



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, October 6, 2022
Commission Chambers

	Page
1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. ROLL CALL	
4. APPROVAL OF THE PREVIOUS MEETING MINUTES	
4.1. Adoption of Minutes	3 - 4
April 6, 2022 Planning and Zoning Board Meeting Minutes 04 06 2022 Planning & Zoning MEETING	
5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES	
6. APPLICATIONS / PUBLIC HEARINGS	
6.1. File No: 22-SP-01	5 - 29
Applicant: Pembroke BSD LLC / Pembroke Park Holdings, Inc	
Location: 3711-3715 Southwest 52nd Avenue	
Request: Site Plan approval to construct five (5) two stories' buildings comprised of 47 residential townhome units including a 1106 square foot community center, which is referred to as Magnolia at Pembroke Park.	
Magnolia at Pembroke Park Staff Report	
001 - Application	
002 - Project Narrative - Magnolia at Pembroke Park	
003 - Color Renderings	
004 - A-0.1 PROPOSED CONTEXT	
005 - Platting Letter - Hajtmacher (PD 22-021)	
006 - RM 16A MEDIUM DENSITY RESIDENTIAL DISTRICT	
7. OLD BUSINESS	
8. NEW BUSINESS	
8.1. SW 30th Avenue Mixed-Use/Entertainment District	30 - 37
New Business - 30 Ave Mixed-use.Entertainment	
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



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Wednesday, April 6, 2022
Commission Chambers

The PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY of the Town of Pembroke Park was called to order on Wednesday, April 6, 2022, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT:

EXCUSED:

1 CALL TO ORDER

Chairperson Shauniel Brown called the meeting to order at 6:04 p.m. in the Commission Chambers.

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

Board members present were Erik Morrisette; Vice Chair Charisse Colon and Chair Shauniel Brown.

absent Reneesha McNeil

4 APPROVAL OF THE PREVIOUS MEETING MINUTES

a) Adoption of Minutes

RES-1-2022

b) February 3, 2022 Planning and Zoning Board Meeting Minutes

RES-2-2022

5 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

Reneesha McNeil arrived at 6:05 PM

NONE

6 APPLICATIONS/PUBLIC HEARINGS

Michael Vonder Meulen spoke on record

Brian Adler spoke on record
Floor opened for Public Comment
NONE
Floor closed for Public Comment

- a) File No: 21-SP-05 (REV)
Applicant: Southeast Investments, Inc.
Location: 3195 West Hallandale Beach Blvd
Request: Site Development Plan Amendment for a previously approved site plan to remove the fast-food restaurant and bank/medical/retail/office building and include a medical building (hospital) / (Seneca Town Center).

RES-3-2022

7 OLD BUSINESS

NONE

8 NEW BUSINESS

NONE

9 ADJOURNMENT

Chairperson Shauneil Brown moved to adjourn the meeting. All were in favor

The meeting was adjourned at 6:36 pm.

Suzi Reutlinger, Board Secretary

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Marlen D. Martell
Town Clerk

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida

33023

954.966.4600 • www.tppfl.gov



TO: Planning and Zoning Board

FROM: Michael Vonder Meulen, AICP, Consulting Town Planner

MEETING DATE: October 06, 2022

SUBJECT: Site Plan / 22-SP-01
3711-3715 Southwest 52nd Avenue Pembroke Park, FL/
Magnolia at Pembroke Park-47-unit Townhome Project

APPLICANT: Pembroke BSD LLC / Pembroke Park Holdings, Inc

SITE DATA

Property Folio ID:	514230130260
Owner/Agent:	Pembroke BSD LLC / Pembroke Park Holdings, Inc
Land Use Designation:	Medium Density (RES.)
Adjacent Land Use Designation:	North: Medium Density
	East: Medium Density
	South: Medium Density
	West: Medium Density
Zoning Designation:	RM-16A Medium Density Multiple-Family Residential District
Adjacent Zoning Designation:	North: RM-16A
	East: RM-16A
	South: RM-16A
	West: RM-16A

PROJECT BACKGROUND

The applicant, Pembroke BSD, LLC is requesting Site Plan approval for a new development consisting of five (5) two-story buildings with a total of 47 residential townhome units and a 1,106 square foot community center, referred to as *Magnolia at Pembroke Park*, which includes associated amenities, parking, and landscaping. The property is located on the west side of 52nd Ave, approximately 0.6 mile south of Hallandale Beach Boulevard. and 41st Street to the North intersection. The site currently contains three (3) existing single-family



residences built in 1949 to be demolished.

The proposed site plan was reviewed by the Town's Development Review Committee comprised of the Town Planner, Town Landscaper, Traffic Consultant, Town Engineer, Building Official and BSO Fire Prevention. The project was determined to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made at the time of building permit. Additionally, the project will be required to pay impact fees at the time of building permit.

PROJECT ANALYSIS

The proposed project includes five (5) two-story buildings, consisting of a total of 47 residential units and a 1,106 square foot community center with pool and playground. The total square footage of each unit is 1,602 including first and second floors.

COMPREHENSIVE PLAN AND ZONING ANALYSIS

The subject property has a Land Use designation of "M" Medium Density (Res). The proposed use meets the intent of the Residential designation.

The subject land is identified on the Town's Official Zoning Map in the RM-16A Medium Density Residential District. The RM-16A Medium Density Residential District zoning is consistent with the adopted FLUM designation of "M" Medium Density (Res). The Zoning District is intended primarily for use as residential; however, certain other uses may be permitted as a conditional use.

Preferred development structures include multifamily dwelling uses such as multi-story mid-rises, 2-story garden apartments, townhouses, villas, and other attached units. However, detached single-family dwelling units and landscape nurseries are permitted as well and are consistent with the Medium (10-16 DUA) Residential category depicted on the Town's adopted Comprehensive Plan Future Land Use Map (FLUM). A list of full uses allowed are provided as an attachment.

Each plot or portion of a plot which is zoned RM-16A shall not exceed a density of sixteen (16) dwelling units per gross acre provided the requirements of the Code of Ordinances (and the Land Development Code) and Comprehensive Plan are satisfied, or the Town Commission authorizes the use of reserve or flexibility units, if required.



SITE ZONING REQUIREMENTS

The maximum height allowed on the site is 45 feet. The proposed height of the townhome is 18' 6" feet. The proposed buildings meet the required setbacks.

Use	Required Front Setback	Provided Front Setback	Required Street Side Setback	Provided Street Side Setback	Required Side Setback	Provided Side Setback	Required Rear Setback	Provided Rear Setback
Multifamily Residential	25 ft	25 ft	N/A ft	N/A	15 ft	25 ft 3 in	20 ft	20 ft

The applicant is proposing landscaping that meet the Town's requirements and enhances the site.

ARCHITECTURE

The proposed project is compatible with the surrounding parcels. Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

The applicant has worked closely with the Town Planner to achieve an architectural style that is cohesive throughout the site.

PARKING/TRAFFIC

Adequate parking has been proposed by the applicant in accordance with the City's Land Development Regulations. The applicant is providing at least two parking spaces per unit (one-car garage plus one space driveway).

PLAT

A platting determination letter from the Broward County Planning Council, dated February 16, 2022, for a "residential development" confirmed that replatting is not required.

TRAFFIC IMPACT STUDY

As part of the application the applicant provided a Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed uses on site will generate. The report was reviewed by the Town's Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on SW 52 Avenue or Hallandale Beach Boulevard.



RECOMMENDATION

1. This approval is granted for Site Development Plans dated August 31, 2022
2. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner in accordance with the Town's adopted color palette.
3. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.
4. All signage must meet the Town's sign requirements or apply for an appropriate variance.

ATTACHMENTS

Application for Site Development Plan Approval
Project Narrative
Color Renderings
Plat Letter from Broward County
A List of Allowed Uses

Details for Traffic Study and DRC comments/meetings are available upon request.

Page 4 of 4

SP**APPLICATION FOR SITE PLAN REVIEW**Date: 03/24/2022

Case No: _____

Fee: Refer to Development Application Fee Schedule.

Amount Paid _____ Date _____ ☐ DRC ☐ PZB ☐ Town Commission ☐ OtherPetitioner / Applicant: Martin HajtmacherAddress: 3112 NE 210 Terrace City: AventuraPhone: 305 904-1195 Fax: _____ E-mail: martin@royalguemar.comPetitioner's Relation to Subject Property: ManagerIf Petitioner is not Owner, Name of Owner: PEMBROKE BSD LLCAddress of Owner: 1616 NE 205 Terrace City: Miami

Signature of Petitioner: _____

Present Zoning District: RM-16 Present Future Land Use Map (FLUM) Designation: _____Address of Property: 3711-3715 SW 52 AVENUE, PEMBROKE PARK FL 33023

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

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-A & LOT 23-D, ALSO DESC AS E 382.10 OF W 397.10
OF N1/2 OF NW1/4 OF SE1/4 OF SW1/4 LESS N 110 & LESS S 110; & N1/2 OF NW1/4 OF SE1/4 OF
SW1/4 LESS W 397.10 & LESS S 100 & LESS N 100, IN SEC 30-51-42

SUBMITTAL REQUIREMENTS: Please refer to the Site Plan Checklist

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Site Plan Approval, 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: _____ Sworn to and subscribed before
 me this 24 day of March, 2022, by MARTIN HAJTMACHER

☐

He/She is personally known to me or

☒

He/She has presented

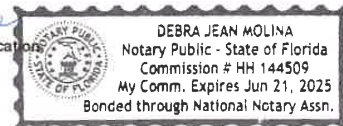
Florida Drivers License
as identification

Signature of Notary Public

Debra Jean Molina

Type or Print Name

Debra Jean Molina

**FOR STAFF USE ONLY**

Planning and Zoning
 Town Commission

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



"MAGNOLIA AT PEMBROKE PARK"

47 UNITS TOWNHOME PROJECT

Justification Statement
Site Plan Approval & Small Comprehensive Plan
Contact Information: Matias Segal: 786 644 9522

REQUEST

On behalf of the Applicant, Pembroke BSD LLC is requesting approval of the following:

- 1) Site Plan Approval** to permit the development of 47 townhouse individual units plus a community house.
- 2) Development** of 2.945 acres of (RM-16A) Medium Density Residential Zoning District to accommodate the development of 47 townhouse units plus a community house and establish a consistent Zoning District on the entire property

SITE CHARACTERISTICS

The subject site, known as "Magnolia at Pembroke Park", is a SFR currently (Under Demolition Process to obtain the Permit) Boundary and is located on the Southwest of 52nd Ave, approximately 2,900 feet south of the Hallandale Beach Blvd. and 1,100 feet north of the centerline of the 41st street. The site is approximately 2.945 acres in size, and it is compressed in the site district designations of RM-16A in all directions. The site's parcel control number is as follows:

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
5142-30-13-0260	3711-15 SW 52 Ave	MR-16A (2.945)	MR-16A (2.945)

DEVELOPMENT HISTORY

The subject site has S.F.R prior development approvals through the City of Pembroke Park.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Multifamily Residential	RM-16A	Multifamily Residential
South	Multifamily Residential	RM-16A	Multifamily Residential
East	Multifamily Residential	RM-16A	Multifamily Residential
West	Multifamily Residential	RM-16A	Multifamily Residential



- North:** Immediately north of the subject site are Multi-Family Residential units, which retain a RM-16A designation of Multi-Family Residential and a Zoning designation of Single-Family Dwelling Units
- South:** Immediately south of the subject site are Multi-Family Residential units, which retain a RM-16A designation of Multi-Family Residential and a Zoning designation of Single-Family Dwelling Units
- East:** Immediately east of the subject site are Multi-Family Residential units, which retain a RM-16A designation of Multi-Family Residential and a Zoning designation of Single-Family Dwelling Units
- West:** Immediately west of the subject site are Multi-Family Residential units, which retain a RM-16A designation of Multi-Family Residential and a Zoning designation of Single-Family Dwelling Units



DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 47 Single -family plus a community house residential development:

Townhomes

The proposed 76,360 SF single-family residential development consist of 47 townhome units plus a community house and encompasses a total of 5 (five) buildings with the following unit count:

Building 1 - 4	Dwelling Unit Count (10 Units each bldg.)
Townhome A	6 (4)
Townhome B	4 (4)
Total	40

Building 5	Dwelling Unit Count (7) Units + Community House
Townhome A	3
Townhome B	4
Community House	1
Total	8

Additionally, the development is visually screened by a fence towards all four sides of the development. There is a proposed 4' hedge, which fronts 52nd Avenue, and the development will provide a monument sign on the north side of the entrance from Broadway. This screening will reduce the risk of any potential adverse impacts from adjacent uses.

In order to comply with the goals of the RM-16A Zoning, a centralized mailboxes area and 3' x 7' is proposed adjacent to the interior dedicated road. The overall development has a total circulation and recreation area of 0.19 acres, and a density of 16 U/AC.

Access

The main future access for the development will be 52nd Avenue, with a 60' ROW connection. There will also be future pedestrian connections to the New Development (47 Units plus a community house) from the north and south property lines with a 60' ROW.

Height

The height of buildings shall be measured in and regulated by the number of stories. The maximum height for a residential building in a RM-16A Zoning District is 4 stories, or 45 feet. The proposed height is 2 (two) stories, therefore this requirement is satisfied.

Setbacks

Pursuant to Table 28.127, below outlines the required setbacks for the RM-16A Zoning District:

DG Setback Requirements				
DG ZONING DESIGNATION	Setbacks/Separation			
	Front	Side	Side Street	Rear
Required	25'	15'	N/A	20'
Proposed	25'	25'-3"	N/A	20'



Parking

Townhouses shall have at least two parking spaces per unit. The proposed Single-family residential dwelling Units development requires 94 parking spaces and provides 95 parking spaces, as shown below:

Parking Type	# of Parking spaces
Driveway	48
Car Garage	47
Total	95

Lot size, building placement and size

Building Placement

The proposed development meets all setbacks for the RM-16 A Zoning District as indicated in the above setbacks chart.

Lot Size

The outlines. The required lot size for the RM-16A Zoning District:

DG Lot Size Requirements			
RM-16A ZONING DESIGNATION	Lot Size		
	Lot Width	Lot Area	Lot Coverage
Required	100'	43,560 sf	30%
Proposed	223.97'	128,298 sf	30%

Section 28-121 -Use Regulations

Multiple dwellings including villas and patio homes.

Pursuant to Section, Residential uses are permitted by right. The proposed development meets this requirement, as Zoning District is to accommodate 47 townhome units plus a community house.

Frontage Standards

a)The front setback and side setbacks facing streets shall be hardscaped. The hardscape design shall have the following characteristics:

- 1) Street trees shall be installed as set forth with the appropriate street design in 28-36**
- 2) A pedestrian walkway shall be accommodated**

The proposed development meets the above requirements. Canopy trees and a sidewalk are provided along 52nd Ave.

The proposed development meets this requirement as a stoop is provided as the frontage type for the entirety of the development.



Architectural Standards

The following elements have been considered in the design concept:

1. Colors:
Light colors on facades are surrounding the Pembroke Park district, white is the base color of this new design, with remarkable emphasis in cold colors on stone banding fascia and columns.
2. Windows and doors:
Grey aluminum windows and full view clear glass, French doors, fixed glass (as indicated on plans) and Horizontal rollers windows.
3. Height of building:
The buildings will be two floors and no more than 19'-0" above the established grade, will be a positive Impact on this street
4. Location of structure on site:
The structure will be located at 25'-0" back from front property line, keeping same facade line of other buildings on the street
6. Roof:
The design of this building includes a hip roof, 3.5 in 12, covered by concrete flat dark grey tile 1'-6" overhang.
7. Iron work:
Have been included blocking the access through opening to the proposed breezeway at front facade in this design.

The development includes a fence and 4' hedge along the 52nd Avenue with street trees to satisfy item b). Items a) and c) do not apply as they are intended for commercial development.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The existing land use designation RM-16A is consistent with the applicable Goals, Objectives, and Policies of the City of Pembroke Park Comprehensive Plan. The following provided responses support the proposed future land use designation:

The proposed development meets this requirement. Please refer to the Preliminary Civil Engineering Plans and Surface water management calculations that have been provided as part of this submittal.

The proposed development provides an active pedestrian and bicycle circulation environment linking the adjacent neighborhood within the CRA boundary. The main access for the development will be 52nd Avenue, with a 60' ROW connection. There will also be future vehicular and pedestrian connections to Avenue to the north and south property lines with a 60' ROW connecting to the adjacent neighborhoods to the north and south.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Site Plan Approval.



MAGNOLIA AT PEMBROKE PARK
NEW 47 UNITS LOCATED AT:
3711-3715 SW 52 AVE, PEMBROKE PARK, FL 33023

DRAWINGS LIST

GENERAL SITE PLANS		CIVIL	ARCHITECTURE		
- A-0	COVER SHEET	- CS-PD	COVER SHEET FOR PAVING & DRAINAGE	- A-1	GROUND FLOOR PLAN (TYP. BUILDING 1)
- A-0.1	PROPOSED CONTEXT	- PD-1	PAVING & DRAINAGE PLAN	- A-2	GROUND FLOOR PLAN (BUILDING 5)
- A-0.2	CONTEXT PLAN	- PD-2	DRAINAGE DETAILS	- A-3	SECOND FLOOR PLAN (TYP. BUILDING 1)
- DM	EXISTING PLAN (DEMOLITION)	- PM&S	PAVEMENT MARKING / SIGNS PLANS	- A-4	SECOND FLOOR PLAN (BUILDING 5)
- SP-1	GENERAL SITE PLAN	- SWPP	STORMWATER POLLUTION PLAN	- A-5	FLOOR PLAN (TYP. CORNER UNITS)
- SP-2	GENERAL GROUND FLOOR PLAN	- CS-WS	COVER SHEET FOR WATER & SEWER	- A-6	FLOOR PLAN (TYP. INTERIOR UNITS)
- DG	AREA DIAGRAM PLAN	- WS-1	WATER & SEWER PLAN	- A-7	FLOOR PLAN (COMMUNITY ROOM)
- L-1	DISPOSITION PLAN	- WS-2	WATER DETAILS	- A-8	ROOF PLAN (TYP. BUILDING 1)
- L-2	LANDSCAPE PLAN	- WS-3	SEWER DETAILS	- A-9	ROOF PLAN (BUILDING 5)
- IR-1	IRRIGATION PLAN			- A-10	ELEVATIONS (TYP. BUILDING 1 TO 4)
- IR-2	IRRIGATION PLAN DETAILS			- A-11	ELEVATIONS (BUILDING 5)
- LP-1	SITE LIGHTING PLAN				

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RUBEN JUAN PUJOL, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT USED IN ANY MANNER OR PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO RUBEN JUAN PUJOL AND ASSOCIATES.

RUBEN J. PUJOL
A. R. C. H. I. T. E. C. T.
A.I.A. AR # 0010458 N.A.C.A.
PHONE : (3 0 5) 9 6 8 - 2 1 5 5
1 2 2 3 7 S. W. 2 0 4 T E R R A C E
M I A M I , F L O R I D A 3 3 1 7 7

SEAL:

CONSULTANTS:
Adonal Design &
Construction, Inc.
2307 S. Douglas Rd
Ste. 501
Miami, FL 33145

project information:
Magnolia at Pembroke
Park (47 Units)
3711-3715 SW 52 AVE
PEMBROKE PARK, FL 33023

project history:
△ REV
△ REV
△ REV
△ REV

DATE: FEBRUARY, 2022
JOB NUMBER:
TITLE: COVER SHEET

A-0



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RUBEN J. PUJOL
A R C H I T E C T
A.I.A. AR # 0010458 N.A.C.A.
PHONE : (305) 968-2155
12237 S.W. 204 TERRACE
MIAMI, FLORIDA 33177

SEAL:

CONSULTANTS:
Adonal Design &
Construction, Inc.
2307 S. Douglas Rd
Ste. 501
Miami, FL 33145

project information:
**Magnolia at Pembroke
Park (47 Units)**
3711-3715 SW 52 AVE
PEMBROKE PARK, FL 33023

project history:
△ REV
△ REV
△ REV
△ REV

DATE: FEBRUARY, 2022
JOB NUMBER:
TITLE: PROPOSED CONTEXT

A-0.1



February 16, 2022

Martin Hajtmacher, Manager
Pembroke BSD, LLC
1616 Northeast 205 Terrace
Miami, Florida 33179

Via Email Only

Dear Mr. Hajtmacher:

Re: Platting requirements for a parcel legally described as Lots 23 A and 23 D, "Hollywood Ridge Farms," as recorded in Miscellaneous Plat Book 2, Page 16, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Southwest 52 Avenue, between Hallandale Beach Boulevard and County Line Road/Southwest 41 Street, in the Town of Pembroke Park.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 2.95 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301

954.357.6695 • Broward.org/PlanningCouncil

Martin Hajtmacher
February 16, 2022
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The Town of Pembroke Park's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc/email: Juan C. Jimenez, Town Manager
Town of Pembroke Park

Heidi Siegel, Town Planner
Town of Pembroke Park



PART II - CODE OF ORDINANCES
Chapter 28 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 3. RM-16A MEDIUM DENSITY RESIDENTIAL DISTRICT

DIVISION 3. RM-16A MEDIUM DENSITY RESIDENTIAL DISTRICT¹

¹Editor's note(s)—Ord. No. 08-03-01, § 1, adopted Mar. 12, 2008, changed the title of Div. 3 from RM-16 Medium Density Multiple-Family Residential District to RM-16A Medium Density Residential District.

Editor's note(s)—Ord. No. 97-3-1, § 1, adopted Mar. 12, 1997, enacted provisions designated as Div. 3, §§ 28-131—28-147. Such sections have been redesignated as §§ 28-121—28-138 in order to avoid duplicate section numbers. See Div. 4.

Sec. 28-120. Purpose and intent.

The RM-16A Medium Density Residential District is intended primarily for use as residential, however, certain other uses may be permitted as a conditional use. This zoning district is intended primarily for the southwestern area of the current Town of Pembroke Park that was previously within the former Town of Hollywood Ridge Farms. Preferred development structures include multifamily dwelling uses such as multi-story mid-rises, 2-story garden apartments, townhouses, villas and other attached units. However, detached single-family dwelling units and landscape nurseries are permitted as well and are consistent with the Medium (10-16 DUA) Residential category depicted on the Town's adopted Comprehensive Plan Future Land Use Map (FLUM).

(Ord. No. 08-03-01, § 2, 3-12-08)

Sec. 28-121. Permitted uses.

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

- (a) Multiple dwellings including villas and patio homes.
- (b) Any use permitted in the R-5 Zoning District subject to the limitations, requirements and procedures specified in the zoning ordinance for such use in that zoning district.
- (c) Zero lot line dwellings.
- (d) Uses accessory to any of the above uses when located on the same plot.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 3, 3-12-08)

Sec. 28-122. Conditional uses.

The following uses shall only be conditionally permitted subject to the procedures and requirements provided elsewhere in this chapter.

- (1) Nursery schools or child centers, subject to the following standards:
 - a. Buildings shall be located at least thirty (30) feet from any property line.
 - b. Nursery schools or child care centers shall have at least one (1) completely fenced and secure play lot which shall be established, maintained and used for children at play. The fence shall be not less than five (5) feet in height.
 - c. Play lots located closer than fifty (50) feet to the plot line shall be screened by an opaque fence or wall or compact evergreen hedge not less than five (5) feet in height.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-123. Minimum size of plot.

Every plot shall have a minimum size of one acre with a minimum width of one hundred (100) feet.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-124. Maximum plot coverage.

The maximum combined area occupied by all main and accessory structures shall be thirty (30) percent for buildings three (3) stories and under; maximum coverage for four-story buildings shall be twenty-eight (28) percent.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-125. Maximum height of buildings.

No building or structure, or part thereof, shall be erected or altered to a height exceeding forty-five (45) feet with a maximum of four (4) stories.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-126. Minimum front yard.

- (a) Residential uses: Every plot used for dwelling purposes shall have a front yard of not less than fifty (50) feet in depth if abutting an arterial roadway, as depicted on the Broward County Trafficways Plan, or not less than twenty-five (25) feet in depth or depth equal to the height of the building, whichever is greater.
- (b) Nonresidential uses: Every plot whose principal use is nonresidential shall have a front yard of not less than thirty (30) feet in depth or a depth equal to the height of the building, whichever is greater.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-127. Minimum side yards.

For the purpose of applying the side yard requirements which follow, "abut" or "abutting" shall mean that the RM zone plot adjoins or is across a water body or local street from any R-5 zoned plot.

- (a) Residential uses that do not abut an R-5 zoned plot: Such plots shall have a side yard, on each side which does not abut an R-5 zoned plot, of at least fifteen (15) feet or one-half (1/2) of the height of the building, whichever is greater.
- (b) Nonresidential uses that do not abut an R-5 zoned plot: Such plots shall have a side yard, on each side which does not abut an R-5 zoned plot, of at least twenty (20) feet plus one (1) foot for each two (2) feet of building height, or portion thereof, over twenty (20) feet.
- (c) Residential or nonresidential uses on each side abutting an R-5 zoned plot: Such plots shall have the following side yard setbacks:
 - (1) Not less than twenty (20) feet in depth plus one (1) foot for each two (2) feet in building height over twenty (20) feet for nonresidential uses.
 - (2) Not less than fifteen (15) feet in depth for residential uses.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 4, 3-12-08)

Sec. 28-128. Minimum rear yard.

For the purpose of applying the rear yard requirements which follow, "abut" or "abutting" shall mean that the RM zoned plot adjoins or is across a water body or local street from any R-5 zoned plot.

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(Supp. No. 38)

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- (a) Residential uses that do not abut an R-5 zoned plot: Such plots shall have a rear yard of not less than twenty (20) feet in depth plus one (1) foot for each two (2) feet in building height, or portion thereof, over twenty (20) feet.
 - (b) Nonresidential uses that do not abut an R-5 zoned plot: Such plots shall have a rear yard of not less than twenty-five (25) feet plus one (1) foot for each two (2) feet of building height, or portion thereof, over twenty (20) feet.
 - (c) Residential or nonresidential uses abutting an R-5 zoned plot: Such plots shall have the following rear yard setbacks:
 - (1) Not less than twenty-five (25) feet in depth plus one (1) foot for each two (2) feet in building height over twenty (20) feet for nonresidential uses.
 - (2) Not less than twenty (20) feet in depth for residential uses plus one (1) foot for each two (2) feet in building height over twenty (20) feet.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 5, 3-12-08)

Sec. 28-129. Minimum street yards (corner plots).

All side or rear yards that abut any street shall have a minimum dimension which is the greater of the front yard or the applicable side or rear yard requirement.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-130. Prohibition of vehicular use areas in required yards.

- (a) Vehicular use shall not be located within the first ten (10) feet of a required front yard on all plots and shall not be located within five (5) feet of a required side yard and five (5) feet of a required rear yard.
- (b) No vehicular encroachment, other than necessary access ways, shall be permitted within the above required setbacks or a required buffer.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-131. Minimum separation of any building from any vehicular use area.

A vehicular use area shall be separated from any building by at least a ten-foot unpaved landscape area. Perpendicular sidewalks leading to building entrances may be located in this area.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-132. Maximum building length.

No building or structure shall be erected or altered to a length greater than two hundred (200) feet.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-133. Minimum distance between buildings and building orientations.

- (a) Standard building separations. Buildings shall be separated by at least twenty (20) feet at the closest point or by the sum of the building heights divided by two (2), whichever is greater.

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(Supp. No. 38)

(b) Special building separations:

- (1) Buildings arranged in a lineal form with a combined length in excess of four hundred (400) feet shall have a minimum separation twice the distance specified in subsection (a) of this section. Where buildings are back-to-back, front-to-front, or front-to-back, the minimum distance between any two (2) buildings so situated shall be the greater of twenty (20) feet or the sum of the building heights divided by two (2). However, the average separation between such buildings shall not be less than forty (40) feet.
- (2) When buildings arranged in a lineal form are staggered by a minimum offset of five (5) percent of the combined building lengths or where the buildings are arranged to form an angle greater than fifteen (15) degrees end-to-end, the lineal standards shall not be applied.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-134. Minimum landscaped open space.

Each plot of less than one and one-half (1.5) acres in total area shall provide at least forty (40) percent of its area in landscaped open space. Each plot greater than or equal to one and one-half (1.5) acres in total area shall provide at least forty-five (45) percent of its area in landscaped open space. For the purpose of this section, recreation facilities, (i.e. tot lots, swimming pools, etc.) shall be considered landscaped open space.

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-135. Minimum useable open space.

- (a) Plots shall contain a minimum useable open space of six and one-half (6½) percent of the plot area.
- (b) Multifamily developments of three (3) acres or more in size shall provide a play lot with play equipment designed for children ages two (2) through six (6). Said play lot shall have at least fifteen (15) square feet or area for each dwelling unit with two (2) or more bedrooms. The minimum size for any play lot shall be seven hundred fifty (750) square feet. The play lot shall be located away from streets, lakes or canals and shall be fenced. The multifamily development shall locate the play lot in an area which is not directly adjoining or across a water body from any R-5 or T-1 zoned plot unless it is impractical, as determined by the Town Commission, or the multifamily development employs other site planning criteria such as increased and staggered plantings between the R-5 or T-1 zoned plot and the play lot to reduce noise. The play lot and equipment shall be constructed in accordance with the United States Consumer Products Safety Commission guidelines. A plot may use all or a portion of its useable open space requirements to satisfy the requirement to provide a play lot. However, the requirement for a play lot will not be applied to multifamily developments, or those portions of a multifamily development, restricted by deed, a notation on the face of the plat or other recorded instrument which in the opinion of the Town Attorney creates said restriction to adults.
- (c) For the purpose of the section, recreation facilities (i.e. tot lots, swimming pools, etc.) shall be considered useable open space.

The development shall locate any game courts in an area which is not directly adjoining or across a water body or local street from any R-5 or T-1 zoned plot, unless it is impractical, as determined by the Town Commission, or the multifamily development employs other site planning criteria such as increased and staggered plantings between the R-5 or T-1 zoned plot and the game courts to reduce noise.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 6, 3-12-08)

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(Supp. No. 38)

Sec. 28-136. Minimum floor area.

The minimum floor area of a one-family dwelling unit shall not be less than one thousand two hundred (1,200) square feet and the minimum floor area of dwelling unit in a two-family dwelling (duplex) shall be not less than eight hundred (800) square feet.

The minimum floor area of a dwelling unit in a multiple family dwelling shall not be less than as follows:

Dwelling Unit Type
Minimum Floor Area
(square feet)

- (1) Efficiency unit 550
- (2) One-bedroom unit 750
- (3) Two-bedroom unit 900
- (4) For each additional bedroom in excess of two (2) add 150

(Ord. No. 97-3-1, § 1, 3-12-97)

Sec. 28-137. Limitation on number of dwelling units per gross acre.

Each plot or portion of a plot which is zoned RM-16A shall not exceed a density of sixteen (16) dwelling units per gross acre provided the requirements of the Code of Ordinances (and the Land Development Code) and Comprehensive Plan are satisfied or the Town Commission authorizes the use of reserve or flexibility units, if required.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 7, 3-12-08)

Sec. 28-138. Required perimeter buffering adjacent to streets and abutting properties.

When an RM-16A zoned plot abuts or is across a water body or street from any R-5 or T-1 zoned plot, a buffer area shall be required on the RM-16A zoned property which satisfies one of the following criteria:

- (a) When a wall or berm is used: The buffer area shall include a solid opaque screen with a minimum height of four (4) feet and a maximum height of six (6) feet. The minimum width of the buffer area shall be fifteen (15) feet where abutting any R-5, T-1 or similarly zoned plot and ten (10) feet where abutting any other zoned plot. This option may be used without placing a solid opaque screen on the RM-16A zoned plot if the abutting plot has a minimum four-foot high solid opaque screen between the plots.
- (b) When a wall or berm is not used: The minimum width of any such buffer shall be fifteen (15) feet to screen adjoining streets, parking lots, other vehicle use areas or single story buildings. Where there is no vehicle uses area between a building and the plot line abutting any R-5, T-1 or similarly zoned plot, then the minimum width of the buffer shall be fifteen (15) feet in width.

(Ord. No. 97-3-1, § 1, 3-12-97; Ord. No. 08-03-01, § 8, 3-12-08)

DIVISION 3.25. RM-16B MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 28-138.1.1. Purpose and intent.

The RM-16B Medium Density Residential District is intended primarily for residential uses if re-development occurs in the Mobile Home/RV Parks located in the eastern areas of the Town of Pembroke Park. Parcels of land in this area are generally very large, un-platted and have been used as Mobile Home/RV Parks communities since the mid 1950s. Preferred development types include single-family (either traditional or zero lot line), two-family (duplex) and lower intensity multifamily development uses such as villas and other attached units and customary accessory uses consistent with the Medium (10-16 DUA) Residential category depicted on the Town's adopted Comprehensive Plan Future Land Use Map (FLUM). The areas currently used for Mobile Home/RV Parks uses are restricted to one-story structures in the Town Code. As such development intensities, building massing and building heights in the RM-16B District are restricted to be compatible with the character of existing developments.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.2. Permitted uses.

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

- (a) Multiple dwellings including villas and patio homes.
- (b) Any use permitted in the R-5 District subject to the limitations, requirements and procedures specified in the zoning ordinance for such use in that district.
- (c) Zero lot line dwellings.
- (d) Uses accessory to any of the above uses when located on the same plot.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.3. Minimum size of plot.

Every plot shall have a minimum size of one acre with a minimum width of one hundred (100) feet.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.4. Maximum plot coverage.

The maximum combined area occupied by all main and accessory structures shall be thirty-five (35) percent.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.5. Maximum height of buildings.

No building or structure, or part thereof, used for residential purposes, shall be erected or altered to a height exceeding twelve (12) feet or one story in height within seventy (70) feet of the boundary of a plot line. A building or structure used for residential purposes located more than seventy (70) feet from a plot line may not exceed twenty-five (25) feet or two (2) stories in height. Accessory buildings or structures such as community buildings for recreation, laundry, meetings and offices shall not exceed twenty-five (25) feet or two (2) stories in height.

(Ord. No. 08-03-02, § 1, 3-12-08)

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(Supp. No. 38)

Sec. 28-138.1.6. Minimum front yard.

Every plot shall have a front yard setback of not less than fifty (50) feet in depth if abutting an arterial roadway, as depicted on the Broward County Trafficway Plan, or not less than twenty-five (25) feet in depth abutting any other roadway.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.7. Minimum side yards.

Every plot shall have side yard setbacks of not less than fifteen (15) feet in depth.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.8. Minimum rear yard.

Every plot shall have a rear yard setback of not less than twenty (20) feet in depth.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.9. Minimum street yards.

All side or rear yards that abut a street shall have a minimum dimension which is the greater of the front yard or the applicable side or rear yard requirement.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.10. Prohibition of vehicular use areas in required yards.

- (a) Vehicular use shall not be located within the first ten (10) feet of the required front yard on all plots and shall not be located within five (5) feet of a required side yard and five (5) feet of a required rear yard.
- (b) No vehicular encroachment, other than necessary ways, shall be permitted within the above required setbacks or a required buffer.
- (c) Notwithstanding the above, for single-family developments, the Town Commission may elect to approve modified criteria based on the site development plan design.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.11. Minimum separation of any building from any vehicular use area.

All vehicular use areas shall be separated from any building by at least a ten-foot unpaved landscape area, except for a driveway to a garage or covered parking structure. Perpendicular sidewalks leading to building entrances may be located in this area.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.12. Maximum building length.

No building or structure shall be erected or altered to a length greater than two hundred (200) feet.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.13. Minimum distance between buildings and building orientations.

Buildings shall be separated by at least twenty (20) feet at the closest point or by the sum of the building heights divided by two (2), whichever is greater.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.14. Minimum landscaped open space.

Each plot of less than one and one-half (1½) acres in total area shall provide at least forty (40) percent of its area in landscaped open space. Each plot greater than or equal to one and one-half (1½) acres in total area shall provide at least forty-five (45) percent of its area in landscaped open space. For the purposes of this section, recreational facilities (i.e. tot lots, swimming pools, etc.) shall be considered landscaped open space.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.15. Minimum useable open space.

- (a) Plots shall contain a minimum useable open space of six and one-half (6½) percent of the total plot area.
- (b) Developments of three (3) acres or more in size shall provide a play lot with play equipment designed for children ages two (2) through six (6). Said play lot shall have at least fifteen (15) square feet of area for each dwelling unit with two (2) or more bedrooms. The minimum size for any play lot shall be seven hundred fifty (750) square feet. The play lot shall be located away from any street, lake or canals and shall be fenced. The development shall locate the play lot in an area which is not directly adjoining or across a water body from any R-5 or T-1 zoned plot unless it is impractical, as determined by the Town Commission, or the development employs other site planning criteria such as increased and staggered plantings between the play lot and the R-5 or T-1 zoned plot to reduce noise. The play lot and equipment shall be constructed in accordance with the United States Consumer Products Safety Commission guidelines. A plot may use all or a portion of its useable open space requirement to satisfy the requirement to provide a play lot. For the purpose of the section, recreational facilities (i.e. tot lots, swimming pools, etc.) shall be considered useable open space. However, the requirement for a play lot will not be applied to multifamily developments, or those portions of development, restricted by deed, a notation on the face of the plat or other recorded instrument which in the opinion of the Town Attorney creates said restriction to adults.
- (c) The development shall locate any game courts in an area which is not directly adjoining or across a water body or local street from any R-5 or T-1 zoned plot, unless it is impractical, as determined by the Town Commission, or the multifamily development employs other site planning criteria such as increased and staggered plantings between the game courts and the R-5 or T-1 zoned plot to reduce noise.

(Ord. No. 08-03-02, § 1, 3-12-08)

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(Supp. No. 38)

Sec. 28-138.1.16. Minimum floor area.

The minimum floor area of a one-family dwelling unit shall not be less than one thousand two hundred (1,200) square feet and the minimum floor area of a dwelling unit in a two-family dwelling (duplex) shall be not less than eight hundred (800) square feet.

The minimum floor area of a dwelling unit in a multiple family development shall not be less than as follows:

Dwelling Unit Type	Minimum Floor Area(square feet)
(a) Efficiency Unit	550
(b) One-Bedroom Unit	750
(c) Two-Bedroom Unit	900
(d) For each additional bedroom in excess of two	add 150

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.17. Limitation on number of dwelling units per gross acre.

Each plot or portion of a plot which is zoned RM-16B shall not exceed a density of sixteen (16) dwelling units per gross acre provided the requirements of the Code of Ordinances (and the Land Development Code) and Comprehensive Plan are satisfied or the Town Commission authorizes the uses of reserve or flexibility units.

(Ord. No. 08-03-02, § 1, 3-12-08)

Sec. 28-138.1.18. Required perimeter buffering adjacent to streets and abutting properties.

When an RM-16B zoned plot abuts or is across a water body or street from any R-5, T-1 or similar zoning classification in an adjoining governmental jurisdiction, a buffer area shall be required on the RM-16B zoned property which satisfies one of the following options:

- (a) When a wall or berm is used: The buffer area shall include a solid opaque screen with a minimum height of six (6) feet and a maximum height of ten (10) feet. The minimum width of the buffer area shall be fifteen (15) feet where abutting any street, R-5, T-1 or similar zoned plot and ten (10) feet where abutting any other zoned plot. This option may be used without placing a solid opaque screen on the RM zoned plot if the abutting plot has a minimum four-foot high solid opaque screen between the plots.
- (b) When a wall or berm is not used: The minimum width of any such buffer shall be fifteen (15) feet to screen adjoining parking lots, other vehicle use areas or single story buildings. Where there is no vehicular use area between a building and the plot line abutting any R-5 or T-1 zoned plot then the minimum width of the buffer shall be fifteen (15) feet.

The buffer shall be landscaped in accordance with the provisions set forth elsewhere in this chapter.

(Ord. No. 08-03-02, § 1, 3-12-08)

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(Supp. No. 38)

SW 30th Avenue Mixed-Use/Entertainment District



Town of Pembroke Park
SEPTEMBER 28th, 2022

30th Avenue Study Area

SW 30th Ave between Pembroke Road and Hallandale Beach Boulevard

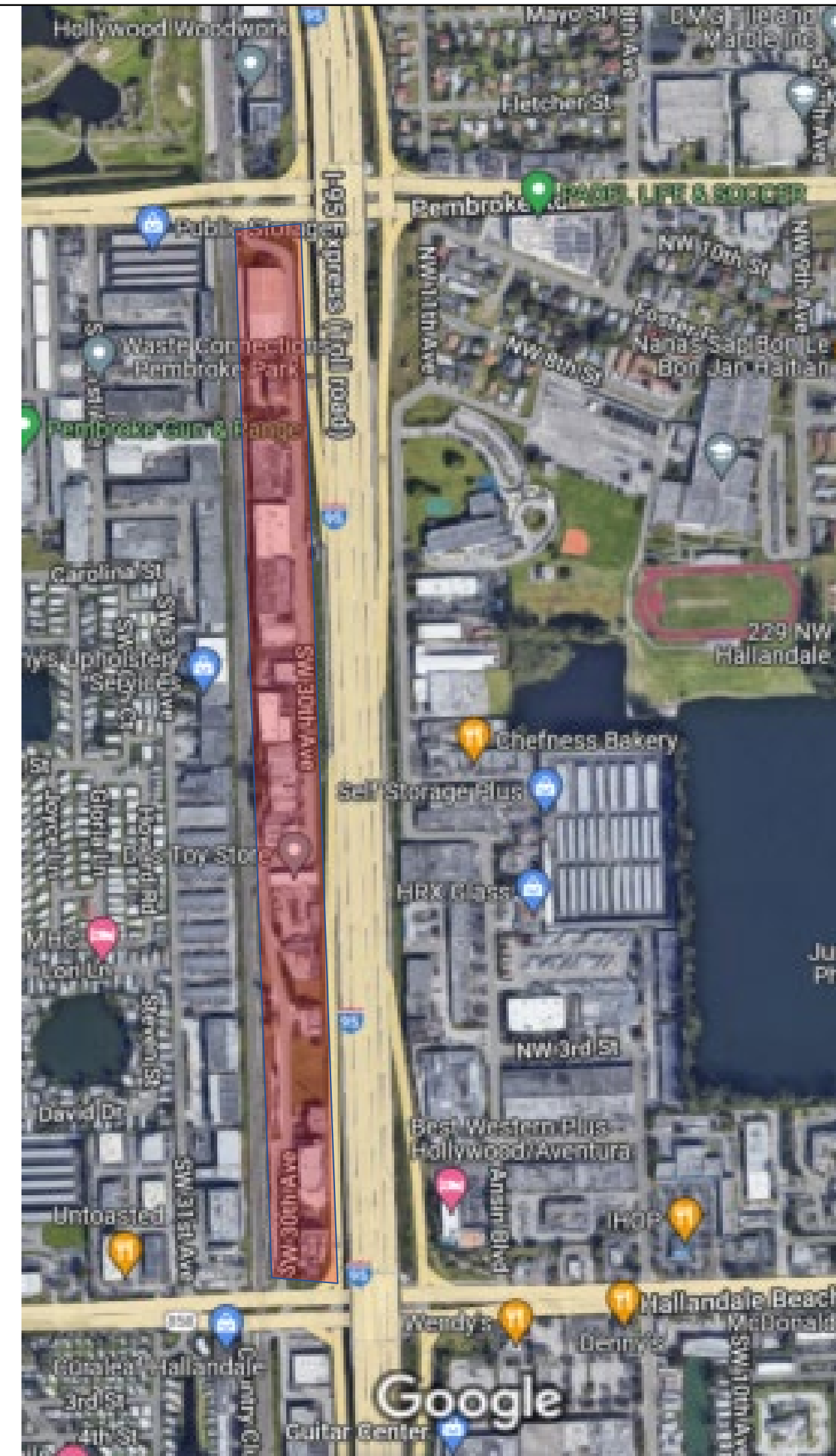
20 Acres +/- including SW 30th Ave.

Sandwiched between CSX Railway and I-95

$\frac{3}{4}$ of a Mile of I-95 Frontage

20 +/- Parcels

Existing Building Ages 1961-2007



PROS

- Prime redevelopment location
- Located between two I-95 exits
- Current interest from developers
- Potential increase in Town population and tax base
- Proximity to CXS Rail

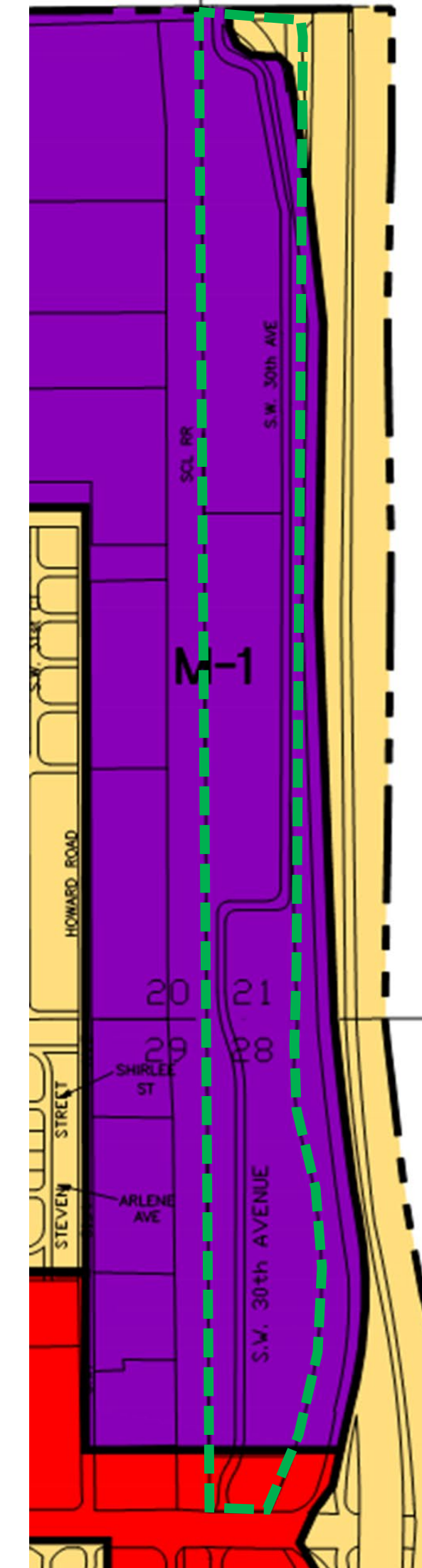
CONS

- No Sewer
- Infrastructure costs
- Shallow lot depth
- Potential opposition by existing property owners



CURRENT CONDITIONS

- 20 Acres +/-
- Land Use - Industrial
- Zoning – M-1 (Industrial)
- 30th Ave. Ranges Between 24-50 Feet in Width
- Much of the property will require platting prior to construction
- Most Buildings on Septic
- Majority of Buildings over 50 years old



Imagery of Linear Mixed-Use/ Entertainment Projects



PROPOSED USES

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

PROPOSED ZONING REGS

- Require Ground Floor Commercial/Active Uses
- 100-150 foot Height Limit
- Minimal to No Setbacks
- Minimal Pervious Requirements
- Structured Parking
- Density 75-100 Dwelling Units per Acre
- Permission to Build over Right-of-way



NEXT STEPS

- Land Use Plan Amendment (LUPA) from Industrial to Commercial
- Creation of a Mixed-Use/Entertainment District (MXE)
- Rezoning to MXE
- Creation of a Community Development District (CDD) to pay for infrastructure costs

FURTHER NEXT STEPS

- Land Use Plan Amendment from Commercial to Activity Center
- Explore Better Access to Area
- Explore Tri-Rail Transit/Rail Stop



THANK YOU

