIED AFTER HOURS DELIVERIES IMPOSED BY LANDLORD.

14. GENERAL CONTRACTOR SHALL HAVE A SUPERVISOR ON SITE WHILE ANY WORK IS BEING DONE.

15. PROVIDE AND MAINTAIN AT A CONVENIENT LOCATION WITHIN THE JOB SITE, ALL PERMIT ITEMS PRIOR TO BID SUBMITTAL. THE CONTRACTOR SHALL INCLUDING ALL THE LATEST SHOP DRAWINGS, ADDENDUMS, REVISIONS AND SUPPLEMENT SHEETS FOR REFERENCE AND COORDINATION FOR CONSTRUCTION.

16. ALL WORK TO CONFORM TO PERMIT DRAWINGS AND SPECIFICATIONS. ANY CONDITIONS IN THE FIELD AFFECTING THE DESIGN CONCEPT ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMITTAL.

17. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL LAND AND PERMIT FEES FOR THE PLUMBING AND ELECTRICAL WORK. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND OCCUPANCY THAT MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

18. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUPPLIERS, SUBCONTRACTORS AND SPECIALTY CONTRACTORS.

19. EXPEDITE THE PURCHASE OF "LONG LEAD" MANUFACTURED ITEMS TO AVOID A PROLONGED DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASE, COORDINATE & INSTALL ALL APPLIANCES AND EQUIPMENT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PERMIT DRAWINGS. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS. ALL INSTRUCTIONS SHALL BE STRICTLY FOLLOWED AND ARE HEREWITHE A PART OF THESE DOCUMENTS.

20. CONTRACTOR SHALL COORDINATE ALL OWNER FURNISHED AND INSTALLED ITEMS PRIOR TO BID SUBMITTAL.

21. PROVIDE ALL NECESSARY ELECTRICAL OR MECHANICAL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS TO THE OWNER FOR REVIEW.

22. CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGING ELEVATORS OR OTHER HOSTING FACILITIES FOR HANDLING MATERIALS.

23. ALL BUILDING RESTROOMS ARE NOT TO BE USED BY CONSTRUCTION PERSONNEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SUCH SERVICES IN THE GENERAL CONDITIONS OF THEIR BID.

24. ALL WORKMAN WILL USE DESIGNATED ENTRANCE DOORS FOR ENTERING OR LEAVING THE BUILDING. ALL MATERIALS AND/OR DELIVERIES SHALL BE THROUGH THESE ENTRANCES. SPECIAL PERMISSION, BY THE OWNER, SHALL BE REQUIRED TO USE ANY OTHER ENTRANCES.

25. ALL WOOD IN CONTACT W/ MASONRY OR CONCRETE SHALL BE PROTECTED AND TREATED.

26. ALL SPECIFIED MATERIALS SHALL BE NEW OF QUALITY SPECIFIED AND DELIVERED IN AMPLE QUANTITY TO THE JOB SITE TO PREVENT DELAY OF WORK.

27. PATCH & REPAIR ALL WALLS & COLUMN WHERE DEMOLITION HAS DAMAGED THEM.

28. CYPRESS WALLBOARD (CWB) JOINTS SHALL BE TAPE/SPACKLED LEVEL AND PROPERLY PREPARED TO RECEIVE SPECIFIED FINISH MATERIAL. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER BRACING BEADS TO PROTECT CORNERS FROM IMPACT DAMAGE. NO HORIZONTAL CWB JOINTS SHALL BE ACCEPTED UNLESS APPROVED CROWN JOINTS. ALL JOINTS SHALL BE PROPERLY TREATED. ALL BULGES AND UNFINISHED CWB WILL NOT BE ACCEPTED. FULL HEIGHT CWB SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CORNERS.

29. WATERPROOF BOARD SHALL BE PROVIDED IN RESTROOM AREAS, AND SINK AREAS. ALL EXISTING CWB SHALL BE CAREFULLY EXAMINED TO ASSURE THEIR INSTALLATION SATISFIES THE ABOVE REQUIREMENTS. REMEDIAL WORK TO UPGRADE SUD SURFACES SHALL BE INCLUDED IN BID PRICE.

30. ALL CHANGE ORDERS SHALL BE IN WRITING AND SHALL BE SIGNED BY THE OWNER.

31. NOISE SHALL BE KEPT TO A MINIMUM. NO SHOOTING OF NITE GUNS OR SIMILAR NOISE PRODUING MACHINERY THAT MAY DISTURB GUESTS SHALL BE DURING TIMES AS SPECIFIED BY THE OWNER.

32. NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR REMOVED IN ANY MANNER THAT WOULD WEAKEN THE STRUCTURE. IF ARCHITECT OR STRUCTURAL ENGINEER, THERE SHALL BE NO PENETRATIONS IN PRE-STRESSED BEAMS OR JOISTS AND NO DRILLING OR CHIPPING HOLLOWED OR CRACKS IN PRE-STRESSED BEAMS OR PRE-CAST JOISTS.

33. WHERE TWO METALS ARE AFFIXED TO EACH OTHER, THE GENERAL CONTRACTOR SHALL PROVIDE AN ANTI-CORROSION MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THE METALS.

34. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER AT ALL HANDLING AND STORAGE AREAS. ALL APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. ANY DAMAGE TO OR LOSS OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT CONTRACTORS EXPENSE.

35. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER WITH A CONSTRUCTION SCHEDULE AND A COPY OF THE PERMIT.

36. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELEMENTS WHICH HAVE NOT BEEN DESIGNED OR ENGINEERED IN THESE DOCUMENTS.

37. PRIOR TO SUBMITTING A SHOP DRAWING TO THE PROPERTY OR PROJECT OWNER, CONTRACTOR SHALL: REVIEW EACH SUCH SUBMISSION FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE DESIGN, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THEREON, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. APPROVE EACH SUCH SUBMISSION BEFORE SUBMITTING IT; AND SO STAMP EACH SUCH SUBMISSION BEING SUBMITTED WITH THE DESIGN PROFESSIONAL SHALL ASSUME THAT NO SHOP DRAWING OR RELATED SUBMITTAL COMPRISES A VARIATION UNLESS CONTRACTOR ADVISES DESIGN PROFESSIONAL OTHERWISE VIA A BUILDING INSTRUMENT WHICH IS ACKNOWLEDGED BY DESIGN PROFESSIONAL IN WRITING. THE SHOP DRAWING RELATED TO THE SUBMITTAL SHALL BE NOTED AND IDENTIFIED BELOW. IN THE EVENT THAT DESIGN PROFESSIONAL WILL REQUIRE MORE THAN TEN (10) WORKING DAYS TO PERFORM REVIEW, DESIGN PROFESSIONAL SHALL BE NOTIFIED PRIOR TO THE REVIEW.

38. THE CONTRACTOR SHALL INCLUDE ALL TEMPORARY UTILITIES (IF APPLICABLE) INCLUDING ELECTRICITY, WATER AND TELEPHONE IN HIS BIDS.

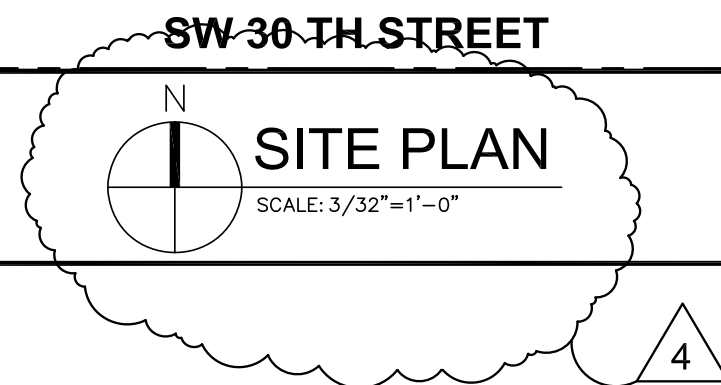
39. THE GENERAL CONTRACTOR AND ANY INDEPENDENT SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE CARE AND MAINT IN PERFORMING ALL WORK WITH REGARDS TO THIS PROJECT.

40. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING BOARDS, RULES, AND REGULATIONS. ALL MATERIALS AND EQUIPMENT TO LEAVE THE JOB CLEAN UPON COMPLETION OF WORK, INCLUDING CLEANING OF HARDWARE, FIXTURES, AND SURFACES. ALL SURFACES SHALL BE DUST, DIRT, AND PAINT, AND POLISHING OF ALL FINISHED FLOORS AND CABINERY.

41. ONCE THE SPACE IS COMPLETED AND ACCEPTED THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER WITH A BUILDING INSTRUMENT WHICH INCLUDES THE ELECTRICAL CONTRACTOR'S AS-BUILT PLANS AND LIST OF ROOMS. ALL AS-BUILT PLANS SHALL ALSO BE SUBMITTED AS MARKUPS WITH DIMENSIONS TO THE OWNER.

42. THE CONTRACTOR SHALL AND DOES HEREBY WARRANT AND/OR GUARANTEE THAT ALL MOVEABLE OR ADJUSTABLE WORK SHALL REMAIN IN PERFECT WORKING ORDER THROUGHOUT THE LIFE OF THE WATERHEATING, DOORS, WINDOWS, DRAWERS, APPARATUS, MACHINERY, ELECTRICAL EQUIPMENT, AND ALL OTHER EQUIPMENT INCLUDING THE REMOVAL OF THE SAME. THE CONTRACTOR FROM DATE OF COMPLETION AS EVIDENCED BY THE DATE OF FINAL ACCEPTANCE.

43. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RE-DOING ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS AND DETAILS AS SHOWN IN THESE CONSTRUCTION DOCUMENTS, AND ANY CORRECTIONS OR REPAIRS TO THE WATER AND SEWERAGE AND WORKSMANSHIP WHICH APPEAR WITHIN ONE YEAR FROM DATE OF MOVING. IN THE EVENT THAT ANY CORRECTIONS OR REPAIRS ARE DIRECT EMPLOYEES OF THE CONTRACTOR, SUB-CONTRACTORS OR VENDORS, NOTHING IN THIS SECTION SHALL BE CONSIDERED. THE CONTRACTOR SHALL APPLY TO WORK WHICH HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS SUCCESSOR IN INTEREST.



CITY	HOLLYWOOD		
PROPERTY TAX FOLIO	514230090580		
PROPERTY ADDRESS	4200 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023		
PROPERTY OWNER	SWENEY'S VII LLC		
LEGAL DESCRIPTION	LAKE FOREST SEC 4 RESUB POR 43-45 & LOT 8 W 10.8A W 10.9 LESS W 10, 9A LESS W 10 BLK 50		
APPLICABLE CODES	FLORIDA BUILDING CODE "2023 8TH EDITION"		
PRIMARY LAND USE	11 - 01 RETAIL STORE - 1 UNIT		
ZONING CLASSIFICATION	B-1 - BUSINESS DISTRICT		
LOT OCCUPANCY		EXISTING	PROVIDED
	LOT AREA	9,375 Sq.Ft.	0.22 Acres
	CONSTRUCTION A/C AREA	2,940 Sq.Ft	2,986 Sq.Ft
	YEAR BUILT	1965 / 1961	
	BUILDING HEIGHT - MAX 30'	12'	_____
	FLOOD ZONE	X	
SETBACKS		REQUIRED	EXISTING
	FRONT	10'	21.05'
	INTERIOR SIDE	10'	30.15' / 0.45'
	REAR	10'	25.38'



No.	Drawing No.	DRAWING NAME	SCALE
1		SURVEY	1" = 20'-0"
2	A1-1	SITE PLAN / INDEX	3/32" = 1'-0"
3	A1-2	PROPOSED PLAN / ELEVATION / SECTION	1/4" = 1'-0"
4	A2-1	DOOR DETAILS	1/4" = 1'-0"
5	S-1	STRUCTURAL	AS SHOWN

NOTE: REFER TO SHEET A1-2 FOR FULL SCOPE OF WORK

SHEET No.:

MAP OF
BOUNDARY SURVEY

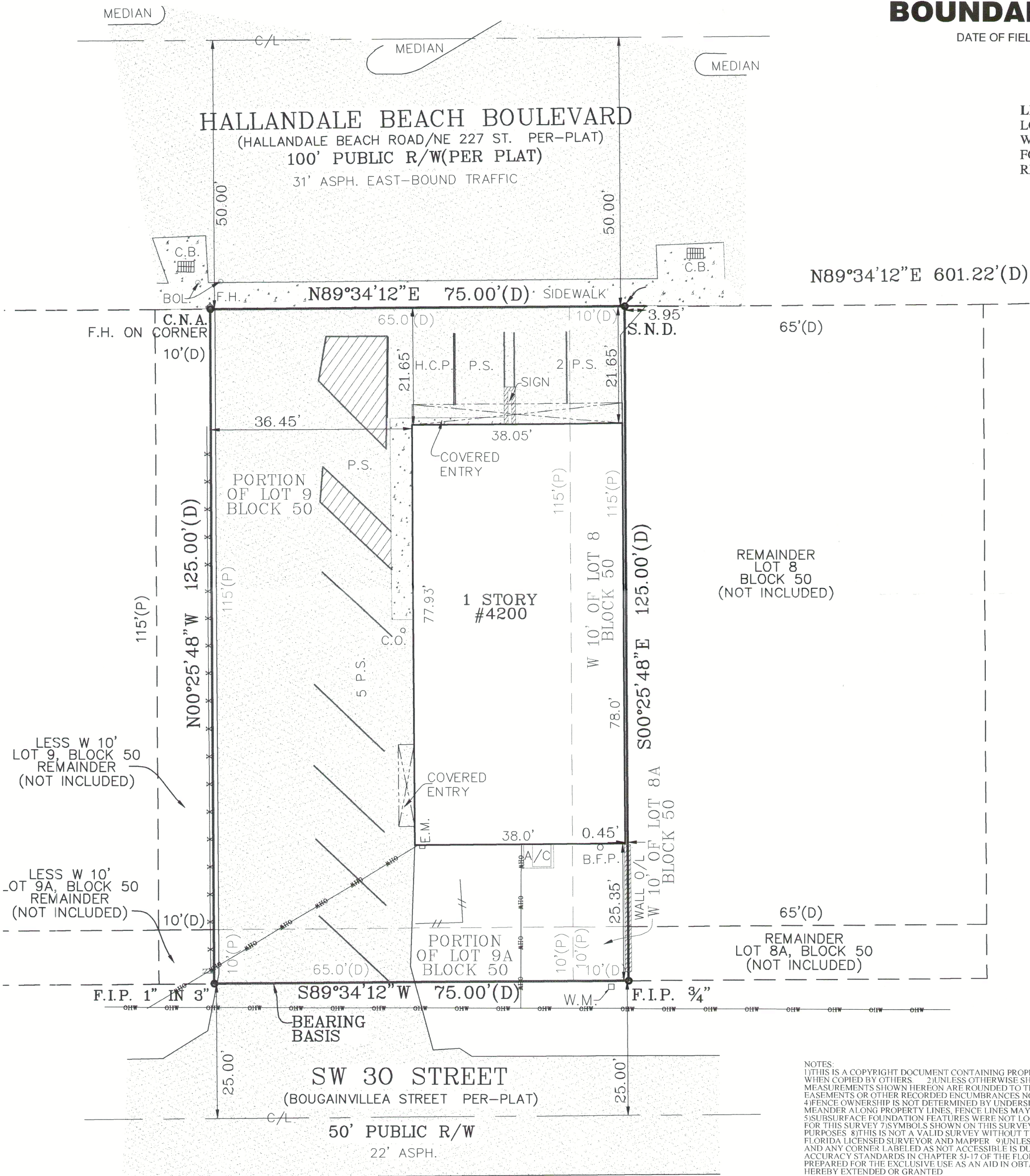
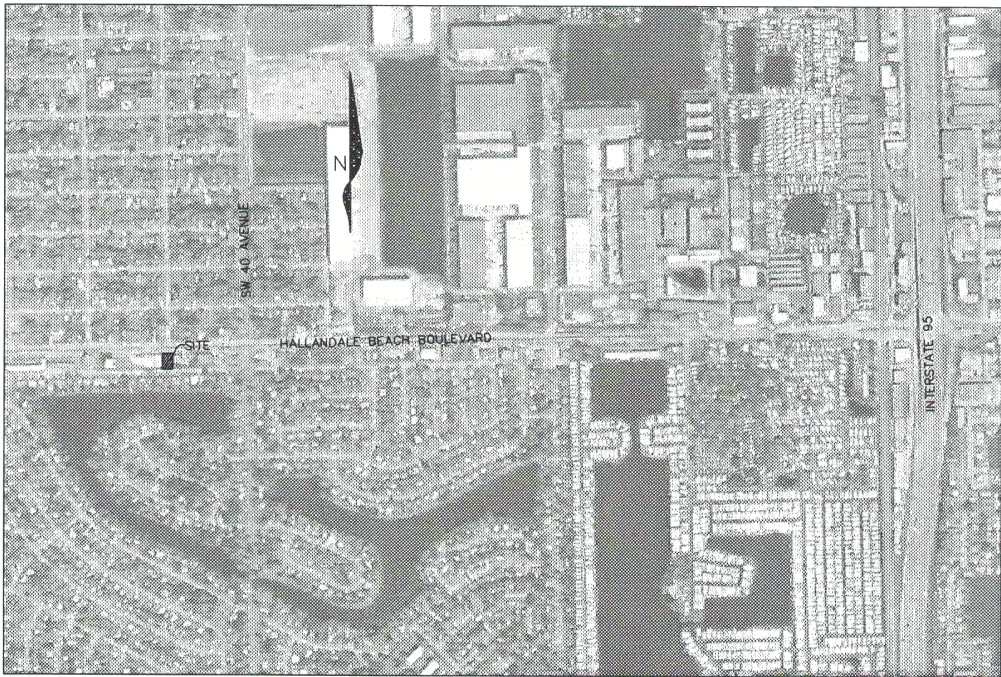
DATE OF FIELD WORK 9/21/2023

CERTIFIED TO:
JOSEPH CHOPSKI
JOYCE CHOPSKI

PROPERTY ADDRESS:
4200 W HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

LEGAL DESCRIPTION (FROM O.R.B. 11699, PAGE 16):
LOT 9, LESS THE WEST 10 FEET; THE WEST 10 FEET OF LOT 8; LOT 9-A, LESS THE WEST 10 FEET; AND THE
WEST 10 FEET OF LOT 8-A IN BLOCK 50 OF A RESUBDIVISION OF A PORTION OF LAKE FOREST, SECTION
FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, AT PAGE 45, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ASPH. = ASPHALT
B.F.P. = BACK FLOW PREVENTER
B/P = BRICK PAVER
BOL. = BOLLARD
C.B. = CATCH BASIN
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
COL. = COLUMN
CONC. = CONCRETE
(D) = DEED OR RESULT OF DEED
E.F. = END FENCE
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
H.C.P. = HANDICAP PARKING SPACE
IRR. = IRRIGATION EQUIPMENT
L.P. = LIGHT POLE
O/L = ON-LINE
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
P.S. = PARKING SPACE
R = RADIUS
R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
S.N.D. = SET NAIL AND DISC LB7689
TELE. = TELECOMMUNICATIONS UTILITY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

ASPHALT = [Symbol]
CONCRETE = [Symbol]
WALL OR COLUMN STRUCTURE = [Symbol]
CHAIN LINK FENCE = [Symbol]
ROOFED OR OVERHANG = [Symbol]
OVERHEAD WIRE = [Symbol]
PLASTIC FENCE = [Symbol]
WOOD FENCE = [Symbol]

NOTES:
1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR
WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.05'. 3) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR
EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY, MAY NOT BE SHOWN ON THIS SKETCH.
4) IF FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE LINES ARE TAKEN TO THE CENTER OF THE FENCE. FENCE LINES MAY
MEANDER ALONG PROPERTY LINES. FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED.
5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY. 6) SUBSURFACE UTILITY FEATURES WERE NOT LOCATED
FOR THIS SURVEY. 7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE
PURPOSES. 8) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (UNLESS DIGITALLY SIGNED), OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. 9) UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION
AND ANY CORNER LABELED AS NOT ACCESSIBLE IS DUE TO FENCING OR LANDSCAPING. 10) THIS SURVEY MEETS OR EXCEEDS THE
ACCURACY STANDARDS IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE- SUBURBAN 1" IN 7.500'. 11) THIS SURVEY HAS BEEN
PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED HEREON. NO OTHER WARRANTIES ARE
HEREBY EXTENDED OR GRANTED.

9/21/23
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7777 DAVE ROAD EXT. #302A-7
DAVE, FL 33024
PHONE: 954-266-9516
WEB: WWW.JJSURVEYING.COM



Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Mike Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: September 5, 2024

SUBJECT: Parking Reduction Application No. 24-PR-01
4200 W Hallandale Beach Blvd, Pembroke Park, FL
Sweeney's Liquor Store

APPLICANT: Sweeneys VII LLC (Owner)/ Craig McDonald, Corporate Property Services
(Agent)

REQUEST:

The applicant is requesting a parking reduction approval to reduce the parking requirement from the required ten (10) spaces to nine space (9) spaces.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of the proposed parking reduction.

SITE DATA:

ADDRESS:	4200 W. Hallandale Beach Blvd
FOLIO:	514230090580
PARCEL SIZE:	0.22 Acres
EXISTING USE:	Retail- Liquor Store
ZONING:	Business District (B-1)
FUTURE LAND USE:	Commercial (C)

ADJACENT PROPERTY DESCRIPTION:

NORTH: City of West Park

EAST: B-1

SOUTH: RS-4

WEST: B-1

PROJECT BACKGROUND:

The site formerly housed Tropical & Marina Fish Aquarium Supplies Store, a retail establishment that operated for several years. The new owners, Sweeneys VII LLC, intend to repurpose the site into a premier discount wine and liquor store.

The site is predominantly surrounded by other small-scale retail and commercial establishments located within commercial plazas along Hallandale Beach Boulevard. Additionally, a residential zoned area, specifically the Lake Forest Subdivision, lies to the south of the proposed retail site and is separated by a right-of-way. The surrounding zoning and the proposed use are complementary, aligning with the Town's future growth and redevelopment objectives.

PARKING CODE REQUIREMENT:

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a)(5) Minimum requirements	Commercial: One (1) parking space for every three hundred square feet of floor area contained within such building with a minimum of one (1) space for each separate unit or bay contained within such building. In addition, one parking space must be provided for every four (4) persons employed or intended to be	10 parking spaces	9 parking spaces	1 parking space

PROJECT ANALYSIS:

Sweeney's Liquors plans to convert the existing building into a liquor store, necessitating a parking reduction of one space. To ensure safe vehicular circulation on-site and off-site, Sweeney's has collaborated with the Planning and Zoning Staff to revise the site layout. This modification involves the removal of three (3) regular parking spaces and one (1) handicapped space in front of the building, which currently require vehicles to back out onto Hallandale Beach Boulevard (an FDOT roadway). Eliminating the back-out parking onto the FDOT right-of-way enhances the safety of

pedestrians and vehicles on Hallandale Beach Blvd. These spaces will be replaced with decorative pavers and landscaping to enhance the frontage along Hallandale Beach Boulevard.

The revised site plan includes:

- An ADA-compliant connection to the public sidewalk.
- A 9'-8" pedestrian sidewalk in front of the building.
- 403 square feet of new landscaping on each side of the ADA sidewalk.
- One 90-degree code-compliant ADA parking space near the front door.
- Eight 60-degree code-compliant parking spaces along the west side of the building.

All proposed improvements adhere to current code requirements, enhancing the site's safety and layout. To achieve this, Sweeney's Liquors is requesting a reduction in the parking requirement from the standard set by Section 28-301(a)(5) of the zoning code.

ATTACHMENTS:

Application
Justification Statement
Site Plan
Survey

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 24-PR-01, ATTACHED HERETO AS EXHIBIT “A,” SUBMITTED BY SWEENEYS VII LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY LOCATED IN LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 8 W 10,8A W 10,9 LESS W 10, 9A LESS W 10 BLK 50, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDING OF PARKING REDUCTION ORDER IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SWEENEY’S VII LLC, a Florida limited company, (“Applicant”) has submitted Parking Reduction Application No. 24-PR-01 (the “Application”) for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301(a)(5), Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 10 parking spaces to 9 parking spaces for certain real property located in Pembroke Park, Florida as more fully described in Section 1 hereof (“Subject Property”); and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on September 5, 2024, and recommended approval of the reduction in the number of required parking spaces from 10 parking spaces to 9 parking spaces subject to the conditions cited by Consultant Planner Michael Vonder Meulen/KEITH which are incorporated in Section 2 of this Resolution; and

WHEREAS, the Pembroke Park Town Commission reviewed the Application for Parking

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Reduction, the information presented at the Planning and Zoning Board meeting, and the presentation of the Consultant Planner who explained the basis of the parking spaces reduction application at their meeting on September 11, 2024; and

WHEREAS, all interested parties were provided an opportunity by the Pembroke Park Town Commission to comment on the proposed parking space reduction request at the September 11, 2024, Town Commission meeting; and

WHEREAS, the Pembroke Park Town Commission having reviewed the evidence presented, has determined that the Applicant has met the criteria required by Section 28-301.2, Pembroke Park Code of Ordinances, and that the Application for Parking Reduction may be approved.

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

Section 1: That the Application for Parking Reduction of SWEENEYS VII LLC, a Florida limited liability company, for a waiver from the requirements of Section 28-301, Pembroke Park Code of Ordinances, to allow for a reduction in the required parking spaces from 10 parking spaces to 9 parking spaces for the real property legally described as follows:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 8 W 10,8A W 10,9 LESS W 10, 9A
LESS W 10 BLK 50

be and the same is hereby approved.

Section 2: That the approval of the Parking Reduction for Sweeneys VII LLC is subject to the following development conditions, to wit:

1. If a written complaint is filed by an aggrieved party negatively impacted by the parking reduction, the Town Commission may elect to hold a public hearing on the issue and may modify or add operational conditions or revoke the parking reduction approval.
2. A recordable covenant reflecting the reduced parking approval, with the legal description,

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shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon submission of an updated study justifying an alternative number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees if litigation is necessary to enforce it.

3. Parking on any right-of-way in this area to access business shall be prohibited in its entirety.

Section 3: That this Resolution approving the Parking Reduction Application for the Applicant shall serve as the Parking Reduction Order described in Section 28-301(a)(5), Pembroke Park Code of Ordinances, and the Clerk -Commissioner is directed to record a certified copy of this Resolution in the public records of Broward County, Florida.

Section 4: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5: That all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 6: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

MAYOR ASHIRA MOHAMMED

ATTEST:

CLERK-COMMISSIONER HODGKINS

Approved as to form and legal sufficiency

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JACOB G. HOROWITZ
Town Attorney

{00616190.1 3399-0000000 }



Town of Pembroke Park Planning and Zoning Board Meeting

September 5, 2024

REQUESTING PARKING REDUCTION APPROVAL

- 1 parking space reduction
- 10 parking spaces required, 9 parking spaces being proposed

PROPOSED PARKING IMPROVEMENTS

- 9'-8" pedestrian sidewalk on frontage (W Hallandale Beach Blvd) including 383 SF landscape area
- 60-degree code compliant parking spaces
- 90-degree ADA parking space



Property Location: 4200 W
Hallandale Beach Blvd.

Land use: C- Commercial

Zoning: B-1 Business District

Folio: 514230090580

Lot Size: 0.22-Acres

Access: W. Hallandale Beach

CURRENT PROPERTY



SITE PLAN

Building Height: 12'

Building Length: 192'

Parking: 9 Parking Spaces

Landscape: 383 SF

Setbacks:

Front: 21'

Interior: 30'

Rear: 25'

