



AGENDA

PLANNING AND ZONING MEETING

6:00 PM - Thursday, September 9, 2021

Council Chambers

	Page
1. CALL TO ORDER	
1.1. Presentation	2 - 21
PZB Meeting 9 9 2021	
2. INTRODUCTION	
2.1. Planning and Zoning Board Members	
2.2. Town Staff	
3. PLANNING AND ZONING BOARD RESPONSIBILITIES	
3.1. Term of Office	
3.2. Board Officers	
3.3. Comprehensive Plan/Future Land Use Map	
• Local Planning Agency	
3.4. Zoning Code/Zoning Map	
3.5. Site Plan Review	
4. GOVERNMENT IN THE SUNSHINE, PUBLIC RECORDS AND ETHICS	
5. ELECTION OF CHAIR AND VICE CHAIR	
6. DISCUSSION OF REGULAR MEETING DAY AND TIME	
7. 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.

Town of Pembroke Park

Planning and Zoning Board Meeting

September 9, 2021



1. Call to Order / Roll Call



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2. INTRODUCTION
 - 2.1. Planning and Zoning Board Members
 - 2.2. Town Staff
3. PLANNING AND ZONING BOARD RESPONSIBILITIES
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2. Introduction

2.1 Planning and Zoning Board Members

2.2 Town Staff

- Heidi Siegel, AICP, Town Planner townplanner@tppfl.gov
- JC Jimenez, ICMA-CM, Town Manager jcjimenez@tppfl.gov
- Melissa P. Anderson, Esq., Town Attorney townattorney@tppfl.gov



3. Planning and Zoning Board Responsibilities

3.1 Term of Office

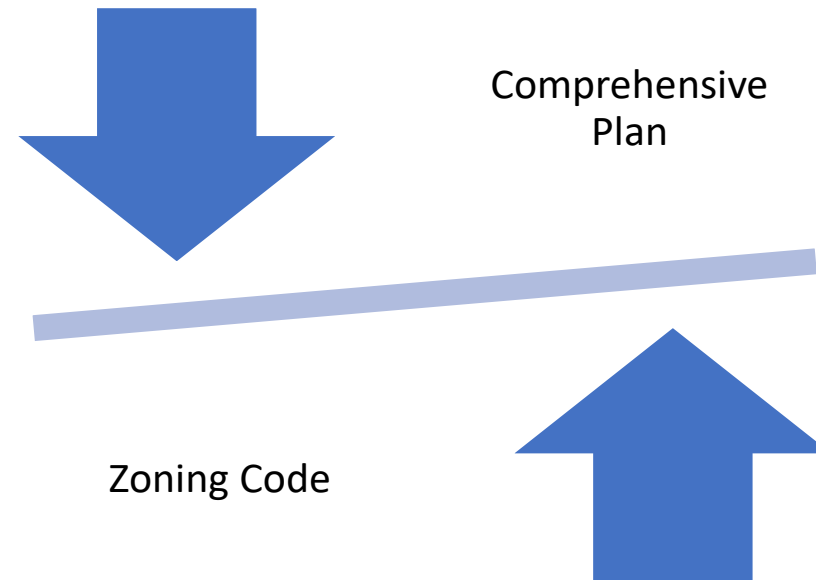
- Five Years

3.2 Board Officers

- Section 28-402. - Selection of officers, procedures.
 - The Planning and Zoning Board shall elect a chairman, vice-chairman, and shall adopt rules and regulations for the conduct of its meetings, the time and place thereof, and for the consideration of hearing of applications by property owners. Any and all recommendations made by the Planning and Zoning Board to the Town Commission shall be in writing so that a proper record may be kept thereof

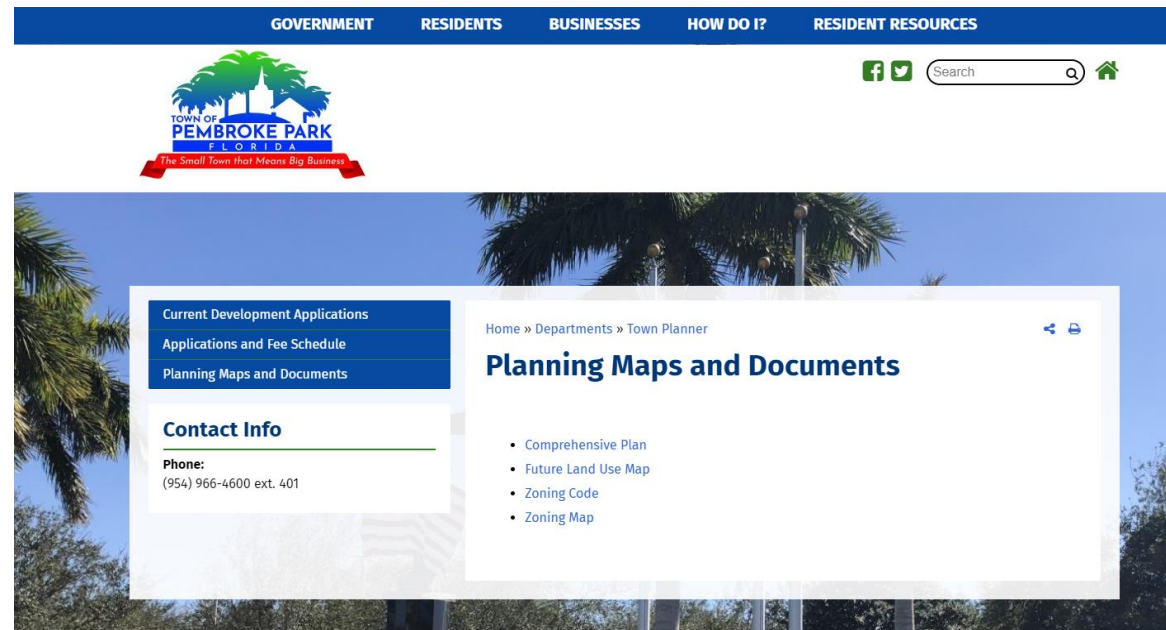


3. Planning and Zoning Board Responsibilities



3. Planning and Zoning Board Responsibilities

- 3.3 Comprehensive Plan/Future Land Use Map
 - Local Planning Agency





Town of Pembroke Park

Comprehensive Plan Goals, Objectives, and Policies

TABLE OF CONTENTS

SECTION	TITLE
I.	Future Land Use
II.	Transportation
III.	Housing
IV.	Public Infrastructure
V.	Conservation
VI.	Recreation and Open Space
VII.	Intergovernmental Coordination
VIII.	Public School Facilities
IX.	Capital Improvements
Appendix	
	Future Land Use Map

SECTION I FUTURE LAND USE

GOAL I: Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

OBJECTIVE #1.1:

Future growth and development will be managed through land development regulations which incorporate a review process for assessing adequacy of public services and facilities consistent with the Town's Capital Improvement Element and providing for both the timely completion and regular maintenance of all required capital improvements and amenities including the annual monitoring of same.

B.C.P.C. OBJ. 01.04.00

POLICY #1.1.1: The Town shall continue its policy of implementing its subdivision regulations by requiring its staff to assess the data pertaining to new development and require that no plats shall be approved unless public facilities are available concurrent with the impacts of development consistent with Chapter 163.3180 Florida Statutes as may be amended.

B.C.P.C. POLICY 01.04.01

POLICY #1.1.2: The Town shall periodically review its current Land Development Regulations to:

1. Eliminate regulatory activities not tied to current or future needs, and required increased governmental efficiency.
2. Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum:

B.C.P.C. 01.04.02

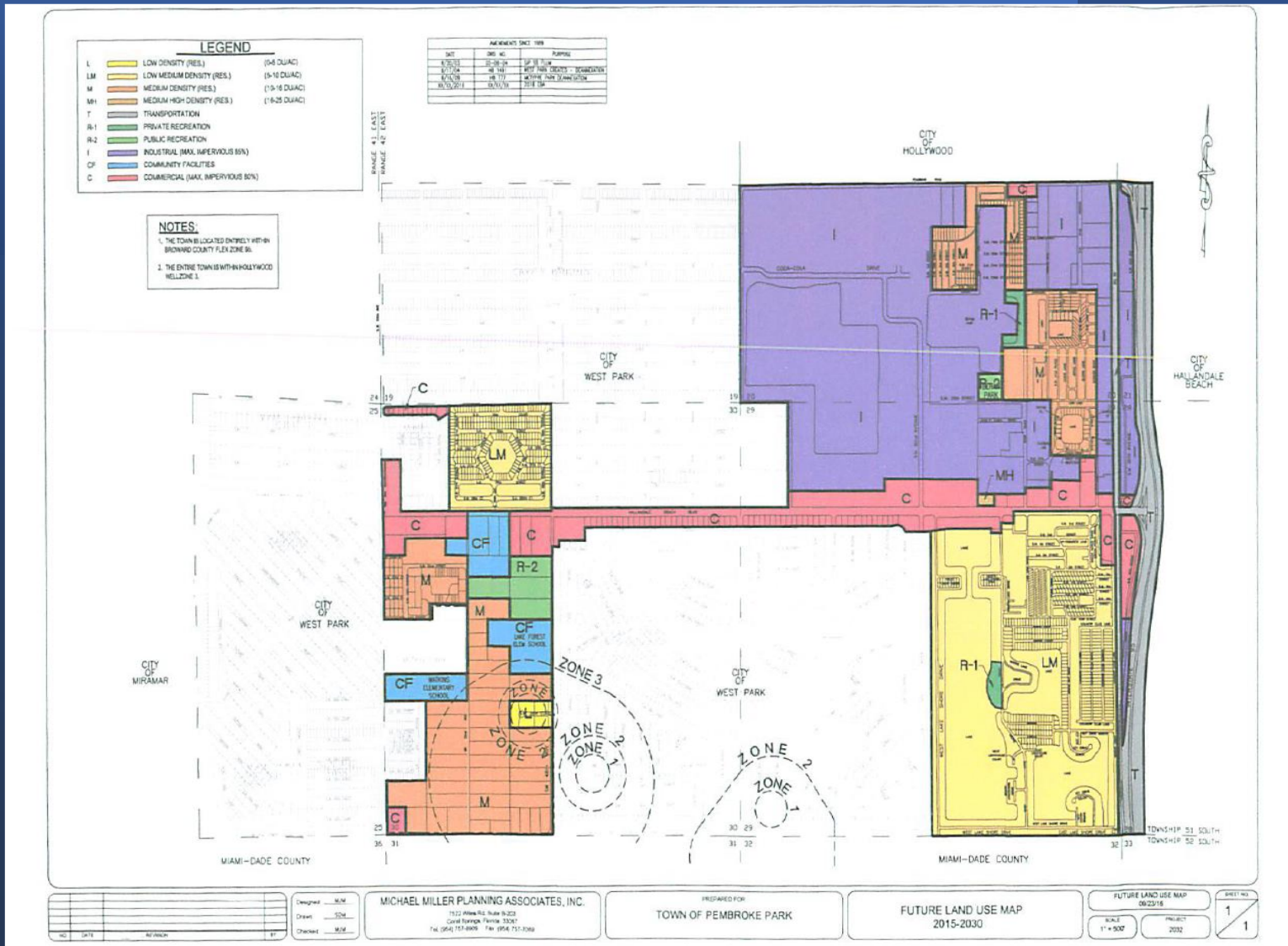
- a) Regulate the subdivision of land;
- b) Regulates the use of land and water by adopting land development regulations consistent with this Comprehensive Plan and ensures the compatibility of adjacent land uses, protecting adjacent residential areas and mobile home parks, providing for open space and placing industrial uses along major arterial highways;

B.C.P.C. 04.02.01

- c) Protects ground water quality and regulated areas subject to seasonal and periodic flooding and provides for drainage and stormwater management:

B.C.P.C. OBJ. 09.09.00





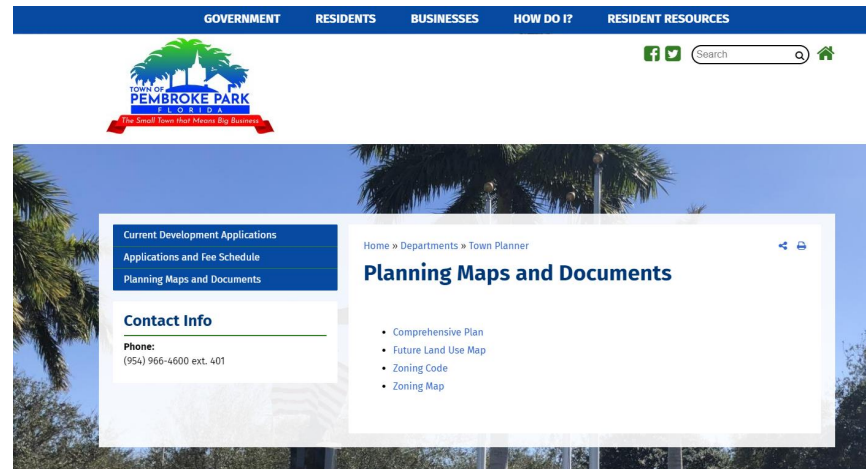
3. Planning and Zoning Board Responsibilities

- 3.3 Comprehensive Plan/Future Land Use Map
 - Local Planning Agency
- Amendments



3. Planning and Zoning Board Responsibilities

3.4 Zoning Code/Zoning Map



https://library.municode.com/fl/pembroke_park/codes/code_of_ordinances



VERSION: JUL 30, 2020 (CURRENT) ▾

- ARTICLE II. - ADMINISTRATION
- ▼ ARTICLE III. - DISTRICT REGULATIONS
 - DIVISION 1. - GENERALLY
 - DIVISION 2. - R-5 RESIDENTIAL DISTRICT
 - DIVISION 2.5. - RM-10 MODERATE DENSITY RESIDENTIAL DISTRICT
 - DIVISION 3. - RM-16A MEDIUM DENSITY RESIDENTIAL DISTRICT
 - DIVISION 3.25. - RM-16B MEDIUM DENSITY RESIDENTIAL DISTRICT
 - DIVISION 3.5. - RM-25 MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT
 - DIVISION 4. - TH-16 TOWNHOUSE DISTRICT
 - DIVISION 4.5. - CH-1 COMMUNITY HOUSING DISTRICT
 - ▼ DIVISION 5. - B-1 BUSINESS DISTRICT
 - Sec. 28-186. - Intent.
 - Sec. 28-187. - Permitted uses.
 - Sec. 28-187.01. - Special exception; designation.
 - Sec. 28-187.1. - Specific use regulations.

DIVISION 5. - B-1 BUSINESS DISTRICT^[8]

Footnotes:

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Cross reference— *Licenses and business regulations, Ch. 15.*

Sec. 28-186. - Intent.

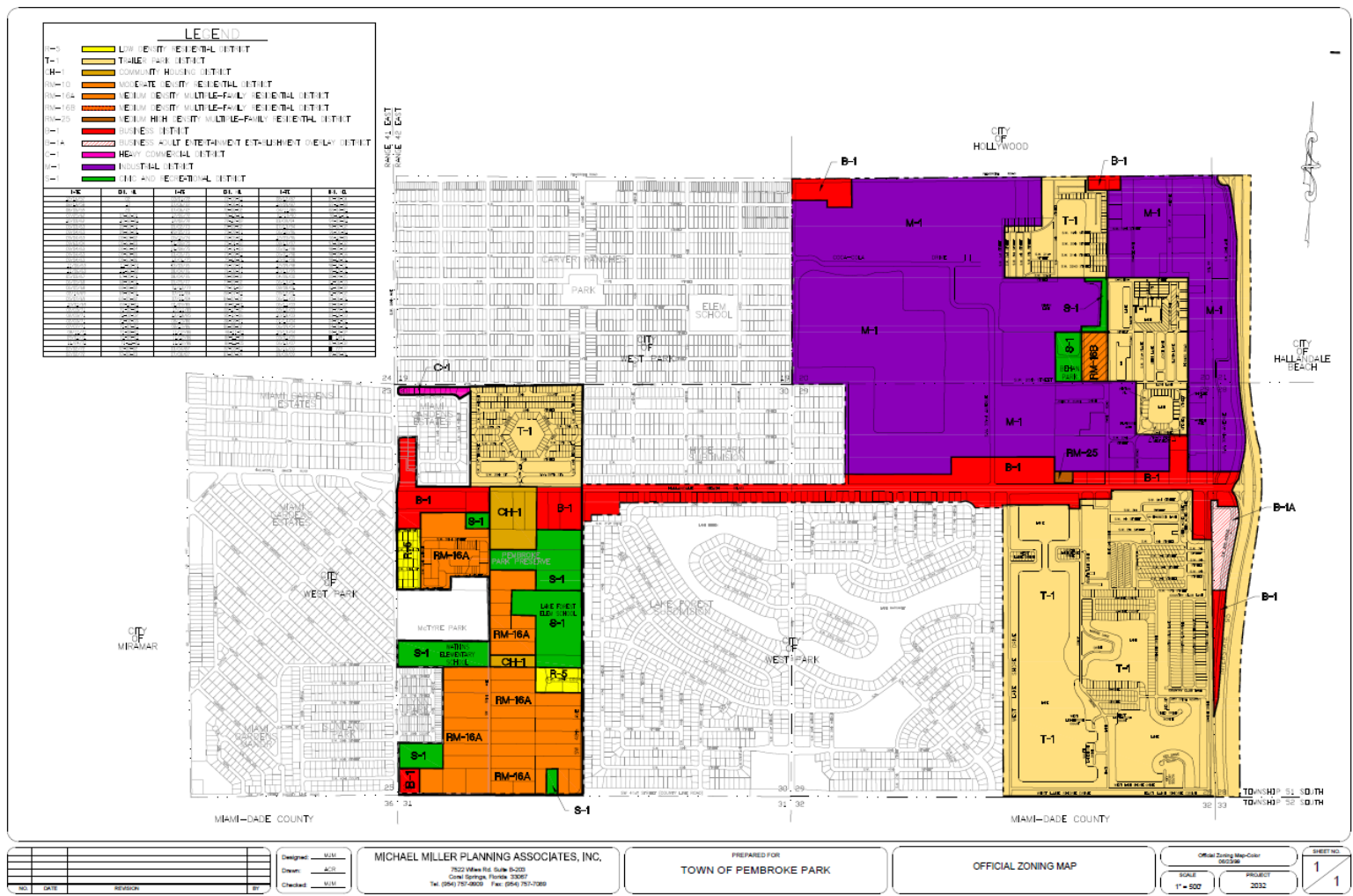
The B-1 Business District is intended for use for businesses serving not only local neighborhood shopping and personal service needs of surrounding areas, but also for business establishments of a type normally located on arterial streets and trafficways to serve large sections of the surrounding area.

(Ord. No. 63-5-1, § 16(a), 5-1-63)

Sec. 28-187. - Permitted uses.

The following uses are permitted in the B-1 Business District:

- (a) The following kinds of retail stores: Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, confectionery, dairy products, dairy supplies and equipment not including feed or fertilizers, department, dresses, poultry, dry goods, florist, fruit and vegetable, furniture, furrier, garden supply gift, greeting cards, grocery, hardware, hobby supply, home appliances, household furnishings, ice cream, jewelry, leather goods and luggage, linens, fabrics and draperies, meat market, medical marijuana treatment centers and dispensaries, music and musical instruments, newsstand, notions, office furniture and equipment, optical goods, package liquor, paint, pets and pet supply, pharmacy, seafood, souvenir, sporting goods, stationery and books, sundry, supermarket, television, tobacco, radio and phonograph, toy, wallpaper, wearing apparel, swimming pool supplies and equipment, variety.
- (b) Bakery and delicatessen, provided all preparation of food is for retail sale on the premises, and the services of not more than six (6) persons are utilized in any such establishment.
- (c) The following personal services: Barber, beauty parlor, pressing and mending, shoe repair, shoe shine.
- (d) The following miscellaneous uses: Day nursery, dressmaking, laundry and dry cleaning pickup station, nonalcoholic beverage bar, nursery school, restaurant, tailor, watch and jewelry repair, self-service laundry.
- (e) Automobile parking lot and parking garage.
- (f) Hotel and motel.
- (g) The following services: Bath and massage parlors, commercial gymnasiums, service stations, fur storage, hospitals as defined in Section 395.002, Florida Statutes, 1995, as amended, radio, television and phonograph repair incidental to sales, reducing studio, quick-service laundry.
- (h) Dry cleaning establishment for direct service to customers, subject to the following limitations and requirements:
 - (1) Service shall be rendered directly to customers who bring in and pick up the articles to be dry cleaned.
 - (2) The establishment shall not provide wholesale or commercial pickup or delivery service.



3. Planning and Zoning Board Responsibilities

3.4 Zoning Code/Zoning Map

- Amendments



3. Planning and Zoning Board Responsibilities

3.4 Zoning Code/Zoning Map

- Special Exceptions

Planning and Zoning
Board

Town Commission
(Resolution)



3. Planning and Zoning Board Responsibilities

3.5 Site Plan Review

Town of Pembroke Park

3190 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.townofpembrokepark.com



MEETING DATE: July 12, 2021

SUBJECT: DRC Meeting #1 / Site Plan Review / 21-SP-05
3195 West Hallandale Beach Boulevard / Seneca Town Center

This review is based on the plans received by the Town of Pembroke Park on June 17, 2021. Based on the comments below, additional DRC review is required. Additional comments may be forthcoming based on revised plans and further review.

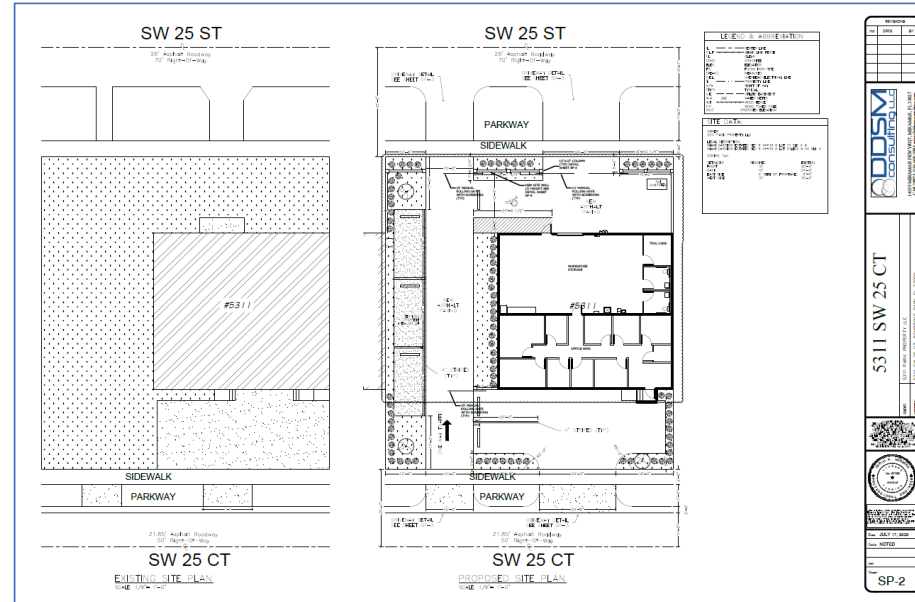
NOTE: Review of the Traffic Impact Study received July 6, 2021 is still pending.

NOTE: In addition to Site Development Plan review, the following applications will be considered concurrently by the Planning and Zoning Board and Town Commission:

- Zoning Text Amendment: Allow self-storage in Seneca Parcel B.
- Special Permit: Gasoline Station
- Special Permit: Self-storage

Planning and Zoning Commission

1. Parking calculations and proposed parking should be updated to include the required employee parking. The town uses the "Industrial" parking requirements for self-storage facilities. (Section 28-301)
2. If the property is subdivided in the future, the applicant shall demonstrate each parcel meets the required parking requirements or provide a cross parking agreement.
3. Provide groundwater/wellhead impact report or statement that it is not needed based on Broward County's Wellfield Ordinance. (Section 13.5-23.b)
4. Provide measurement of access points to site from intersection and each access point. (Section 13.5-32.1.a & Section 13.5-32.6)
5. Provide stacking lane distance for all drive-up facilities. (Section 13.5-34)



The Small Town that Means Big Business

3. Planning and Zoning Board Responsibilities

3.4 Zoning Code/Zoning Map

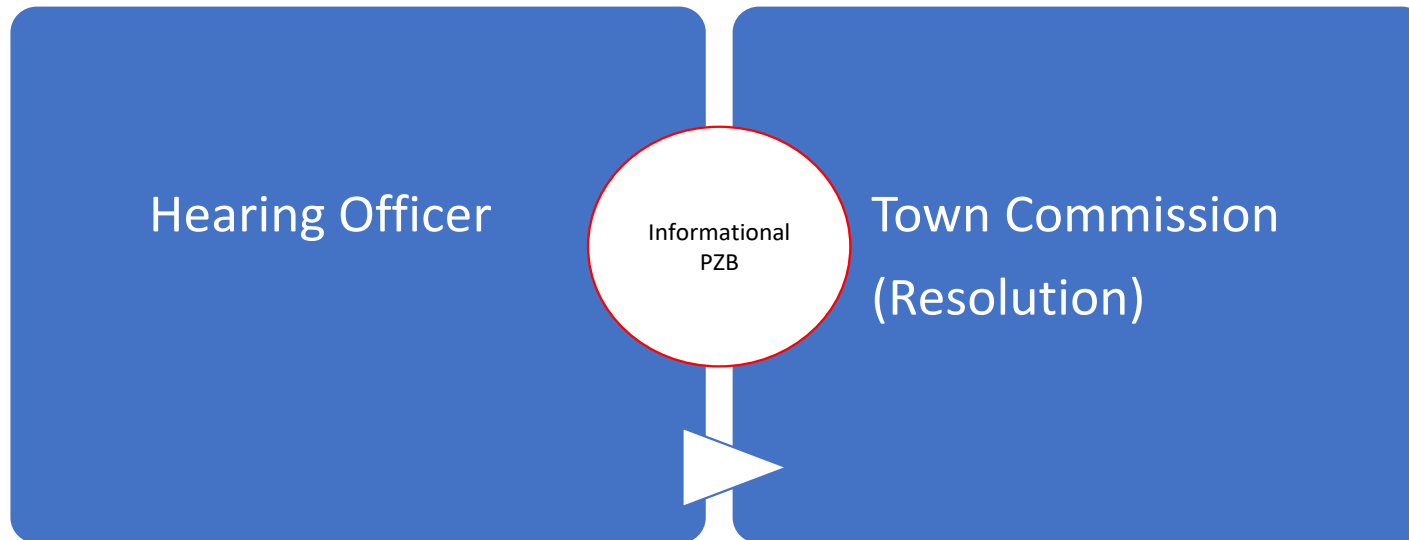
- Site Development Plan

Planning and Zoning
Board

Town Commission
(Resolution)



Variances



4. Government in the Sunshine, Public Records and Ethics



5. Election of Chair and Vice-Chair



6. Discussion of Regular Meeting Day and Time

