



AGENDA PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Monday, July 21, 2025

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE PREVIOUS MEETING MINUTES
 - 4.1. Approval of Minutes - Town Clerk Garcia-Lima
January 16, 2025
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5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
6. APPLICATIONS/PUBLIC HEARINGS
 - 6.1. Consideration and Recommendation of Approval of Ordinance
Amending Article III, Division 6, M-1 Industrial District, of the Town Code
- Town Planner Von Der Meulen
File No.: 25-Z-03
Request: M-1 Text Amendment
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7. DISCUSSION
 - 7.1. Upcoming Zoning Text Amendments - Town Planner Von der Meulen
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8. ADJOURNMENT

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

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

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

Cynthia Garcia-Lima
Town Clerk



Agenda Item Report

Subject:	Approval of Minutes - Town Clerk Garcia-Lima January 16, 2025
Meeting Date:	Planning & Zoning Board Meeting - July 21, 2025
Prepared For:	Board Members
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[01.16.2025 Planning & Zoning Board Meeting - Draft](#)



MINUTES PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Thursday, January 16, 2025
Commission Chambers

The PLANNING AND ZONING/ LOCAL PLANNING AGENCY MEETING of the Town of Pembroke Park was called to order on Thursday, January 16, 2025, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Evelyn Cunningham, Board Member; Paulette Walker, Board Member; Gary Schrader, Vice Chair

1 CALL TO ORDER

Vice Chair Gary Schrader called the meeting to order at 6:07pm

2 PLEDGE OF ALLEGIANCE

Led by Board Members and Vice Chair.

3 ROLL CALL

Evenly Cunningham, Board Member; Paulette Walker, Board Member; Gary Schrader, Vice Chair.

4 APPROVAL OF THE PREVIOUS MEETING MINUTES

4.1 Approval of the November 7, 2024, Planning and Zoning Board Meeting Minutes

5 ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES

There were no Additions, deletions, withdrawals and continuances to the agenda.

6 APPLICATIONS/PUBLIC HEARINGS

6.1 File No: 23-Plat-01

Applicant: Public Storage IV LTD / Bohler Engineering FL, LLC

Address: 3080 Pembroke Road

Request: Plat Approval – new five-story 210,775 gross square foot self-storage with accessory office.

James Kahn, Town Planner with Keith Associates, presented File No. 23-PLAT-01 regarding Public Storage. He explained that the Plat serves as a legal record of the site plan, parking layout, and all previously approved components of the development. This represents the final step in the planning process, with the next phase being the pursuit of a building permit.

ACTION: Board Member Walker made a motion to approve Plat request for file no. 23-Plat-01. Board Member Cunningham seconded the motion, and it passed unanimously on a poll vote.

6.2 File No: 24-PR-03

Applicant: MHP Broward I, LTD / Kimley-Horn and Associates, Inc

Address: NE Corner of SW 56th Avenue & County Line Road

Request: Parking Reduction Approval to reduce parking from 305 parking spaces to 168 parking spaces to construct a new 10-story building consisting of 150 affordable senior residential units.

James Khan from Keith Associates, Town Planner, presented File No. 24-PR-03. He reassured board members that the applicant did a parking analysis showing the parking reduction is reasonable for this project.

ACTION: Board Member Cunningham made a motion to approve parking reduction request for file no. 24-PR-03. Board Member Walker seconded the motion, and it passed unanimously on a poll vote.

7 DISCUSSION ITEMS

There were no discussion items.

8 ADJOURNMENT

With no further Town business, the meeting adjourned at 6:47pm.

ATTEST:

Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.



Agenda Item Report

Subject:	Consideration and Recommendation of Approval of Ordinance Amending Article III, Division 6, M-1 Industrial District, of the Town Code - Town Planner Von Der Meulen File No.: 25-Z-03 Request: M-1 Text Amendment
Meeting Date:	Planning & Zoning Board Meeting - July 21, 2025
Prepared For:	Board Members
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	This item seeks Town Council consideration of an ordinance amending Article III, Division 6 of the Pembroke Park Code of Ordinances, specifically Section 28-211 (Permitted Uses) and Section 28-218 (Special Hours of Business Operations), to allow for certain large retail uses within the M-1 Industrial Zoning District. The proposed amendment is intended to provide flexibility for specific large-scale retail operations that are compatible with the character and intent of the M-1 district, while also incorporating safeguards and operational hour limitations to minimize potential impacts to surrounding properties.
Staff Recommendations:	Staff recommends approval of the proposed ordinance amendment.
Procurement:	
Financial Implications:	There is no financial impact.
Alternatives:	

ATTACHMENTS:

[001 - 25-Z-03 Staff Report](#)

[002 - Ord \(Text Amendment - M-1 Industrial District\)](#)

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
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TO: Planning and Zoning Board

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

MEETING DATE: July 21st, 2025

SUBJECT: 25-Z-03 / M-1 Text Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

Amend Article III, Division 6, M-1 Industrial District, Sec. 28-211 Permitted uses and Sec. 28-218 Special Hours of Business Operations” of the Pembroke Park Code of Ordinances to allow for certain large retail uses within the M-1 zoning district.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this M-1 text amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-03 / M-1 Text Amendment

BACKGROUND

The proposed text amendment aims to allow big box retailers to operate within a portion of the Town’s M-1 zoning district in certain circumstances. The amendments assist with enhancing the local economy and promoting overall economic growth.

TEXT AMENDMENTS

The proposed text amendments are as follows:

Sec. 28-211. - Intent and definitions.

The M-1 Industrial District is intended for industrial uses and certain large retail uses not in conflict with any ordinance of the Town regulating nuisances and for such uses not involving the use of materials, processes or machinery likely to cause undesirable effects upon neighboring or adjacent residential or business property. The M-1 Industrial District may directly abut a residential or business district and the activities allowed in an M-1 Industrial District are intended to be such as may be compatible with such neighboring districts under the requirements provided in this division to minimize conflict, and to preserve the M-1 Industrial Districts for its primary purpose, to wit: industrial development. Residential uses are not allowed therein.

* * *

Sec. 28-211.5. - Permitted uses

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

(m) Retail uses with a minimum building square footage of 75,000 square feet as part of a unified development site with direct access to Hallandale Beach Boulevard. Such uses will require an allocation of commercial flexibility from the Town Commission concurrent with the site plan application. Retail uses approved under this section will not be subject to the special hours restrictions set forth in Section 28-218.

Sec. 28-218. - Special hours of business operation.

All uses in the M-1 Industrial District located within two hundred fifty (250) feet of any residentially zoned district may only operate during the following hours:

- (a) Monday through Saturday: 7:00 a.m. to 7:00 p.m.; Sunday 9:00 a.m. to 4:00 p.m.
- (b) Clerical, bookkeeping and related administrative activities and retail uses permitted by Section 28-211.5(m) are not subject to the hours of operation set forth in the preceding paragraph, and may be conducted at any time.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendments are consistent with the goals, objectives, and policies of the comprehensive plan. Specifically, the amendment aligns with the following:

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.

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.

C. INDUSTRIAL USE

The purpose of reserving land for industrial uses, consistent with B.C.P.C. Objective 03.01.00, is to provide opportunity for the retention and expansion of Broward County's economic base activities. Although other uses are permitted in areas designated industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

Each parcel of land within an area designated industrial must be zoned in a zoning district which permits one or more of the following areas:

* * *

11. The following uses may also be permitted if certified by the Broward County Planning Council in the Town's land use plan as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Broward County Land Use Plan Map (Series)

within flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:

- a. Commercial and retail business uses.
- b. Hotel, motel and similar lodging.

ATTACHMENTS

Exhibit A – Proposed Ordinance

Exhibit B- Underline and Strikethrough of M-1 Code of Ordinances

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ZONING;" BY SPECIFICALLY AMENDING ARTICLE III, DIVISION 6, ENTITLED "M-1 INDUSTRIAL DISTRICT;" AMENDING SEC. 28-211, ENTITLED "INTENT AND DEFINITIONS;" AMENDING SEC. 28-211.5, ENTITLED "PERMITTED USES;" AND AMENDING SEC. 28-218, ENTITLED "SPECIAL HOURS OF BUSINESS OPERATIONS;" PROVIDING FOR A TEXT AMENDMENT TO THE M-1 (INDUSTRIAL) ZONING DISTRICT TO ALLOW FOR CERTAIN LARGE RETAIL USES WITHIN THE DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Pembroke Park (the "Town") seeks to amend the M-1 Industrial Zoning District to allow for certain large retail uses within the District; and

WHEREAS, the Town's Planning Board, acting as the local planning agency, at its meeting of _____ found that the proposed amendments to Chapter 28 of the Town's Code of Ordinances are consistent with the Town's Comprehensive Plan and the Planning Board recommended approval of these amendment to the Town Commission; and

WHEREAS, in accordance with Sec. 166.041, F.S., the Town Commission has considered the ordinance at duly noticed public hearings as required by Florida law; and,

WHEREAS, the Town Commission hereby finds that amending the Town's Code of Ordinances as set forth herein is in the best interest of the health, safety and welfare of the Town of Pembroke Park, Florida.

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

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CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

Section 1. RECITALS ADOPTED. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. CHAPTER 2 OF TOWN CODE AMENDED. Article III, entitled "District Regulation," of Chapter 28 of the Town Code, entitled "Zoning," is hereby amended by specifically amending Section 28-211, entitled "Intent and Definitions," Section 28-211.5, entitled "Permitted Uses," and Section 28-218, entitled "Special Hours of Business Operation," as follows:

Sec. 28-211. - Intent and definitions.

The M-1 Industrial District is intended for industrial uses and certain large retail uses not in conflict with any ordinance of the Town regulating nuisances and for such uses not involving the use of materials, processes or machinery likely to cause undesirable effects upon neighboring or adjacent residential or business property. The M-1 Industrial District may directly abut a residential or business district and the activities allowed in an M-1 Industrial District are intended to be such as may be compatible with such neighboring districts under the requirements provided in this division to minimize conflict, and to preserve the M-1 Industrial Districts for its primary purpose, to wit: industrial development. Residential uses are not allowed therein.

For purposes of the regulations of the M-1 Industrial District "Residential" shall be deemed to include not only single-family residences but multifamily residential use and mobile home park use in addition thereto; furthermore, "residential zoning" shall also be deemed to include zoning classifications where single-family residences, multi-family residences, or mobile home park use is allowed.

For purposes of applying the regulations of the M-1 Industrial District in Sections 28-212, 28-213, 28-214, and the regulations of the M-1 Zoning District as applicable to non-conforming uses and structures, the word "expand" or "expansion" shall not be limited to an increase in land area, but shall also include an increase in building or structure envelope, an increase in off-street parking utilization, or an intensification to the use evidenced by improvements or alterations made to the site or building since the date the use became non-conforming (alterations and improvements made without permits from the last set of plans on file with the Town shall be conclusively presumed to have been made

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after the date the use became non-conforming), or evidenced by a discernible increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic congestion, adverse impacts to public safety, or like adverse effects.

...

Sec. 28-211.5. - Permitted uses

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

...

(m) Retail uses with a minimum building square footage of 75,000 square feet as part of a unified development site with direct access to Hallandale Beach Boulevard. Such uses will require an allocation of commercial flexibility from the Town Commission concurrent with the site plan application. Retail uses approved under this section will not be subject to the special hours restrictions set forth in Section 28-218.

...

Sec. 28-218. - Special hours of business operation.

All uses in the M-1 Industrial District located within two hundred fifty (250) feet of any residentially zoned district may only operate during the following hours:

(a) Monday through Saturday: 7:00 a.m. to 7:00 p.m.; Sunday 9:00 a.m. to 4:00 p.m.

(b) Clerical, bookkeeping and related administrative activities and retail uses permitted by Section 28-211.5(m) are not subject to the hours of operation set forth in the preceding paragraph, and may be conducted at any time.

Section 3. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered,

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re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6. This Ordinance shall become effective immediately upon its passage and adoption.

(REMAINDER INTENTIONALLY LEFT BLANK)

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**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2025.**

**PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE
PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF
_____, 2025.**

ATTEST:

MAYOR GEOFFREY JACOBS

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

JACOB G. HOROWITZ
Town Attorney

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Agenda Item Report

Subject:	Upcoming Zoning Text Amendments - Town Planner Von der Meulen
Meeting Date:	Planning & Zoning Board Meeting - July 21, 2025
Prepared For:	Board Members
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[003 - PZB Discussion Staff Report](#)

Town of PembrokePark

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

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TO: Planning & Zoning Board

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

MEETING DATE: July 21st, 2025

SUBJECT: Upcoming Text Amendments

The consultant town planner would like to provide the Planning and Zoning Board advanced notice that over the next several months there will be various text amendments which will be reviewed by the Board.

The active application list includes:

- Amending the M-1 district to further regulate self-storage facilities
- A sign code rewrite
- A parking code rewrite
- A code amendment addressing the State Live Local Act
- Town Color Palette amendment
- Alcohol License code amendment

As each of the code amendments becomes available, they will be schedule for review by the board.