

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

**South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021
Attn: Isabel Cosio Carballo, Executive Director**

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**RE: Town of Pembroke Park, Florida
 Request for State Expedited Review
 Transmittal of Draft Comprehensive Plan Amendments
 Related to Town's Agricultural History / Remembrance / Education
 MMPA Project No. 00-1102-2038**

Dear Ms. Carballo:

The Town of Pembroke Park, Florida is proposing to amend its adopted Comprehensive Plan to include the attached draft amendments related to the community's agricultural history, remembrance and public education. The primary purpose of these amendments is to include both expanded Comprehensive Plan Future Land Use Element (FLUE) text and GOPs to note the Town's origins, assist the Town in supporting and establishing policies for ongoing agricultural / community garden / private garden activities, and possible grant applications. In accordance with Chapter 163.3184(3) F.S. the Town hereby transmits a copy of the proposed Comprehensive Plan amendment package for State Expedited Review.

The Town's Local Planning Agency (Planning & Zoning Board) held a duly advertised public hearing on July 23rd, 2018. The Town Commission (Local Governing Body) held a duly advertised public hearing on September 12th, 2018, approved the item on 1st reading and authorized transmittal to the Florida Department of Economic Opportunity (DEO) and other required review agencies listed in Section 163.3184(1)(c) for review and comment.

We believe your agency has a current copy of the Town's adopted Comprehensive Plan. If this is not the case, please advise our office. Our firm serves as the consulting planner to this community. The primary contact person for coordination during the review period is:

Michael J. Miller, AICP – President
Michael Miller Planning Associates, Inc.
7522 Wiles Road Suite B-203
Coral Springs, FL 30067
Phone: 954-757-9909 Fax: 954-757-7089
E-mail: mmiller@michaelmillerplanning.com

Bogdan Vitas – Interim Town Manager
rvitas@townofpembrokepark.com
Natasha Joseph – Deputy Town Clerk
njoseph@townofpembrokepark.com
Town Hall 954-966-4600

Sincerely,



Michael J. Miller, AICP
Consultant Town Planner



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- Town Commission Staff Report by MMPA & Recommendation



TRANSMITTAL LETTER



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023 • BROWARD (954) 966-4600 • FAX (954) 966-5186

Ashira A. Mohammed
Mayor

October 10th, 2018

Georgina Cohen
Vice Mayor

**Florida Department of Economic Opportunity
State Land Planning Agency
Caldwell Building**

Annette Wexler
Clerk Commissioner

**107 East Madison – MSC 160
Tallahassee, Florida 32399**

Howard P. Clark, Jr.
Commissioner

Attn: Ray Eubanks, Plan Processing Administrator

Emma Shoaff
Commissioner

**RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038**

Dr. Robert A. Levy
Town Manager

Christopher J. Ryan
Town Attorney

Dear Mr. Eubanks:

The Town of Pembroke Park proposes to amend its adopted Comprehensive Plan to include the attached draft amendments related to the community's agricultural history, remembrance and public education. The primary purpose of these amendments is to include both expanded Comprehensive Plan Future Land Use Element (FLUE) text and GOPs to note the Town's origins, assist the Town in supporting and establishing policies for ongoing agricultural / community garden / private garden activities, and possible grant applications. We believe this submittal meets the State's review criteria noted in Sec. 163.3184(3), Florida Statutes (F.S); therefore, the Town hereby transmits a copy of the proposed Comprehensive Plan amendment package for State Expedited Review.

The Town's Local Planning Agency (Planning & Zoning Board) held a duly advertized public hearing on July 23rd, 2018. The Town Commission (Local Governing Body) held a duly advertized public hearing on September 12th, 2018, approved the item on 1st reading and authorized transmittal to the Florida Department of Economic Opportunity (DEO) and other required review agencies listed in Section 163.3184(1)(c) for review and comment.

Attached, please find one (1) paper copy and two (2) electronic copies on flash drives in PDF format of the proposed amendment package. The proposed month of adoption (2nd reading) should occur in December 2018 – January 2019 depending on agency comments and meeting schedules. The proposed amendment has no impact on any area of critical state concern. We believe DEO and the applicable review agencies have a current copy of the Town's adopted Comprehensive Plan. If this is not the case, please advise our office. The firm of Michael Miller Planning Associates, Inc. serves as the consulting planner to this Town.

**Florida Department of Economic Opportunity
Town of Pembroke Park, Florida
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
October 10th, 2018
Page 2**

The Town certifies that a copy of this letter, proposed amendment package, and support information are being transmitted simultaneously to the appropriate agencies identified on the DEO website for State Coordinated Review procedures.

The primary contact person for coordination during the review period is:

Michael J. Miller, AICP – President
Michael Miller Planning Associates, Inc.
7522 Wiles Road Suite B-203
Coral Springs, FL 30067
Phone: 954-757-9909 Fax: 954-757-7089
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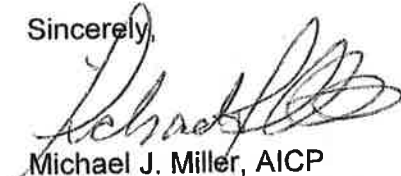
Copies of all correspondence should also be sent to:

Bogdan Vitas
Interim Town Manager
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone: (954) 966-4600
Fax: (954) 966-5186
Email: rvitas@townofpembrokepark.com

Natasha Joseph
Deputy Town Clerk
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone: (954) 966-4600
Fax: (954) 966-5186
Email: NJoseph@townofpembrokepark.com

Should you have any questions or are in need of further information, please feel free to contact the Consultant Planner's office directly.

Sincerely,



Michael J. Miller, AICP
Consultant Town Planner

cc: Bogdan Vitas – Interim Town Manager
Natasha Joseph - Deputy Town Clerk / Administrative Services Director
Christopher J. Ryan, Esq. - Town Attorney

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

**Broward County Environmental Protection & Growth Management Department
Planning and Redevelopment Division
115 South Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301
Attn: Henry Sniezek / Maribel Feliciano**

**RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038**

Dear Mr. Sniezek / Ms. Feliciano:

The Town of Pembroke Park, Florida is proposing to amend its adopted Comprehensive Plan to include the attached draft amendments related to the community's agricultural history, remembrance and public education. The primary purpose of these amendments is to include both expanded Comprehensive Plan Future Land Use Element (FLUE) text and GOPs to note the Town's origins, assist the Town in supporting and establishing policies for ongoing agricultural / community garden / private garden activities, and possible grant applications. In accordance with Chapter 163.3184(3) F.S. the Town hereby transmits a copy of the proposed Comprehensive Plan amendment package for State Expedited Review.


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Sincerely,


Michael J. Miller, AICP
Consultant Town Planner

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

Florida Department of Environmental Protection
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, Mail Station 47
Tallahassee, FL 32399-3000
Attn: Plan Review

RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038

Dear Sirs:

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Town Hall 954-966-4600

Sincerely,


Michael J. Miller, AICP
Consultant Town Planner

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

Florida Department of State
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, FL 32399-0250
Attn: Deena Woodward, Historic Preservation Planner

RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038

Dear Ms. Woodward:

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Natasha Joseph – Deputy Town Clerk
njoseph@townofpembrokepark.com
Town Hall 954-966-4600

Sincerely,


Michael J. Miller, AICP
Consultant Town Planner

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2016

Florida Department of Transportation, District Four
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Attn: Stacey L. Miller-Novello, P.E., Director of Transportation Development

RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038

Dear Ms. Miller:

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Sincerely,


Michael J. Miller, AICP
Consultant Town Planner

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021
Attn: Isabel Cosio Carballo, Executive Director

RE: Town of Pembroke Park, Florida
Request for State Expedited Review
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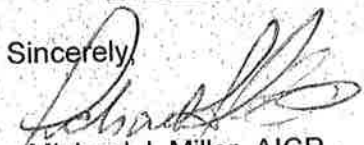
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Sincerely,


Michael J. Miller, AICP
Consultant Town Planner

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

October 10th, 2018

South Florida Water Management District
3301 Gun Club Road, MSC 4223
West Palm Beach, FL 33406
Attn: Terry Manning, AICP - Policy and Planning Analyst

RE: Town of Pembroke Park, Florida
Request for State Expedited Review
Transmittal of Draft Comprehensive Plan Amendments
Related to Town's Agricultural History / Remembrance / Education
MMPA Project No. 00-1102-2038

Dear Ms. Manning:

The Town of Pembroke Park, Florida is proposing to amend its adopted Comprehensive Plan to include the attached draft amendments related to the community's agricultural history, remembrance and public education. The primary purpose of these amendments is to include both expanded Comprehensive Plan Future Land Use Element (FLUE) text and GOPs to note the Town's origins, assist the Town in supporting and establishing policies for ongoing agricultural / community garden / private garden activities, and possible grant applications. In accordance with Chapter 163.3184(3) F.S. the Town hereby transmits a copy of the proposed Comprehensive Plan amendment package for State Expedited Review.

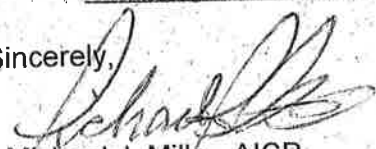
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Town Hall 954-966-4600

Sincerely,


Michael J. Miller, AICP
Consultant Town Planner



2018 COMPREHENSIVE PLAN AMENDMENTS

Supplemental Comprehensive Plan Amendments related to the Town's agricultural history / remembrance / public education.

(contains proposed amendments in strike-through / underline format)

TOWN OF PEMBROKE PARK, FLORIDA

PROPOSED 2018 COMPREHENSIVE PLAN AMENDMENTS
SUPPLEMENTAL TEXT / GOPs RELATED TO THE COMMUNITY'S
AGRICULTURAL HISTORY / REMEMBRANCE / EDUCATION

JUSTIFICATION STATEMENT

The Town of Pembroke Park has prepared and intends to adopt the attached draft amendments to its adopted Comprehensive Plan related to the community's agricultural history, remembrance and public education. The primary purpose of these amendments is to include both expanded Comprehensive Plan Future Land Use Element (FLUE) text and GOPs to note the Town's origins, assist the Town in supporting and establishing policies for ongoing agricultural / community garden / private garden activities, and possible grant applications.

Comprehensive Plan Statutory Requirements – Recent Activities

Pursuant to Chapter 163.3191(1), Florida Statutes, each local government is required to periodically assess the success or failure of their adopted Comprehensive Plan and analyze if amendments are necessary to address changing state laws and rules. The Town prepared / adopted / had found sufficient its last formal Evaluation and Appraisal Report (EAR) in 2010. Prior to 2012 a formal EAR was required to be prepared and submitted to state agencies. However, since 2012 each local government is required to only submit a letter notifying the state if changes are necessary. If amendments are deemed necessary, plan amendments must be prepared / submitted within one year. Due to changing state legislation and several local issues, the Town did not move forward with the timely preparation of required plan updates. In 2016-17 the Town moved forward with a complete update to its adopted Comprehensive Plan including the above EAR-Based Amendments, a delayed Water Supply Plan Update, and general updates to all plan elements. These collective amendments were adopted on March 8th, 2017. The Department of Economic Opportunity (DEO) found those Comprehensive Plan amendments "In Compliance" on July 26th, 2017.

Specific Comprehensive Plan Purpose

In the past few years, as the Town helped establish a now thriving community garden within a portion of one of its parks and arbor (tree planting) activities, and coordinated with the local elementary schools for related agricultural education and activities, it was felt supplemental Comprehensive Plan text / GOPs would assist the Town.

Future Land Use Element

Historical Regional Background of Growth

Broward County was formed from portions of Palm Beach and Miami-Dade Counties on October 1, 1915. The County contained 800 people living on the upland acres in the Towns of Davie, Fort Lauderdale, and Pompano. In the early 1920's, many miles of canals were dredged in the Fort Lauderdale area to provide additional land for settlement. Because of economic and natural disasters, the building boom of the early 1920's was turned into a building depression in the late 1920's. The County remained relatively stable in building until World War II when the avalanche of military service activities saw Broward's population double between 1940 and 1950 to approximately 84,000 residents. The subsequent U.S. Census data noted the following Broward County population increases:

1960 = 334,000	1970 = 620,000	1980 = 1,018,200
1990 = 1,255,500	2000 = 1,623,000	2010 = 1,748,200
2015 = 1,870,000		

Historical Municipal Background

During the 1930's and 1940's, several casino / restaurants were located in the general area. One such casino was located within the Pembroke Park area that exist today, just west of the railroad tracks near Hallandale Beach Boulevard. Wealthy tourists visited the establishment where they spent their money and had a good time. Today several casinos / pari-mutuel facilities are still in the area (Gulfstream Park Horse Racing & Casino / Mardi Gras Greyhound Racetrack & Gaming Center / Dania Casino / Seminole Hard Rock Casino / Calder Horse Racing & Casino). In the 1950's the area now known as Pembroke Park first developed as an agricultural / tree nursery / industrial area with some of the less attractive industries being constructed within its municipal boundaries. Several chemical plants had been established and a rendering plant was in full swing in 1957. Land excavation / mining, a concrete manufacturing operation, animal processing, and the Hollywood Speedway also existed. Some farming and landscape nurseries remained as well. Illegal dumping was a common problem. Several of the landowners objected to the county repeatedly approving obnoxious land uses in the area, got together and induced the Legislature of the State of Florida in a special session to create the municipality of Pembroke (Chapter 57-2072 Laws of Florida / Senate Bill 69-X (57)). On December 16, 1957 the Town passed and adopted its first zoning regulations to control the spread of objectionable industry (initially the City of Dania Zoning Code / subsequently Town Zoning Code).

Shortly afterwards, the municipality of Pembroke was abolished by the State Legislature (the oral history tradition has it that this needed to be done due to another City having the same name) and the Town of Pembroke Park was established, and its Charter was adopted by State Law on June 20, 1959 (Chapter 59-1722 / House Bill No. 2477). Via the state Charter the Town is a Home Rule community (self-determination), although certain issues are vested to Broward County. The Town acquired a private sanitary sewer company and services were extended within the area.

Annexation History

Following is a brief listing of some of the more significant annexation / de-annexation events in the history of the Town.

I. The Western Portion of the Town: (former) Hollywood Ridge Farms.

At the request of its residents, the former municipality of Hollywood Ridge Farms, was created in 1953 by the Florida Legislature. The community was comprised primarily of 2+ acre homesites many with agricultural based businesses (landscape / tree nurseries). But Hollywood Ridge Farms had a limited tax base and in 1969 the former Town of Hollywood Ridge Farms offered to annex the unincorporated neighborhoods of Miami Gardens, Utopia, and Carver Ranches into its community. However, only Miami Gardens and Utopia actually went on the ballot and on October 14, 1969 in a general referendum (422 votes to 169 votes) the annexation referendum failed. An alternative was offered in December 1969 to annex Utopia, but this annexation proposal was also voted down.

After these failed annexation attempts, Hollywood Ridge Farms found itself in financial trouble and requested to be annexed into Pembroke Park. In 1970 at the request of its residents, Hollywood Ridge Farms was annexed into Pembroke Park, which added 3/8 of a square mile to the Town's area along its western boundary increasing the Town to 1.65 square miles. The Town of Pembroke Park assumed Hollywood Ridge Farms financial liabilities and operations. The last annexations in the western area (all voluntary) occurred in 1977.

II. The South Broward Unincorporated Neighborhoods.

In 1986 the Town of Pembroke Park put forth an annexation plan that would have taken in the unincorporated neighborhoods of Lake Forest, Miami Gardens, Utopia and Carver Ranches, the areas also known as the South Broward unincorporated neighborhoods. On February 27, 1986, after many boisterous residents of the above South Broward unincorporated neighborhoods attended and complained to the Broward County Legislative Delegation that they did not want to be annexed by Pembroke Park, the Legislative Delegation voted against the annexation plans. Again, the South Broward unincorporated neighborhoods said "No" to joining Pembroke Park.

During the 1999 Legislative Session, the State Legislature passed a Bill that would have combined the South Broward unincorporated neighborhoods with the Town of Pembroke Park – requiring referenda in each area (see SB 2648 / HB 1571 (Ch. 99-470, Laws of Florida).

On March 14, 2000 the voters of Pembroke Park overwhelmingly voted “No” to annex the South Broward County unincorporated neighborhoods.

III. Making a New City in South Broward County.

In April 2002 Pembroke Park passed Resolution No. 02-04-01 that stated in part: “Whereas the Pembroke Park Commission has consistently stated that it desires to maintain its current municipal boundaries and retain its unique lifestyle as a mobile home community and reaffirms its desire to as it is currently situated.” Section 1 of the Resolution states: “The Town Commission supports and encourages the creation of a new municipality through the unification and incorporation of the South Broward unincorporated neighborhoods.”

In 2004, at the request of the residents of the various unincorporated neighborhoods of South Broward County, the Florida Legislature created a new municipality that became the City of West Park, which was comprised of several unincorporated neighborhoods surrounding the Town. In addition, the Town donated 16.79 acres of land to the new City of West Park to facilitate its formation and to increase its tax base, that is, approximately 11.16 acres of commercially zoned land was given to the new city by the Town of Pembroke Park.

In 2009, the Town of Pembroke Park again came to the aid of the City of West Park by agreeing to a Special Act of the Florida Legislature that de-annexed McTyre Park (18.91 acres) from the Town and annexed the land into West Park to assist that community in meeting their open space / recreation needs. Pembroke Park studied and agreed to the de-annexation, as the Town already had sufficient acreage to meet its open space / recreation needs. Although the land is jointly owned by the Florida Inland Navigation District (FIND) and Miami-Dade Schools (WLRN TV), Pembroke Park and Broward County built and operated McTyre Park for many years to serve the neighborhood park needs in the South County area. When the remaining unincorporated lands chose to incorporate, the county sought to relinquish its financial obligations to maintain / operate the park. Since the Town had sufficient park acreage without McTyre Park and the City of West Park needed park land to help meet its Recreation and Open Space Element requirements, West Park agreed to take control.

IV. Current Situation and Conclusion.

On December 18, 2015 Pembroke Park passed Resolution No. 15-12-09 which states in part "Section 1. That the Town Commission hereby reaffirms that it vehemently objects to any legislation regarding annexation that would alter the current municipal boundaries of the Town of Pembroke Park."

As of 2015 the Town is completely surrounded by other municipalities and cannot expand. Repeated rumors and/or unofficial declarations by elected officials continue to occur by the City of West Park expressing its desire to de-annex commercial / industrial / other tax producing lands from the Town or consolidate / merge. The Town is quite small and has limited financial resources to operate, and has had to repeatedly fight attempts to remove land from the Town. The Town has worked hard for 60+/- years to plan long-term for and encourage tax producing land areas / land uses in a contiguous geographic area to operate the Town. The Town strenuously objects to further "cherry picking" of residential / non-residential land areas, de-annexations or mergers with nearby municipalities, unless the Town Commission approves the action and Town residents vote at a referendum to approve such actions. The Town strongly supports the existing provisions in Chapter 171.043 Florida Statutes which states:

171.043 Character of area to be annexed. – A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or (3).

(1) The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, **and no part of the area shall be included within the boundary of another incorporated municipality.**

(2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

- (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;
- (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

(3) In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water and sewer lines through such sparsely developed area, or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of the area or areas developed for urban purposes as defined in subsection (2).

The Town also strongly supports Chapter 171.052 Florida Statutes which states:

171.52 Criteria for contraction of municipal boundaries.

(1) Only those areas which do not meet the criteria for annexation in s. 171.043 may be proposed for exclusion by municipal governing bodies. **If the area proposed to be excluded does not meet the criteria of s. 171.043, but such exclusion would result in a portion of the municipality becoming noncontiguous with the rest of the municipality, then such exclusion shall not be allowed.**

(2) The ordinance shall make provision for apportionment of any prior existing debt and property.

Since there are no longer any unincorporated lands in the South Broward County area (all land are currently within an existing municipality), no further annexations or de-annexations are allowed under state law. Despite this the Town will continue to seek means, such as future legislative laws / rules to prevent future hostile attempts to take vital commercial, industrial or residential tax producing property from the Town, consolidate / merge communities, or alter governmental structure or district representation.

Geographic Location

The Town is geographically situated strategically in the South Florida region at the Broward County / Miami-Dade County line, and adjacent to I-95 and the South Florida Railway corridor (formerly Seaboard Coast Line) – passenger and freight. I-95 serves as the eastern gateway to the Town with interchanges at both Pembroke Road and Hallandale Beach Boulevard. The Fort Lauderdale / Hollywood International Airport and Miami International Airport are within several miles of the Town, as are the seaports in Fort Lauderdale (Port Everglades) and Miami. Due to the Town's location, the Town has attracted several large distribution / industrial centers. Also, the Town's location near the Broward / Miami-Dade County line has attracted a number of tall (1,000'+/-) TV / Telecommunication antenna towers over the years (WLRN / Trinity Broadcasting / NBC WTVJ 6 / Public Emergency Services). In the adjoining areas of Miami-Dade County just to the southwest of the Town at least five (5) other 1,000'+/- towers exist as well.

Mobile Home / Recreational Vehicle (RV) Park Significance to Town's Origins and Future

One of the major unique land uses in the Town are seventeen (17) Mobile Home / RV communities. The Town strongly protects, promotes and has taken actions to preserve that lifestyle. This helps instill a "small Town" feel enjoyed by both fulltime residents and a large number of seasonal residents. The Town's population doubles during the winter season from about 6,000 persons to about 10,000+/- persons. In addition, almost all housing (Mobile Home / RV / multifamily / etc.) in the community can be described as "affordable", in fact, the Town was mentioned as one of the most affordable communities in the United States to live in. Finally, the Town has created and fosters a large regional employment center (industrial / commercial) and promotes the businesses and tourism. The Town's slogan is "The Small Town that Means Big Business".

As previously stated, the Town was formed primarily due to complaints about obnoxious industrial uses (rendering plants / fox farm pelts / petroleum refining / rock pits / concrete plants / illegal dumping / etc.). In addition, the early origins of the Town included the establishment of Mobile Home / RV Parks in the Town and other southern Broward County cities, and the lifestyle that these fulltime and seasonal residents rely on and enjoy. There are a large number of Mobile Home / RV parks in the Town that allow seasonal residents to enjoy the South Florida lifestyle, many of which hail from the northern United States and Canada during the tourist season (November - April). In addition, mobile homes serve as clean, safe, quality affordable housing for retirees, workforce, and lower / middle income families and individuals. The Town has taken actions to protect, promote and preserve the Mobile Home lifestyle by creating a stable and predictable governmental structure and host environment, including Charter restrictions and specialized land use regulations.

In seventeen (17) Mobile Home / RV Parks there are over 2,300+/_ sites (60% of the total housing inventory). As the Town grew and annexed neighboring areas to the west (1970-1977), those areas developed with more traditional types of residential uses such as apartments and townhomes. Since the mid-1990s many new multi-family residences and townhouses were constructed in the former Hollywood Ridge Farms area. However, even with the surge in new housing types, the preponderance of housing in the Town continues to be Mobile Homes / RV Parks. The number of sites in the Mobile Home / RV Parks range in size from twelve (12) units up to six hundred sixty-three (663) units. There are an estimated 2,970+/- permanent residents (fulltime / part-time) occupying these units. It is estimated the seasonal resident population of these parks increases during the tourist season to approximately 4,200+/- persons.

In November 2000 the Town's residents voted overwhelmingly to institute Charter restrictions which restrict the conversion and/or destruction of Mobile Home / RV communities. A referendum is required with 65% voting for Town-initiated re-zonings or changes to Land Development Regulations (LDRs) that affect Mobile Home / RV lands. Private property owners may seek to rezone their own sites, subject to the land use and density limitations in the plan (FLUM). The Town would consider each requested zoning change separately and consider compatibility / lifestyle issues. Recently, other than after Hurricane Wilma in October 2005, the Town has not received any requests to change mobile home communities to other housing types or land uses. The residents of these areas of the Town are living the lifestyle they enjoy and expect to continue; therefore, the Town desires to preserve, protect, and promote this important lifestyle component of the Town.

Agriculture / Landscape Nursery Significance to Town's Origins and Future

Historically many areas of the South County area (Pembroke Park / Hollywood Ridge Farms / other) were originally used for agricultural purposes, both active crop farming and landscaping / tree nurseries, some of which remain in 2018 along Hallandale Beach Boulevard and the within the former Hollywood Ridge Farms area. As land development of the most of area has occurred, in attempts to preserve open space, create recreational opportunities and recognize its agricultural "roots" heritage, the Town acquired several tracts of land, including the former Hoffman Nursery site (former house still exists and is used for Town Park office). The Hoffman Nursery site and an adjoining site were acquired for passive recreational uses, a tree preserve, a community garden and Agri / Eco educational purposes. These lands are now known as the Pembroke Park Preserve and A.J. Ryan Park (named for former State Senator that wrote the Town's Charter / former Town Attorney). The Town has entered into agreements for a community garden and a tree orchard, including local elementary schools. It is envisioned the former Hoffman House will be renovated to include a Agri / Eco educational center in remembrance of the Town's historical uses.

History of Comprehensive Planning in the Town

The Town's first non-binding Comprehensive Land Use Plan was adopted in 1979. The Town's 1st legally binding Comprehensive Plan was adopted October 18, 1989 and found to be in compliance with the State Plan by DCA (Amendment #1). The Town amended its Comprehensive Plan (Amendment #2) which was found to be consistent with the State Plan on August 26, 1991 and adopted on October 17, 1991. The Town again amended its Comprehensive Plan (Amendment #3) on November 19, 1993 (Ord. 93-11-1), which was found to be consistent by the State on December 27, 1993. Over the last 20+/- years, the Town has amended its Comprehensive Plan to include: EAR-Based Amendments (EBA); a small-scale Future Land Use Map Amendment (Commercial to Industrial); a provision to permit mixed land use (residential in commercial); a Public School Facilities Element (PSFE) and associated GOPs; updates of both the Intergovernmental Coordination Element and Capital Improvement Element with periodic updates to the 5-Year schedule of Capital Improvements Projects (CIP); and finally a Water Supply Facilities Work Plan and associated GOPs. All amendments were reviewed by the State and appropriate agencies and found to be consistent with the State Plan. The Town is currently completing the latest EBA revisions and Water Supply Plan update.

Type of Municipal Government

Since the inception of the Town of Pembroke Park in the 1950s (60+/- years) the type of government structure has been a "Commission" form of government, which is unique and found mostly in smaller communities. This "hands on" type of government has been enjoyed and expected by the Town residents, business owners, and property owners, as unlimited access is afforded to the Mayor and each Commissioner. Each Town Commissioner is assigned the responsibility to oversee a department (function) such as public records (clerk), law, public works, administration, building, accounting, planning and zoning, code enforcement, public safety (police / fire), etc. A contract administrator / manager has been utilized often to assist in the day-to-day operations of the Town. In addition, several other staff functions have been contracted out over the years (Attorney / Engineering / Planning / other). This creates a responsive local "Home Rule" governmental structure not present in other communities.

Designation of Local Planning Agency

The Local Government Comprehensive Planning Act requires the designation of a Local Planning Agency which will be responsible for preparing the Town's Comprehensive Plan. It was therefore resolved by the Commission of the Town of Pembroke Park, Florida:

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“That there is hereby established within the Town of Pembroke Park a Local Planning Agency pursuant to the provisions of Section 163.3174, Florida Statutes.

The members of the Local Planning Agency of the Town of Pembroke Park shall be the incumbent members of the Planning and Zoning Board of the Town of Pembroke Park.

That this resolution shall be in force and take effect immediately upon its passage and adoption.

Passed and adopted this 3rd day of August 1977.”

Current Comprehensive Plan Planning Horizons

Short-Term (5-years) 2017-2022

Long-Term (at least 10-years) 2017-2030

Relationship of the Town of Pembroke Park Comprehensive Plan to the Plans of other Jurisdictions

The Town of Pembroke Park, Florida is located at the extreme southern boundary of Broward County on Southeast Florida’s Gold Coast. The Town is bounded on the south by Miami-Dade County, on the east by the City of Hallandale Beach, on the west by the City of West Park, and on the North by the City of Hollywood and portions of the City of West Park. The Town of Pembroke Park lies approximately 5 ¾ miles west of the Atlantic Ocean. Several large previously unincorporated enclaves adjacent to the Town’s boundaries were incorporated into the City of West Park in 2005~~4~~. The Town agreed to the de-annexation of several parcels of land in 2005~~4~~ (16.79 acres) and 2009 (18.91 acres) that were subsequently annexed into the City of West Park. The Town officials cooperated and assisted the residents in the former unincorporated neighborhoods surrounding the Town (Carver Ranches / Lake Forest / Miami Gardens / Utopia) when they voted to incorporate as the City of West Park. As stated earlier efforts for those areas to join the Town and/or other municipalities had failed. West Park is now a thriving community with significant budget surpluses and reserves.

Existing Land Use Data Requirements

The following types of general land use categories are used to identify the existing land uses for the Town of Pembroke Park. The categories with an asterisk (*) reflect the BCLUP land uses existing within the Town’s boundaries;

- * - Residential
- * - Commercial
- * - Industrial
- * - Agriculture / Nursery
- * - Recreation
- * - Community Facilities / Education / Public Buildings
- * - Vacant
- * - Transportation Corridors – Major
 - Conservation
- * - Historical Resources
 - Natural Resources

Figure #1 shows the location of the existing land uses within the boundaries of Pembroke Park, and the existing land uses of the lands adjacent to the Town. The residential land use category is broken down by the densities of existing residential land uses. The following sub-categories are used to identify the different types of residential uses: estates, multi-family, mobile home, and special residential. The community facilities category combines uses such as educational, religious, public buildings and grounds, and other public facilities into one category. The existing land use map shows no conservation sites located within the Town. In 2010 during the preparation of an Evaluation and Appraisal Report (EAR) the Town coordinated with the Florida Department of State to research / prepare a list of older sites (over 50-years of age). Thirteen (13) sites were identified (homes / warehouses). Only one (1) was considered historically significant – that being the former “Hoffman House” on SW 52nd Avenue, which is now owned by the Town within the Oglesby Park complex and used for parks / recreation purposes. This fact is further documented by the series of Comprehensive Plan related maps adopted originally by the Broward County Commissioners on March 1, 1989 and updated several times over the years. No land areas within the Town are designated by Broward County for “conservation” or “historical”. The Town will include the 2010 list of older sites in the plan, and update the list periodically in the future, and note the Hoffman House in the Future Land Use Element land use map series. No area of the Town is classified as a “designated area of critical state concern.” North of Carolina Street between Park Road and SW 31st Avenue there is an 8+/- acre area that was heavily polluted (1950-1970s) by a former petroleum company. The area is designated a Federal “superfund site” and has undergone cleanup activities over the years. Currently (2015-16) additional cleanup activities are being studied and may be necessary. This has not as yet resulted in restraints for land development above or near the area, as warehouses were constructed.

The following Table #1 illustrates the approximate acreage for all the land uses for the Town of Pembroke Park.

TABLE 1 – EXISTING LAND USE TOTALS

Land Use	Total Acres
Residential	458.37
Low Density	4.71
Low Medium Density	271.66
Medium Density	179.02
Medium High Density	0.9
Vacant Residential	2.08
Commercial	79.18
Vacant Commercial	21.13
Industrial	359.52
Vacant Industrial	15.97*
Community Facilities	31.70
Public/Private Recreation	19.94
Transportation	76.30
ROW	38.87
Total:	1,063.88

* Meekins Lake filling is ongoing; continually creating vacant industrial land.

Sources: Broward County Property Appraiser, 2015
 Michael Miller Planning Associates, Inc., 2015.

Existing Natural Resources

The entire Town is located within the Hollywood Wellfield protection zone area. There are also portions of other wellfields that are located within Pembroke Park. These wellfields are Broward County 3-B Wellfield and Hallandale Wellfield. The location of the wellfield protections zones are shown on the Town's existing and future land use maps Figures #1 and #7 respectively. The Town does not operate any water wells and is not planning any for the future. Currently, water is supplied to the Town by the City of Hollywood from the County's Regional Water Supply. A more detailed description of the potable water supply is contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element.

The Town of Pembroke Park is land-locked. There are no beaches, shores, or estuarine systems located within its boundaries, but the Town does contain many man-made lakes. These lakes once covered approximately 0.6 square miles (384 acres). However, some of the lakes have begun to be filled-in (former Meekins Lake) for new industrial development. In 2015 the man-made lakes total about 0.3 square miles in area. Desoto Lakes (located within the Park Lake and Park Lake Estates MHPs) is the only group of connecting lakes large enough to be named. The Desoto Lakes were created by limestone mining, and the smaller lakes within the Town were created by digging for fill materials. Some wetland vegetation has become established along the littoral areas of the project

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lakes which the Town will require to be preserved. No areas within the Town have been designated as wetlands or environmentally significant by any entity (Broward County / EPA / other).

The Town was awarded a grant from the "Preservation 2000" bond program administered by the Florida Communities Trust. It was expected that the Town would purchase the land, expand functional value and protect them in perpetuity by placing a conservation easement over them. However, because of matching financial requirements by the Town which could not be met, the grant was terminated. It was later determined by the County / Town that the lands were never true wetlands – just edges of man-made rock-pit lakes with certain plant species. Those lands have now been developed as part of large industrial parks.

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FIGURE 1 - EXISTING LAND USE MAP (No changes)

The Town has three types of flood zone classifications, Zone AE, Zone AH and Zone X. The location of the floodplains are shown on Figure 2. The majority of the Town is designated as Zone X and has a 0.2% or less chance of an annual flood (100-year flood). This is because these areas are slightly higher in elevation. The remainder of the Town is split between Zone AE and Zone AH which have a 1% chance of an annual flood. Zone AE experiences shallow flooding during a 100-year storm while Zone AH experiences flood depths of 1-3 feet (usually ponding). In the last 20+/- years the Town adopted a Storm-water Master Plan and implemented millions of dollars of storm-water related projects. In addition, FDOT constructed a major storm-water pump station along I-95 between Hallandale Beach Boulevard and Pembroke Road with an ocean outfall. Previously the Town lands were land-locked and flooding was more frequent. These improvements assisted in having FEMA re-classify the Town land areas to a lower flooding risk, which leads to lower insurance premiums for residents and property owners. In 2015-16 the Town has worked with FDOT to study / assist in additional flood prevention efforts in the southeast corner of the Town (south of Hallandale Bch. Blvd. / west of I-95). Additional ocean outfall connections are sought in northern Miami-Dade County near Ives Dairy Road. Finally, additional flood prevention measures are being studied near County Line Road / SW 56th Avenue in the southwest corner of the Town.

The Town of Pembroke Park contains two types of mineral resources, limestone and sand. Limestone reserves are located throughout the Town. The location of sand and limestone minerals is shown on Figure 3. Presently no mining of minerals is taking place within the boundaries of the Town. Limestone and sand were being mined by the Seneca Land Company; however, these activities have ceased and portions of the former Meekins Lake rock pit area have been or are now being filled-in for new industrial development. In 2012 the Town issued permits to allow for additional lake filling to create new buildable land but required that the remaining Meekins Lake be squared off and include a total of 23 acres (Seneca Industrial Park - 16 acres / Seneca Commerce Center – 7 acres), as well as creating a new 7-acre lake within the Seneca Commerce Center and adding .50 acres to the existing Pembroke Commerce Center lake near Coca Cola Drive and SW 40th Avenue. No further lake filling is anticipated in this area or the Town. The Town desires to encourage the preservation of the remaining lake areas for storm water management and open space.

The United States Department of Agriculture, Natural Resource Conservation Service indicates Pembroke Park's soil is primarily classified as Dade-Urban Land-Complex. There are ~~four~~ seven types of urban soils located within the Town of Pembroke Park. The soils are:

- Arents – Urban Land Complex (Ae)
- Arents organic substratum – Urban Land Complex (Ao)
- Dade – Urban Land Complex (Du)
- Udorthents (Ud)

- Udorthents, marly substratum – Urban Land Complex (Um)
- Urban Land (Ur)
- Matlacha, limestone substratum-Urban land complex (Ma)

The location of the various types of urban soils are shown on Figure 4.

Historical Resources

The Florida Department of State Division of Historical Resources requires that all structures more than 50 years of age be cataloged, as this is one indicator that a site / structure may be historically significant. It does not automatically mean the site / structure is protected from renovations or even demolition. The Town has never applied to or received any grants from the Florida Department of State (DOS) to prepare a comprehensive Historic Properties Survey. However, there is one site in the Town that is currently noted on the Florida Master Site File (Hoffman House) which is now owned by the Town and used by the Parks and Recreation Department. According to research performed by examining the Broward County Property Appraisers Office website information, and using 1960 as the 50-year date as this inventory was done in late 2009, the Town of Pembroke Park has the following sites 50 years of age or older:

1. Single-Family House / Office – 3115 SW 52 nd Ave.	1933	(Hoffman House)
2. Single-Family House – 3715 SW 52 nd Avenue	1943	(Former Nursery)
3. Mini-Warehouses – 2701 Bryan Road	1951	(Armadillo)
4. Single-Family House – 3100 Hallandale Beach Blvd.	1952	(Shoaff)
5. Warehouse – 1904 SW 31 st Avenue	1955	
6. Single-Family House – 4945 SW 41 st Street	1956	(Unsafe / Demolished)
7. Single-Family House – 3725 SW 52 nd Avenue	1957	(Former Nursery)
8. Warehouse – 2401 John P. Lyons Lane	1958	
9. Warehouse – 1812 SW 31 st Avenue	1959	
10. Commercial Center – 4400 Hallandale Beach Blvd.	1960	
11. Commercial Center – 3220 Hallandale Beach Blvd.	1960	
12. Gas Station – 3180 Hallandale Beach Blvd.	1960	(Sunoco / Westar)
13. Warehouse – 2550 SW 30 th Avenue	1960	(Messingschlager)
14. Warehouse – 5501 SW 25 th Court	1960	
15. Warehouse – 5421 SW 25 th Court	1960	
16. Warehouse – 5311 SW 25 th Court	1960	

The Future Land Use Map series designates these properties on Figure 5.

None of the sites are considered historically significant, except the Hoffman House (Florida Master Site File No. 8BD4436), which is located within a Town Park and is used as the Town's Parks and Recreation Department offices / meeting rooms.

Population Projections

The 1990 through 2010 US Census and the Florida Housing Data Clearinghouse were used to determine the current and future (2015 through 2025) populations of the Town that are shown on Table 2.

Table 2 – Population Forecasts

Year	1990	2000	2010	2015	2020	2025
Population	4,933	5,383*	6,102	6,011	5,876	5,713

* Corrected US Census 2000 total population

Source: 1990, 2000, and 2010 US Census; Florida Housing Data Clearinghouse, 2013

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FIGURE 2A - FLOOD INSURANCE RATE MAP (No changes)

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FIGURE 3 - BC MINERALS MAP (No changes)

Last Updated 9/12/18

FIGURE 4 - TOWN OF PEMBROKE PARK SOILS MAP (No changes)

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FIGURE 5 – HISTORICAL RESOURCES (No changes)

General Description of Existing Conditions

Planning Areas

The Town of Pembroke Park was separated into four (4) Planning Study Areas in its first adopted Comprehensive Plan in order to describe existing conditions and present a clear “roadmap” for future development. Each of the four areas were basically very different in existing usage although there was of course, some overlapping. A map of the original four Planning Areas can be found in Figure #5. Due to as-built development patterns slight modifications have been made so commonly owned sites are not split. The most relevant portions of the 1979 plan pertaining to the Town’s General Description have been included in this section due to their continual historical importance and informational purposes.

The entire Town of Pembroke Park lies in Broward County’s Flexibility Zone 95 and occupies approximately 50% of that Zone. The relationship of the Town to that Zone 95 is shown in Figure #6.

It should be understood that residential area land uses are reported in gross residential densities. That is, roads, canals, lakes, and easements are included in all calculations. The exceptions to this is I-95 and the railroad right-of-way.

The Town’s land uses were stratified into the uses that would be consistent with the Broward County Land Use Plan. Residential uses were further defined into the density ranges for the County Land Use Plan. The total area designated for residential development has not substantially changed since 1979 (1979, 44.18%) (1989 = 45.1%) (1995, 41.5%) (2013, 43.1%). The largest single category of residential usage in the Town of Pembroke Park is Mobile-Home areas. Of the total 458.4 acres of land designated for residential usage, 339.5 acres or 74.1% consists of Mobile Home planned communities. Most of the remaining residences is in apartments and multiple family dwellings. The Town has been a leader in supplying its fair share of affordable housing in Broward County with over 11% of the total mobile_homes in Broward, but with less than .004% of the County’s overall developable land area. Commercial land usage accounts for 80.22 acres 7.5% of the Town’s area). The largest portion of this is on Hallandale Beach Blvd. (SR 824) and in strips in the east of the Town between the railroad right-of-way and I-95. The strip of land between the railroad right-of-way corridor and I-95, and extending from just north of Hallandale Beach Blvd. to Pembroke Road has been used for various industrial uses since the creation of the Town. For many years the Town encouraged the aggregation of antique stores in the center of this area and designated the area “Antique Row”; however, almost all of antique stores have moved away. The Town recognizes this area is a “front door” visually to the Town and noted in planning documents (2010 EAR) this area should be re-evaluated for more highway commercial type uses. Some infrastructure facilities would have to be provided to accomplish this change. Many of the existing industrial land uses have old septic tank systems -

sanitary sewer mains would be necessary. As this area has a low land elevation and has experienced flooding, storm-water facilities must be constructed, as well as repaving SW 30th Avenue. The Town is pursuing efforts to beautify this area.

Industrial uses are concentrated in the Northeast section of the Town. This area lies between Hallandale Beach Boulevard and Pembroke Road and is bounded on the east by I-95. It contains 358.5 acres of land or 33.7% of the Town's land area today. In February of 2015 after long studies, the Town adopted ordinances amending the provisions that regulate the uses that are permitted, prohibited and allowed by special exception in industrial areas. The Town has identified those business that are now listed as prohibited / considered non-conforming and those that would now require special exception approval prior to operating. Certain non-compatible obnoxious land uses were identified and listed as prohibited (examples - landfills / incinerators / trash transfer facilities), or regulated as to location due to noise, odors, hours of operation, truck traffic, etc. (paint & body shops / recycling / etc.). The Zoning Code contains the detailed listing of use regulations and other locational / operational criteria. Compliance by business operators is mandatory.

Parks and Recreational uses account for 19.96 acres. In addition, a very attractive and well used private area of recreation are generally included in each of the Town's planned mobile home subdivisions. The Town acquired all of its Park acreage during the 1989 – 1995 planning period. McTyre Park, a former Broward County operated 19+/- acre Community Park located in the southwest portion of the Town on land owned by an entity of the state that originally was used for antenna towers for WLRN and public safety was voluntarily donated by the Town to the City of West Park (by Special Act of the Legislature) in 2009 to assist that community in meeting its required parks and open space concurrency requirements. The Town meets its open space / recreational requirements without McTyre Park based on lands acquired / developed by the Town.

Community Facilities account for 31.7 acres or 3.0% of the Town's total area. These include municipal facilities, two elementary schools and churches.

The Florida East Coast Railroad runs north to south through the east side of the Town and their right-of-way covers 10.0 acres or 0.9% of the area. This facility is also being used by the Tri-County Mass Transit agency. A train station is located north of the Hollywood Boulevard and I-95 interchange near Pembroke Park's northeast corner of the City (one mile north). The interstate highway I-95 contains 44 acres of 4.1% of the Town's overall area. The eastern right-of-way of I-95 forms the Town's eastern boundary.

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FIGURE 6 - FOUR TOWN PLANNING AREAS (No changes)

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FIGURE 7 - BC FLEXIBILITY ZONES MAP (No changes)

Housing – General Description

Planning Zone 1 – Includes the area legally known as Hollywood Ridge Farms subdivision, and the area known as Dale Village Mobile Home Park that was annexed in the late 1970's, and a few non-residential sites along SW 56 Avenue near Hallandale Beach Boulevard and near SW 25 Street that were voluntarily annexed into the Town between 1974 - 1977.

The Hollywood Ridge Farms area also included a commercial section along Hallandale Beach Boulevard, the Town Hall, numerous multi-family complexes (villas / garden apartments / townhouses / Adult Living Facilities (ALF), and Town-owned parks, located at the southwestern portion of the Town. The majority of this area is, however, divided into 2 ½ and 5-acre tracts. These tracts were originally used for agriculture / horticulture and many had older homes on them and each is in the process of being considered by the private sector for building new multiple housing units. In 2015 only a few vacant sites remain undeveloped.

Dale Village is a Mobile Home Park that was annexed to the Town in 1977 at the request of the owners. This 45-acre subdivision totally surrounds the tower for Channel 6 television.

Planning Zone 2 – Except for a 200-foot strip along Hallandale Beach Boulevard and a 175-foot strip east of the railroad tract is entirely devoted to mobile home parks. This is the most homogeneous of all the Planning Areas. There are over 1,000 mobile homes occupied in this area at all times and although the parks are old their regulations are so strict that most of the mobile homes are quite new and all are in good shape. There have been occasional land use conflicts (late night activities / noise from clubs / restaurants) that requires policing.

Housing growth in Zone 2 is complete. There are large lakes in the area and the mobile homes occupy all available space around them. This area is and probably will remain static for many years to come due to the fact that the Town desires to preserve, protect and promote the mobile home park lifestyle that has always been a significant component of the Town, as well as the existing lakes.

Planning Zone 3 – Contains a 200-foot strip of commercial area on Hallandale Beach Boulevard, two large and three small lakes, one large industrial area and five mobile home parks. Approximately 50% of the land area is in mobile home and R/V parks. These are more modest mobile homes than the ones in Planning Zone 2 but are clean and in good condition. The occupants are more likely to be in the working force or transients, and less of the retiree group. The Mobile Home Park's in Planning Zone 3 are more challenged by their surrounding industrial neighbors and require the most attention by the Town in order to preserve, promote, and protect their lifestyle. Special attention has been, and must be, given to the problems of air, noise and groundwater pollution.

Planning Zone 4 - Has a 200-350+/- foot deep strip of land zoned for commercial use along Hallandale Beach Boulevard, and all of the remainder of this Zone is either lakes or industrial property. Currently the Seneca Land Company is filling approximately 34+/- acres of the Meekins Lake (north of Hallandale Beach Boulevard) to be used for light industrial. There is no residential area located in this zone.

Existing Land Use Analysis Requirement

The Transportation Element contains the analysis of the availability of transportation facilities. Most all public facilities are provided by surrounding municipalities, Broward County, or private contractors.

Potable water is provided by Broward County Utilities Division. Sewage treatment is provided through a Large User Agreement with the City of Hollywood at the Hollywood Wastewater Treatment Facility. The collection system (infrastructure) carrying sewage to the pump station, however, is owned and maintained by the Town of Pembroke Park. Solid waste removal is done on a contractual basis by organizations licensed by the Town to haul solid waste. The waste is then taken to various disposal sites. These facilities are located in the Town of Davie, City of Deerfield Beach or other sites. At present, adequate capacity for these facilities exists. A more detailed analysis of each facility is contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element. No new significant public facilities are expected to be sited within the Town over the next planning period; however, existing facilities will continue to be maintained and expanded as needed. Some older land areas still have septic tank systems that need to be replaced with sanitary sewer systems. In addition, while major storm water improvements have been made in recent times supplemental improvements are necessary. I-95 causes considerable flooding impacts in the Town / adjoining communities, as insufficient drainage was provided in the past. Desired capital improvements are listed in the Capital Improvement Element.

Existing Vacant Land

The existing land use map (Figure 1) shows the location of vacant land within Pembroke Park. Currently 39.18 acres or 3.7% of the Town's 1,063.9 acres) is remaining vacant. Of this 39.18 acres, 2.1 acres of vacant land is planned for medium density residential, 21.1 acres commercial, and 16.0* acres industrial (lake filling creating new land). The topographic map (Figure 8) for the Town of Pembroke Park indicates the land within the Town is relatively flat and most of the vacant land is approximately 10 feet above mean sea level and well drained. The parcels of vacant land have various types of urban land soils which make the land easily developable (see Maps 2 & 3). No historic or natural resources exist to prevent development of the sites. The only natural resources that would affect

developing land is the 4 independent wellfield cone of influence located within the Town (see Figure 1).

Analysis of Land Area Required to serve the Town's Maximum Population

The amount of land currently available for development within the Town of Pembroke Park is 42.78 acres (39.18 acres vacant plus 3.6 acres currently occupied by interim agricultural nurseries). It is likely that new development in the next ten years will be primarily infill industrial and commercial, with the remaining residential lands developed as well. There is sufficient land in commercial, industrial and residential use to serve the projected population. In 2015 the Town is beginning to experience the re-development / renovation of older sites with modern buildings.

The Town's population is expected to decrease by 814 residents by year 2040 according to the State / Broward County. The majority of seasonal population will reside in the mobile home units. The Town currently has 2.08 acres of vacant land designated for future residential use with a maximum permitted density of 16 units per acre. Therefore, the Town has sufficient land available to meet with projected future needs. Almost all of the residential development in the Town is "affordable". The Town has been recognized nationally as having a large supply of "affordable" housing types (only a few single-family detached homes exist). Much of the western area housing is occupied by lower / middle income young people, while the Adult Living Facilities / numerous mobile homes are occupied by senior citizens. The Town promotes, protects and seeks to preserve the mobile home / RV lifestyle. In addition, the Town promotes seasonable tourism, existing and emerging businesses, and investors.

Need for Analysis of Need for Redevelopment

The commercial area along Hallandale Beach Boulevard was observed to contain a number of vacant commercial sites. This is not a blighted area however, and these buildings will probably be filled through normal business cycle. The size of the platted lots (very shallow) and additional right-of-way required for the possible future widening of the roadway from a 4-lane to a 6-lane facility affects the site designs. The Town has arranged for the upgrading of the area's aesthetics through an aesthetic program of public transportation corridor landscaping and beautification upgrading. There are no inconsistent uses that will require government action for their elimination. Based on the information available on the flood rate sheets, all development proposed will be suitable and consistent with all current federal, State and County regulations. The Town desires new development and redevelopment of a compatible nature, and will seek to provide incentives, as financially feasible, to encourage same. The Town is pursuing efforts to address vagrants, trespassing / loitering, and panhandling.

Analysis of Suitability for Development in Flood Zones

The Town of Pembroke Park is located several miles from the coast. It is not located in a hurricane evacuation area, and it has a mean elevation of 8 feet above sea level. The majority of the Town is designated as Zone X and has a 0.2% or less chance of an annual flood (100-year flood). This is because these areas are slightly higher in elevation. The remainder of the Town is split between Zone AE and Zone AH which have a 1% chance of an annual flood. Zone AE experiences shallow flooding during a 100-year storm while Zone AH experiences flood depths of 1-3 feet (usually ponding). Development and redevelopment are suitable for these areas, provided that all FEMA, South Florida Water Management District, and Broward County standards for development in the 100 and 500-year floodplain are followed. These criteria include, but are not limited to, minimum first floor elevations above the 100-year flood zone and proper elevation for roads and parking lots.

Future Land Use Map

Figure 7, the Town's Future Land Use Map is reduced in size for the benefit of the reader and included on the following page. Figure 7 may also be found in Volume I. The statistical information of acres assigned to each type of land use and relative percentages is included on Table 3.

Current FLUM Planning Horizons

2017-2030

Last Updated 9/12/18

FIGURE 8 – TOPOGRAPHIC MAP (No changes)

Last Updated 9/12/18

FIGURE 9 – FUTURE LAND USE MAP (No changes)

TABLE 3 – FUTURE LAND USE DWELLING UNIT STATISTICS

I. Number of Permitted Dwelling within each land use.

Land Use	Flex Zone 95 Total Acres	Percentages	Conversion From Existing Land Use Plan			Total Maximum Dwellings
			Agriculture	Vacant	Total	
Residential						
Multi-Family	123.42	12.0	25	18.42	43.42	*1,493
Mobile Home	345	32.7				2,168
Special Residential	5	0.4				32
Commercial	90	8.5	15	5	20	
Industrial	380	36.2				
Recreational	23.78	1.9		3.58	3.58	
Educational and Other Community Facilities	33	3.3		3	3	
Sub-Total	1,000.2	95.0				
Railroad	10	0.8				
I-95	44	4.2				
Total	1,056	100	40	30	70	**3,693

* Total Multi-Family, existing = 799 (Volume II, Page 44)

Total Multi-Family, future = 694 (Volume II, Page 55)

Total = 1,493

** Volume II, Page 55 (Household Size)

II. Reserve Units and Flexibility Allocations

A. Reserve Residential Units:

Total amount of reserve units permitted = 2% of 3,693 = 73

Total amount of reserved units designated to date = 0

B. Report identifying applied commercial flexibility:

To date, no commercial zoning has been designated

Pursuant to the rules of commercial flexibility

GOALS, OBJECTIVES AND POLICIES

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

- d) Protects potable water wellfields and aquifer recharge areas;

B.C.P.C. (3) (C) (6)

- e) Regulates signage

B.C.P.C. POLICY 02.06.01

- f) Ensures safe and convenient on-site traffic flow and vehicle parking needs;

- g) Provides for development orders and permits not to be issued which would result in a reduction of the Level of Service for the affected public facilities below the legal Level of Service standards adopted in this Comprehensive Plan.

- h) The following requirements shall be included in the Town's L.D.R. pertaining to the platting of property:

The Town shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria.

- a) Construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or

- b) Construction on any multi-family or non-residential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953; provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- 1) Compliance with the applicable land development regulations; and
- 2) Any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant or easement.
- 3) De-minimus impact exemptions as provided by Florida Statute 163.3180 (6).

Pembroke Park's Commissioners shall not approve any plat of lands that is not in compliance with the Town's local land use plan and plan implementation requirement section of Broward County Land Use Plan (P. IV-44 as may be amended).

B.C.P.C. POLICY 08.02.01

- a. During the review process, the Town Commission shall address the potentially adverse impacts of industry on adjacent land uses, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. This may include prohibiting certain obnoxious land uses.
- b. During the plat review process, the Town Commission shall take actions or require screening to protect residential areas, specifically mobile home parks, from excessive commercial and industrial intrusion or impacts.

B.C.P.C. POLICY 03.04.01

- i) Provides for exploring methods for funding the public acquisition of lands where regulatory requirements severely limits use.
- j) Addresses mitigation of wetlands when alternate strategies have been unsuccessful. Such strategies could include; purchase of property, conservation easements and deed restrictions.

B.C.P.C. POLICY 09.05.05

OBJECTIVE #1.2: Future planning decisions shall be consistent with sound planning principles, and promote protection of existing and planned residential areas by utilizing innovative land use regulations and considering the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities. Innovative land use regulations shall promote neighborhoods, especially mobile home parks that are attractive, well-maintained and contribute to the health, safety and welfare of neighborhood and mobile home park residents and protected from disruptive land uses and nuisances.

B.C.P. POLICY 11.04.04 / B.C.P.C. POLICY 14.02.02

POLICY #1.2.1: The Town shall periodically review its present buffering and setback requirement to ensure that there is sufficient horizontal separation and/or physical barriers in order to protect the residential quality of lifestyle and mobile home park lifestyle and provide visual separation form all other adjacent land uses and intensities.

B.C.P. C. POLICY 02.04.02 / B.C.P.C. POLICY 14.02.04

POLICY #1.2.1.1: The Town shall periodically review, study, update as deemed necessary, enforce its land development regulations, including building permit and other site improvement reviews, to ensure land use compatibility between all residential and non-residential (commercial / industrial) land uses. This may include mandatory separations of certain land uses, limitations on the hours of operation, limitations on the intensity of operations, and other site specific limitations. During the approval process, the Town shall address the potentially adverse impacts of commercial and industry on adjacent land uses, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. This may include prohibiting certain obnoxious land uses. During the

Site Development Plan, Business Tax Receipt (BTR) or Certificate of Use (CU) review process, the Town may include limitations on uses, and shall take actions or require screening to protect residential areas, specifically mobile home parks, from excessive commercial and industrial intrusion or impacts.

POLICY #1.2.2: The Town will continue to enforce regulations to limit vehicular access between different land uses or levels of intensity and reduce the amount of ingress/egress drives permitted to access the regional roadway shown on Broward County's Trafficways Plan.

B.C.P.C. POLICY 02.05.01

POLICY #1.2.3: The Town shall continue to implement programs to encourage integration of mixed land uses by utilizing innovative zoning techniques such as planned Commercial / Office development with Residential where suitable.

POLICY #1.2.4: The Town shall continue to utilize Broward County's procedures for identifying the cumulative impacts of proposed development on local public services and facilities and regional roadway networks taking into account the Town's seasonal population and Broward County's tourist demands.

B.C.P.C. POLICY 03.03.02

POLICY #1.2.5: The Town shall continue to assess the need to establish differing intensities of commercial zoning districts based upon each site's compatibility with adjacent and surrounding land uses and regional roadway systems.

B.C.P.C. POLICY 02.04.03 / B.C.P.C. 02.04.06

POLICY #1.2.6: During the site plan review process, the Town's staff shall ensure provision of adequate open space in and around developments to provide landscaping for buffering, sense of spaciousness, aesthetics, shaded area and contribute to the health, welfare and safety of the town's residents.

B.C.P.C. OBJ. 01.06.00

POLICY #1.2.7: Regional and community facilities shall be located close to major transportation corridors and mass transit routes.

B.C.P.C. POLICY 08.03.05

POLICY #1.2.8: The Town shall continue its code enforcement activities.

POLICY #1.2.9: The Town shall continue to require all developments seeking to expand their building area to meet as much of the current adopted land development regulations as possible during the Site Plan Review Process.

POLICY #1.2.10: The Town shall continue to require all buildings to meet Building and Fire Code Compliance standards prior to issuing Business Tax Receipts and Certificates of Use to new businesses.

POLICY #1.2.11: The Town shall continue to support and implement CPTED principles.

POLICY #1.2.12: The Town shall continue to support the existing mobile home parks and during the review of development proposals shall insure that mobile home parks are preserved, protected and enhanced by proposed development.

POLICY #1.2.13: The Town strongly supports the provisions in Section 171.043 and Section 171.052 Florida Statutes to maintain the existing boundaries of the Town as it exists in 2016, as state law prohibits other municipalities from annexing lands from another incorporated municipality. The Pembroke Park Town Commission expressed this in 2002 via Resolution No. 02-04-01 and again in 2015 via Resolution No. 15-12-09.

POLICY #1.2.14: Prior to any existing Town boundary contractions, de-annexations, consolidations or mergers, the Town Commission must approve such actions and the Town residents vote at a referendum (65% required in Charter) to approve such actions.

POLICY #1.2.15: The Town has had a history of flooding issues and has taken actions to address this over the years, especially in the eastern portions of the Town near I-95 due to the low land elevations. Even though FEMA has recognized these actions and removed areas from vulnerable flood zones, the Town continues to seek additional means / opportunities to assist in flood control. There are a number of man-made lakes in the Town that serve as storm-water holding areas, as well as passive open space / recreation areas. The Town shall prohibit the filling-in of any lakes / water bodies unless the Town Commission determines that adequate storm-water management facilities exist or will be constructed as mitigation. The Town may restrict water body areas being used for required open space or density.

POLICY #1.2.16: The Town was founded, has operated, and desires to continue to operate as a "Commission" form of government, as it has since its inception in 1959. This style of government is unique and affords residents / business owners / property owners direct access to the elected officials. Each Commissioner is assigned duties overseeing a department(s). The Town may elect to retain the services of an administrator / manager and other professional staff / consultants. This type of government is felt to support a "Small-Town" feeling desired by its residents.

OBJECTIVE #1.3:

All development orders and permits for future development and redevelopment activities shall be issued only if the proposed use is consistent with the Land Use Designation for the property as defined in Policy 1.3.3A and the public facilities necessary to meet Level of Service standard (as included in the Capital Improvements Element of this plan) are available concurrent with the impacts of the development consistent with Chapter 163.3180 Florida Statutes as may be amended.

B.C.P.C. OBJ. 08.06.00

POLICY #1.3.1: All public and private land development shall be located in areas where 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 08.03.02

POLICY #1.3.2: If required public facilities and infrastructure are included in the first year of either the Town's, the Region's, the County's, or the State's adopted 5-year Capital Improvement Program and indicate that they are adequate to maintain acceptable Level of Service standards, consistent with Chapter 163.3180 FS as may be amended, the Town may issue a Development Order; provided the project satisfies a need and furthers the Town's commitment to quality development.

B.C.P.C. POLICY 08.06.01

POLICY #1.3.3: PERMITTED USES IN FUTURE LAND USE CATEGORIES

The Town's Land Development Regulations shall include the following section: this section identifies those uses that shall be permitted in the Town's Future Land use categories as shown on the Town's Future Land Use Map (FLUM). Areas designated on the Town's Future Land Use Map for a particular use are approximate. The exact boundaries for zoning district shall be determined by the Town Commission. The Town Commission may decide by ordinance which of the uses listed below may be permitted, allowed by special exception or not permitted.

The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools. The intensities of all land uses shall be further restricted by enforcing the Town's current zoning map and specific requirement of each zoning district. The Town's zoning Land Development Regulations (L.D.R.) as to permitted uses and densities shall be in compliance with the Town Land Use Plan if the requirements of this policy are met. Furthermore, prior to receiving development permit on any parcel of land within the Town's municipal boundaries, the zoning of the parcel must be consistent with and in compliance with the permitted uses included in the following list:

A. RESIDENTIAL

1. RESIDENTIAL USE

The area designated for residential use on the Town's Future Land Use Map, consistent with B.C.P.C. Objective 01.01.00, are intended primarily for dwellings, but other land uses related to a residential environment including neighborhood shopping centers, neighborhoods parks and schools may also be appropriate therein.

Each parcel of land within an area designated in a residential land use category by the Town Land Use Plan must be zoned in a zoning district which permits one or more of the following uses:

- a. Dwelling units, subject to the density limits for a parcel as designated on the certified land use plan map and as explained in the following subsection entitled: "Residential Density".
- b. Home occupations and other uses accessory to a dwelling unit.
- c. Reserved.
- d. Parks, golf courses and other outdoor recreational facilities, and recreational, civic or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- e. Community facilities designated to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.
- f. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations.
- g. Communication facilities.
- h. Agriculture.
- i. Offices and/or retail sales of merchandise or service, subject to the following limitations and provisions:
 - 1) No more than a total of five percent (5%) of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
 - 2) No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only streets and highways, canals and rivers or easements.
 - 3) Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium-High (25) residential may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.
 - 4) Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.
- j. Recreational vehicle park sites in the land use categories Low-Medium (10), Medium (16) density. The maximum number of recreational vehicle park sites permitted is:

- 1) Equal to the maximum number of dwelling units designated for that parcel on the land use plan map if the local land development regulations allow permanent location of recreational vehicles on the sites; or
 - 2) Double the maximum number of dwelling unit designated for that parcel on the land use plan map if the local land development regulations prohibit permanent location of recreational vehicles on the sites.
 - 3) Provided however, the maximum length of time which the residents may stay in the vehicle cannot exceed six (6) consecutive months, unless the vehicle is tied-down as required by the Town's land development regulations.
- k. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provision by Category type stated below; and the limitations as expressed by the certified land use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council. Uses include group homes, ACLF's and foster care homes.
- l. Density Provision:
- 1) Special Residential Facility Category (1) development shall count as one (1) dwelling units each.
 - 2) Special Residential Facility Category (2) development shall count two (2) dwelling units each.
 - 3) Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

2. RESIDENTIAL DENSITY

a. Density Standards:

Residential areas are shown in the Land Use Map according to ranges of density:

- The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
- The Medium-High (25) Residential category permits up to (25) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of this plan.
- Recreational vehicle sites are subject to the density to the density standards contained within applicable land use categories in the Permitted Uses subsection of this plan.
- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of this plan.

b. Density Calculation

All references to density within the Town's Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of areas in an area, including acreage used or proposed for street, lakes, waterways, and other proposed land uses permitted in residential areas by the Town's or Broward County Land Use Plan.

Calculations of acreage covered by different land use categories on the Town's future land Use Plan Map will necessarily be approximate, due to the scale of the map. Where acreage of land use categories are close to property lines, street, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land.

c. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by the Town's zoning and land development regulations.

Flexibility Units

"Flexibility units" mean the difference between the number of dwelling units permitted within flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by a local governmental entity's certified future land use plan map.

Since the Town's certified local land use plan may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the Town to rearrange residential densities consistent with B.C.P.C. Policy 01.02.01.

Rearrangement of residential densities utilizing flexibility units will be administered with Flexibility Zone #95. The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein, as referenced in B.C. L.U.P. Policy 01.02.02 are established within the Broward County Planning Council's "Administrative rule Document".

The maximum number of the dwelling units permitted in a flexibility zone by the Town's land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the future Broward county Land Use Plan Map (Series).

Reserve Units

"Reserve units" mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

Pembroke Park has elected to establish within their land use plans consistent with Policy 01.01.03 of Broward County's Plan, to allocate residential densities utilizing reserve units.

Allocation of reserve units will be administrated within "flexibility zones" and not require amendment of the certified local land use plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein, as referenced in B.C.L.U.P. Policy 01.02.02, are establishes within the Broward County Planning Council's "Administrative Rules document".

The number of reserve units in a flexibility zone shall be fixed at the adoption of the Town's Future Land Use Plan Map. The number of reserve units assigned to a parcel designated for residential use on the local land use plan map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use map. However, the local land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than twenty-five (25) dwelling units per gross acre.

B. COMMERCIAL USE

The areas designated for commercial use on the Town's land Use Plan Map, consistent with B.C.L.U.P. Objective 02.01.00, provide land area for business, office, retail, service and other commercial enterprises which support the resident and tourist population of Broward County.

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

1. Retail uses.
 2. Office and business uses.
 3. Agriculture Nurseries (without residential housing of any nature) (B.C.P.C. Certification requirement).
 4. Hotels, motels, and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on a parcel is double the maximum number of dwelling units permitted by the land use plan map designation.
 5. Recreation and open space, cemeteries, and commercial recreation uses.
 6. Community facilities and utilities.
 7.
 - a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.*
 - b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.*
- * uses include group homes, A.C.L.F.'s and foster care homes.
8. Non-residential agricultural uses.
 9. Residential uses are permitted in the same structure and/or parcel of land as a commercial use without the need to amend the Town's Comprehensive Plan provided that the Town applies flexibility or reserve units to the parcel land and;
 - A. The residential floor area of mixed commercial / residential structures does not exceed 50% of the total first floor area of the building; and/or
 - B. The first floor of mixed commercial / residential structures is totally confined to commercial uses; and/or
 - C. Based on the Town's location in Broward County's Urban Infill Area, mixed-use including freestanding multi-family residential uses are permitted on parcels 10 acres in size or less; and/or

- D. One (1) residential unit within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
 - E. Residential units permitted by the above reference criteria may be developed only as part of an overall master planned mixed-use development.
 - F. Any such mixed-use development must contain a minimum of 5,000 square feet of commercial use.
10. Recreational vehicle park sites at maximum density of ten (10) sites per gross acre if permanent location of recreational vehicle on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations; subject to allocation by the local government entity of available flexibility or reserve units.
11. Transportation and communications facilities.

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:

- 1. Light and heavy industrial uses, as specifically set forth in the Town's land development regulations.
- 2. Heavy commercial uses including automobile, truck, motorcycle, boat and trailer repairs and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios, ice houses; propane gas sales and repair.
- 3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
- 4. Accessory Office Uses, unless the use of commercial flex is granted.
- 5. Transportation and communication facilities.
- 6. Recreation and open space, and commercial recreation uses, as long as the location of these does not preclude or adversely affect the future use of surrounding areas for industry.

7. Community facilities and utilities.
8. Non-residential agricultural uses.
9. Ancillary commercial uses within buildings devoted to primary industrial uses.
10. Wholesaling uses.
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.
12. The following industrial uses are specifically prohibited: Those uses listed in Section 28-219 of the Town's Zoning Code, but specifically prohibiting landfills, solid waste incinerators, pulverizers, compactors or composting, solid waste disposal facilities, hazardous waste facilities, hazardous waste management facilities, materials recovery facilities, and transfer stations.

B.C.P. POLICY 03.01.04

D. RECREATION AND OPEN SPACE USE

The primary intent of the recreation and open space category, consistent with B.C.P.C. Objective 05.01.00, is to accommodate recreation and open space uses to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much vegetation and landscaping as possible.

Areas designated as recreation and open space on the Town's Future Land Use Plan Map are calculated in gross acreage and include existing public and private park sites over five (5) acres.

Those uses permitted in areas designated recreation and open space are as follows:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Community Center ancillary to the primary recreation use.
3. Camping ground and facilities.
4. Reserved.

5. Active recreational uses, including, but not limited to: tennis courts, beaches and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational facilities, including, but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.
8. Concessions only when accessory to the above uses. Examples of such concessions are refreshments stands, pro shops, souvenir shops and rental facilities.

E. AGRICULTURAL USE

Agricultural use means activities within land areas which are predominantly for the cultivation of crops and livestock: cropland; pasture land; orchard; etc.

F. COMMUNITY FACILITIES USE

Community Facilities areas designated on the Town's Future Land Use Plan Map, consistent with B.C.P.C. Objective 08.04.00, to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Community facilities may be permitted at the discretion of the Town's Commission in areas designated residential, commercial, office parks, agricultural, industrial, regional activity center and employment center. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated as community facilities land use are as follows:

1. Community facilities uses such as schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, prisons and courts, nursing homes, cemeteries, and parks and recreation facilities.
2.
 - a. Special Residential Facility Category (2) development as defined in the "Definitions" subsection of the Plan Implementation Requirements section of the Broward county Land Use Plan; subject to the allocation of two (2) reserve flexibility units in accordance with the Special Residential Facilities provisions and policies for allocation of these units as contained in the "Administrative rules Document" of the Broward County Planning Council.
 - b. Special Residential Facility Category (3) development had defined in the "Definitions" subsection of the Plan Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provision and policies for application of these units as explained in the "Administrative Rules document" of the Broward County

Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

G. TRANSPORTATION USE

Existing and proposed expressways and railroad corridors are designated transportation on the Future Land Use Plan Map consistent with B.C.P.C. Objective 12.03.00. Those uses permitted in areas designated transportation are as follows;

- Interstate I-95
- South Florida (formerly Seaboard Line) Railroad Corridor

H. UTILITIES USE

Utilities are designated on the Town's Future Land Use Map, consistent with B.C.P.C. Objective 08.05.00, to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of Broward County.

Utilities are also allowed in area designated residential, commercial, office park, industrial, employment center, regional activity center and agricultural.

Uses permitted in areas designated utilities are as follows:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the uses described in (1).

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future land use of the surrounding areas for utility facilities:

3. Recreation and open space uses.
4. Non-residential agricultural uses.
5. Communication facilities.

I. SPECIAL RESIDENTIAL FACILITIES

The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject when applicable, to the Special Residential Facilities provision and allocation of reserve, flexibility, or bonus sleeping rooms as contained in the "Administrative Rules Documents" of the Broward County Planning Council. In order to facilitate implementation of this

section, each local government entity may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special residential facilities are not specifically designated on the future Broward County Land Use Plan Map (Series) as a separate land use category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:

1. Residential
2. Commercial
3. Office park
4. Agricultural
5. Community facilities

Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential facilities, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in commercial or community facility sites.

Definitions of Special Facilities Categories:

SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) – means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) – means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one special Residential Facility Category (2) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) – means

- a. Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disable, developmentally disabled or individuals not overtly if harm to themselves or others; or
- b. Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
- c. Governmental subsidized housing facilities entirely devoted to care of elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
- d. Any no-for-profit housing facility for unrelated elderly individuals; or
- e. Any housing facility which provides a life-care environment. A life care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

B.C.P.C. CERTIFICATION REQUIREMENT

POLICY #1.3.4: IMPLEMENTATION REGULATIONS AND PROCEDURES

1. DEVELOPMENT REVIEW REQUIREMENTS

The Town may grant an application for a development permit consistent with its certified local Land Use Plan when it has determined that:

- A. No public or private development may be permitted except in compliance with the Broward County Land Use Plan or the Town's Land Use Plan as Certified B.C.P.C. Certification Requirements.
- B. The following requirements are met:
 1. Transportation facilities, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3180 Florida Statutes and the concurrency management policies included with Goal 8.00.00 of the Broward County Land Use Plan as may be amended.
 2. Local street and roads will provide safe, adequate access between buildings within the proposed development and the Trafficways identified on the Broward County Trafficways Plan prior to occupancy.
 3. Fire protection service will be adequate to protect people and property in the proposed development.
 4. Police protection service will be adequate to protect people and property in the proposed amendment.

5. Public School Facilities will be available to meet level of service standards established by Broward County.
6. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal areas, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR part 77.21 (c)(2).

B.C.P.C. CERTIFICATION REQUIREMENTS

B.C.P.C. POLICY 08.06.02

POLICY #1.3.4.1: Prior to approving a building permit the Town shall consult with Broward County (the water supplier) to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.

POLICY #1.3.5: LAND USE PLAN AMENDMENT PROCEDURES

The Land Use Plan Map may be amended by the Town's Commission in the manner provided by the Broward County Charter and Florida Local Government Comprehensive Planning and Land Development Regulation Act and local regulations. All amendment shall consider the compatibility of existing and future land uses.

B.C.P.C. POLICY 14.02.01

POLICY #1.3.6: MONITORING AND ENDORCEMENT PROCEDURES FOR THE BROWARD COUNTY LAND USE PLAN

1. The Town shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.
 - A. A quarterly summary of all permits issued for demolition of buildings.
 - B. A yearly summary regarding allocation of acreage proposal for commercial uses or residential uses_within lands designated residential, commercial, industrial and employment center utilizing the flexibility provision of the Broward County Land Use Plan as described within the Permitted Uses sub-section of this Plan.

B.C.P.C. CERTIFICATION REQUIREMENTS

POLICY #1.3.7: The Town shall continue to maintain a concurrency management system in general conformance with the standards promulgated by the county, as may be amended, for the following types of facilities:

B.C.P.C. POLICY 08.06.01

1. Transportation
2. Recreation
3. Drainage and Flood Protection
4. Potable Water
5. Solid Waste
6. Sanitary Sewer

B.C.P.C. POLICY 08.06.02

NOTE: Concurrency Management system adopted Nov. 15, 1989.

POLICY #1.3.8: The Town shall require all redevelopment activities to address existing problems, if any.

POLICY #1.3.9: The Town shall consider the availability of water supply facilities during evaluation of any proposed Comprehensive Plan land use amendments or rezonings.

POLICY #1.3.10: The Town of Pembroke Park shall continue to coordinate with the Broward County School Board to encourage the collocation of public facilities (parks, libraries and community centers) where appropriate, with existing or planned school facilities to the extent possible. Collocation of public facilities with schools shall be considered when:

1. New or replacement schools are funded in the Broward County School Board's Capital Budget and are adjacent to other public facilities.
2. New public facilities are funded in the Town's Capital Improvements Plan and are appropriate to be located adjacent to existing and/or planned public schools.
3. Joint use projects are created and implemented.

POLICY # 1.3.11: In considering the potential collocation of public facilities such as parks, libraries and community centers with existing schools, the Town Commission shall base a determination of appropriateness upon the following factors:

1. Location of existing public facilities (parks, libraries, community facilities).
2. Impacts to adjacent properties.

3. Adequacy of resources (staff, resource materials, amenities, facilities, etc.) to serve the needs of patrons/visitors/residents to the proposed facility (parks, libraries, community center) as well as needs of the students.
4. Existing traffic levels on local roadway network.
5. Availability of public utilities.
6. Availability of mass transit facilities within close proximity to site.
7. Impacts to existing wetlands or other environmentally sensitive areas.
8. Access to site is convenient for both patrons/visitors/residents while insuring safety for students utilizing facilities. Access to the site should be from a collector road (minor collector or local road if an elementary school is proposed). Ingress and egress should not create detrimental impacts on roads and/or adjacent properties.
9. Approaches to site shall be safe for pedestrians, bicycles, cars and buses.

OBJECTIVE #1.4: Development activities shall ensure the protection of natural resources and shall be annually monitored.

POLICY #1.4.1: Post development run-off rates, volumes and pollutant load shall not exceed pre-development conditions and clearing of trees shall not reduce overall tree canopy.

POLICY #1.4.2: The Town shall ensure that:

1. Residential neighborhoods shall be designated to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.
2. Subdivision shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.
3. Neighborhood commercial uses may be permitted within each flexibility zone provided these activities are compatible with adjacent land uses and adequately buffered and shall be consistent with the Broward county Land Use Plan implementation requirements as amended.

B.C.P.C. 02.04.02

4. Minimize scattered and highway strip commercial development by encouraging the development of large shopping centers as designated on the Future Land Use Map.

5. Adopt standards ensuring that all non-residential developments shall be reviewed by police and fire department, consultant planners and engineers to regulate controlled access to adjacent traffic circulation facilities and provide safety and convenience of parking and vehicular driveways and provide adequate areas for parking and vehicular storage.

B.C.P.C. OBJ. 02.05.00

B.C.P.C. POLICY 02.05.02

6. Minimum floor elevation standards for building sites promulgated and administrated by the Federal Emergency Management Administration shall be required for all new construction.

B.C.P.C. POLICY 08.01.17

7. Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout the Town.

B.C.P.C. POLICY 08.01.18

8. New development shall be encouraged to preserve and protect all valuable trees and vegetation or will increase canopy coverage in accordance with the Town's or County's Tree Preservation Ordinance.

B.C.P.C. 09.09.02

9. New development shall provide water storage capacity and pre-treatment of storm water run-off consistent with South Florida Water Management District.

B.C.P.C. 09.09.02

POLICY #1.4.3: The Town shall continue to enforce its policy to protect existing and future identified potable wellfields through land use controls which ensure consistency with Broward County's Wellfields Protection Ordinance as amended.

OBJECTIVE #1.5: In order to comply with the Broward County Land Use Plan certification requirements, the following Objectives and Policies found in other elements of the Comprehensive Plan are restated for the convenience of the reader. The reader should also review the other sections of Vol. 1 in order to ascertain a complete understanding of the Town's Comprehensive Goals, Objectives and Policies.

B.C.P.C. CERTIFICATION REQUIREMENT

POLICY #1.5.1: Parks and recreational facilities standards shall continue to meet the Town's adopted minimum Level of Service standards and Broward County regional and community park acreage standards.

B.C.P.C. OBJ 05.02.00

POLICY #1.5.2: The Town's current Level of Service standards shall equal at a minimum three (3) acres of publicly accessible land per 1,000 existing and projected permanent residents (as defined by Broward County Land Use Plan).

B.C.P.C. POLICY 05.02.01, B.C.P.C. POLICY 05.04.01

POLICY #1.5.3: The Town shall continue to encourage developments to assure that open space is provided over and above the park requirements in future development and is accessible to the public.

B.C.P.C. POLICY 05.02.03

POLICY #1.5.4: The Town shall continue to review its various definitions and standards for open space and park areas and determine whether the definitions require revisions, changes or deletion in order to protect parks from future development.

B.C.P.C. POLICY 05.02.04

POLICY #1.5.5: The quality and quantity of the existing and future potable water wellfields zones of influence located within the Town, and groundwater recharge areas and surface waters shall continue to be maintained through implementation of the City's Land Development Regulations, consistent with Broward County's Wellfield Protection Ordinance.

B.C.P.C. OBJ. 09.02.00, B.C.P.C. OBJ. 09.04.00, B.C.P.C. POLICY 06.01.03

POLICY #1.5.6: All ecological communities including, but not limited to, native vegetation, fisheries, endangered or threatened wildlife listed plant species, and wetlands shall be protected as the basis for management and, in particular, protection of rare or endangered species. (Native vegetation includes all rare and threatened species).

B.C.P.C. POLICY 06.01.04, B.C.P.C. OBJ. 09.05.05, B.C.P.C. POLICY 09.05.05

POLICY #1.5.7: The Town shall continue to require all new development permits to be reviewed by Broward County Water Resources Management District and South Florida Water Management District (where required) to protect seasonal flows and levels of surface waters.

B.C.P.C. POLICY 06.01.05

POLICY #1.5.8: Town shall continue to enforce a Flora Protection Ordinance to further preserve and protect native plant communities listed in the "Regulated Plant Index" by the Florida Department of Agriculture and Consumer Services from destruction by development activity.

B.C.P.C. POLICY 06.01.08

POLICY #1.5.9: Pembroke Park shall closely review all projects surrounding surface waters to evaluate methods to protect all natural and reclaimed wetlands vegetation.

B.C.P.C. POLICY 06.02.02

POLICY #1.5.10: The Town shall continue its annual review of its budget to determine if the current fiscal requirements of capital improvements are adequate to meet the requirements of a concurrency management system to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impact of the new development.

POLICY #1.5.11: The Town's annual Capital Improvement budget shall be prepared utilizing the following standards and ranked according to the guidelines in the Capital Improvement Policies.

1. Elimination of public hazards, and identified blighted and deteriorating areas and incompatible land uses.
2. Elimination of existing capacity deficits.
3. Local budget impact.
4. Specific locational needs based on projected growth.
5. Accommodation of development and redevelopment facility service demands.
6. Financial feasibility.
7. Plans of South Florida Water Management District, Central Broward Drainage District, and Broward County Water Resources Management Division, and State agencies that provide public facilities within the Town's jurisdiction.
8. Consistency with the development review requirements subsection for the Broward County Plan Implementation section.

B.C.P.C. POLICY 08.01.02

POLICY #1.5.12: Continue coordinate essential services with adjacent municipalities and the county to insure the level of services shall remain adequate in order to complete the development of vacant land in accordance with the cumulative impact and the Town's Plan.

B.C.P.C. POLICY 08.01.03

POLICY #1.5.13: The Town shall enforce its present regulations requiring all new developers to construct and tie new water and sewer lines into the existing infrastructure system before a certificate of occupancy shall be issued.

B.C.P.C. POLICY 08.01.08

POLICY #1.5.14: The Town shall continue to monitor the implementation of standards promulgated by the State of Florida for requiring solid waste source separation and recycling techniques.

B.C.P.C. POLICY 08.01.11

POLICY #1.5.15: No future private treatment plants or septic tanks, landfills solid waste incinerators, pulverizers, compactors or composting, solid waste disposal facilities, hazardous waste facilities, hazardous waste management facilities, materials recovery facilities, and transfer stations or resource recovery facilities shall be allowed in the Town.

B.C.P.C. POLICY 08.01.14, B.C.P.C. POLICY 09.02.05

POLICY #1.5.16: Prohibit future land use amendments and rezoning to industrial, and other uses employing hazardous waste over existing and future wellfield sites.

B.C.P.C. POLICY 09.02.03

POLICY #1.5.17: The Town will continue to eliminate all existing septic tanks systems in the Town and extending municipal sewage treatment facilities to each site where economically feasible.

B.C.P.C. POLICY 09.02.06

POLICY #1.5.18: New developments adjacent to or in the vicinity of surface waters and wetlands shall be designed to minimize direct discharge of storm water runoff into such bodies of water and require the construction of shallow water littoral shelves around the edge of all water bodies as required by Broward County and S.F.W.M.D.

B.C.P.C. POLICY 09.04.01-03

POLICY #1.5.19: The Town shall adopt and enforce regulations pertaining to Lake Excavation and Filling to ensure the health, safety and welfare of its citizens and require detailed studies and concurrence by the Town of anticipated flooding impacts, and required mitigation measures for affected Town properties.

B.C.P.C. OBJ. 09.06.00

POLICY #1.5.20: The Town shall prepare and enforce regulations addressing reclamation of existing mining excavations and the compatibility of adjacent land uses.

B.C.P.C. POLICY 09.06.02

POLICY #1.5.21: The Town shall prohibit, to the extent possible, all future filling-in of existing lakes and other water bodies (as of 2015) within the community, unless an active permit has been issued. Residential density shall not be available for open lake areas.

POLICY #1.5.22: The Town shall require all development and redevelopment activities within identified flood plains to address existing or potential flooding problems, if any. All flood plain protection provisions pertaining to public roads and parking lot shall be included in the Land Development Regulations consistent with the criteria and mapping of FEMA and S.F. Water Management District.

B.C.P.C. OBJ. 09.07.00, B.C.P.C. POLICY 09.07.01-03

POLICY #1.5.23: In order to protect the Town's water supply and minimize flooding and soil erosion, all developments proposed on flood prone soils shall be consistent with the criteria and mapping of FEMA and best management practices of S.F.W.M.D. and B.C.D.E.P.& G.M. and coordinate future land uses with topography and soils conditions.

B.C.P.C. OBJ. 09.10.00, B.C.P.C. POLICY 09.09.02, B.C.P.C. POLICY 09.10.02

POLICY #1.5.24: The Capital Improvements Element will be reviewed yearly and updated in order to provide, in a timely manner, necessary Capital Improvement facilities required to correct existing deficiencies to accommodate projected future growth, and to replace obsolete or worn-out facilities.

B.C.P.C. OBJ. 11.01.00

POLICY #1.5.25: Prior to approving a new development order for a new principal building, the Town shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

FACILITY	LEVEL OF SERVICE STANDARDS MAINTAINED
A. Sanitary Sewer Facilities	258 gallons per capita per day (<u>gpcd</u>).
B. Solid Waste Facilities	8.9 pounds per residential unit per day. For non-residential uses use Broward County Land Development Code.
C. Drainage Facilities	1" in 25-year storm with attenuation (24-hour storm event) and treatment of the first 1" of run-off on-site.
D. Potable Water Facilities	103 gallons per capita per day (gpcd).
E. Arterial / Collector Roadways	The Town of Pembroke Park is located within Broward County's Transportation Concurrency Management Area (TCMA). All new development in the Town is subject to payment of Transit Impact Fees to Broward County.
F. Local Roads	LOS "D". All new development in the Town is subject to payment of local roadway impact fees.
G. Recreation standard for Land Dedication	3 acres per 1,000 population for present population.
H. Public Schools	100% gross capacity (with re-locatable classrooms).

B.C.P.C. POLICY 11.01.01

POLICY #1.5.26: Decisions regarding the issuance of development orders and approval of plats will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development concurrent with the impact of development as permitted in Florida Statute #163.3180 or as may be amended.

B.C.P.C. POLICY 11.01.04

POLICY #1.5.27: The Town's adopted Future Roadways System map and concurrence management system shall provide for the proper coordination with the Town and County's adopted Land Use Map in order to ensure that the Level of Service standard established within Broward County's Transportation Element are maintained. The Town of Pembroke Park is located within Broward County's Transportation Concurrency Management Area (TCMA) and is therefore exempt from Traffic Concurrency. All new development in the Town is subject to payment of Transit Impact Fees to Broward County

B.C.P.C. OBJ. 12.01.00, B.C.P.C. POLICY 12.01.01

POLICY #1.5.28: The Town adopts by reference Broward County's highway capacity methodology endorsed by the M.P.O. to determine capacity and Level of Service on regional roadway networks. The Town of Pembroke Park is located within Broward County's Transportation Concurrency Management Area (TCMA) and is therefore exempt from Traffic Concurrency. All new development in the Town is subject to payment of Transit Impact Fees to Broward County

B.C.P.C. POLICY 12.01.01-02

POLICY #1.5.29: The Town of Pembroke Park adopts by reference the Broward County Planning Council "Trafficways Map" as part of the transportation element identifying future rights-of-way required to be protected based upon the Traffic circulation element and the Future Land Use Element, Comprehensive Plan. Site specific considerations could require additional R.O.W.

B.C.P.C. OBJ. 12.02.00

POLICY #1.5.30: The Town shall continue its current practice of preserving or acquiring right-of-way or roadway easements sufficient to meet the requirements of Broward County's Trafficways Plan by requiring necessary land dedication through platting and site plan review and an annexation approval process in accordance with its adopted transportation circulation map and Land Development Code. In order to protect the transportation corridors identified on the Broward County Trafficways Plan, the Town shall not issue building permits or development orders for construction within identified rights-of-ways.

B.C.P.C. POLICY 12.02.03, B.C.P.C. POLICY 12.02.05

POLICY #1.5.31: The Town shall continue to require any new development or redevelopment proposal to include, as part of the site plan approval process, to provide a valid FDOT Conceptual Access Letter (pre-app letter), if the site adjoins or has access to a state roadway.

POLICY #1.5.32: The Town shall continue to review census data and/or other more current information and revise appropriate data in Volume II as deemed necessary and continue to review material, minutes, and technical publications and attend meetings hosted by the State, Regional, County and other regulatory agencies in order to ensure coordination of the impacts proposed by developments surrounding the Town. The town will continue to be a member of Broward County's league of Cities Technical Advisory Committee.

B.C.P.C. POLICY 13.01.05

POLICY #1.5.33: Prior to the Town adopting amendments to the Comprehensive Plan it shall coordinate its Level of Service standard for public facilities with all State, Regional, and regulatory entities having operation and maintenance responsibility for such facilities and receive recertification from the Broward County Planning Council after successfully completing the Fla. Statute 163 review process.

B.C.P.C. POLICY 13.01.06

POLICY #1.5.34: The Town shall continue to review alternative methods for creating legislation encouraging redevelopment activities within identified blighted, deteriorating areas and incompatible uses, if any.

B.C.P.C. OBJ. 14.02.00

POLICY #1.5.34.1: The Town shall continue to review its land development regulations to analyze land development activities to discourage the proliferation of Urban Sprawl and to ensure that mobile home parks continue to be preserved, promoted, and protected.

POLICY #1.5.35: The Town shall continue to review structures built before 1960 to determine if any merit designation of historical/architecturally significant.

B.C.P.C. OBJ. 09.08.00, B.C.P.C. POLICY 09.08.01-05

POLICY #1.5.36: The Town shall revise its population estimates in a subsequent amendment upon receiving revised population estimates from Broward County.

POLICY #1.5.37: The Town shall continue to restore or enhance its natural and functional values, in particular the Passive and Preservation oriented recreational facilities on the former Hofmann Tract property and A. J. Ryan Park site. The primary restoration purposes shall continue to be twofold:

- A. Encourage the return of animals included in the Official List of Endangered and Potentially Endangered Fauna and Flora in Florida.

- B. Restore degraded natural vegetative communities identified in the State of Florida's listed flora species bulletin.
- C. Seek means to embrace and fund the Town's agricultural "roots" heritage, by planting trees, including fruit bearing trees (orchard), encouraging a community garden, and by educational / training means.

POLICY #1.5.38: The Town shall ensure the preservation of unique geographical, historical and architectural sites by purchasing and preserving said site, as may be financially feasible. The Town shall prepare a professional inventory of all sites identified herein as needed.

OBJECTIVE #1.6: The Town shall insure availability of suitable land for necessary utility facilities by either acquisition based items included in the five-year Capital Improvement schedule or requiring appropriate dedication through the platting process.

POLICY #1.6.1: Prior to adopting an annual budget, the Town shall analyze all capital improvement items according to the Capital Improvement policies.

OBJECTIVE #1.7: Permit new residential and commercial construction on vacant land provided adequate levels of service are available for all required public facilities and improvements.

POLICY #1.7.1: Continue to coordinate essential services with adjacent municipalities and the County to ensure the level of services shall remain adequate in order to complete the development of vacant land in accordance with the plan.

POLICY #1.7.2: The Town shall annually review population estimates and projections prepared by Broward County and other sources, existing and proposed developments and water usage to identify any changes or trends which may impact the Town's existing or future demands for potable water.

POLICY #1.7.3: That Town shall continue to provide information relating to anticipated development or redevelopment, remaining vacant land and population estimates within the Town to insure that accurate population projections are utilized to forecast the Town's demand for potable water to insure that adequate capacity remains available for the Town's existing and future needs.

Note: Most of the provisions in former Rule 9J-5 of the Florida Administrative Code (F.A.C.) was deleted by the State Legislature in 2011. Replacement provisions were added directly into Chapter 163 F.S.

TOWN OF PEMBROKE PARK
PROPOSED COMPREHENSIVE PLAN AMENDMENT
AGRICULTURAL HISTORY / REMEMBRANCE
Draft September 2018

Objective #1.8: Recognize the agricultural “roots” of portions of the South County / Pembroke Park geographic area and encourage efforts to preserve this history, encourage Agri / Eco community efforts, and promote educational awareness and activism of the residents.

Policy #1.8.1: Allow the use of public park land, when feasible and as an accessory use to primary passive / low intensity park uses, which are limited by the funding sources used to acquire and develop the major parks in the Town’s southwest area (former Hollywood Ridge Farms Town land area), to be used for a tree preserve(s), a community garden(s), fruit orchard(s) and related uses.

Policy #1.8.2: Allow the use of private residential lands, as an accessory use, fruit / spice / vegetable gardens and fruit tree species for personal food supplies placed on the site in accordance with the adopted land development regulations. This public policy shall not be deemed to automatically allow gardens in private residential communities with rules and regulations that prohibit / restrict the use.

Policy #1.8.3: Seek funding sources (public / private) to assist in the acquisition, development, education and operation of public lands for such purposes for Agri / Eco community efforts, and educational awareness and activism.

Policy #1.8.4: Seek cooperation between the Town and the two existing Elementary Schools in the Town (Lake Forest / Watkins) operated by the Broward County School District, to teach students about the Town’s agricultural history “roots”, Agri / Eco awareness and activism.



LOCAL GOVERNMENT RECOMMENDATIONS

- LPA Staff Report by MMPA and Recommendation
- Town Commission Staff Report by MMPA and Recommendation

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: **Planning and Zoning Board / Local Planning Agency (LPA)
Town of Pembroke Park**

From: **Michael J. Miller, AICP** *MJM*
Consultant Town Planner

Date: **June 8th, 2018**

Subject: **Town of Pembroke Park
Proposed Comprehensive Plan Amendments
Community's Agricultural History / Remembrance / Education
MMPA Project No.00-1102-2038**

RECOMMENDED ACTION


MMPA recommends the Planning and Zoning Board, acting as the Local Planning Agency (LPA), review the attached draft Comprehensive Plan amendment package, discuss the proposals, suggest any revisions, and if deemed appropriate, forward a recommendation of **APPROVAL** to the Town Commission. The Town Commission is initiating these amendments. The intent is to add both text and new / revised Goals, Objectives and Policies (GOPs) related to the Town's history as an agricultural area (landscape nurseries), efforts to remember those early times, and current efforts including public education / community outreach / encouraging urban gardens / providing community gardens / tree orchards, etc.

ISSUE

Section 163.3167, Florida Statutes (F.S.), requires each unit of local government to prepare, adopt, and periodically assess / update their adopted Comprehensive Plans. The Town last updated its overall Comprehensive Plan in 2017. The 2016-17 plan amendments were related to a 2010 Evaluation and Appraisal Report (EAR), a required 10-Year Water Facilities Plan update, more current updates, and other desired amendments. While the adopted Comprehensive Plan includes references to the Town's early history, acquisition of lands for open space / passive parks / tree preserves, more emphasis is desired to highlight the Town's agricultural past and future actions for public education / remembrance / eco-actions (community gardens / private urban gardens / tree orchards / etc.). It is thought these amendments will assist the Town in obtaining grants, authorize the allocation of funds for related community activities, and to highlight the Town's background and future planning.

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Mayor and Town Commissioners
Town of Pembroke Park

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: August 27th, 2018

Subject: Town of Pembroke Park
Proposed Comprehensive Plan Amendments
Community's Agricultural History / Remembrance / Education
MMPA Project No.00-1102-2038

RECOMMENDED ACTION

MMPA recommends the Town Commission review the attached draft Comprehensive Plan amendment package, discuss the proposal, make any revisions deemed appropriate, review the Planning & Zoning Board's (Local Planning Agency) recommendation, and if consensus is reached, move forward with the proposed Complan amendments (1st Reading / Agency Transmittal). This is a Town-initiated Complan amendment. The intent is to add both element text and new / revised Goals, Objectives and Policies (GOPs) related to the Town's history as an agricultural area (landscape nurseries), efforts to remember those early times, and current efforts including public education / community outreach / Eco-tourism / encouraging urban gardens / providing community gardens / tree orchards, etc.

BACKGROUND / ANALYSIS

Section 163.3167, Florida Statutes (F.S.), requires each unit of local government to prepare, adopt, and periodically assess / update their adopted Comprehensive Plans. The Town last updated its overall Comprehensive Plan in 2017. The 2016-17 plan amendments were related to a 2010 Evaluation and Appraisal Report (EAR), a required 10-Year Water Facilities Plan update, more current updates, and other desired amendments. While the adopted Comprehensive Plan includes references to the Town's early history, acquisition of lands for open space / passive parks / tree preserves, more emphasis is desired to highlight the Town's agricultural past and future actions for public education / remembrance / eco-actions (community gardens / private urban gardens / tree orchards / etc.). It is thought these amendments will assist the Town in obtaining grants, authorize the allocation of funds for related community activities, and to highlight the Town's background and future planning.

PLANNING AND ZONING BOARD / LOCAL PLANNING AGENCY (LPA) ACTION

The Planning and Zoning Board, acting as the Town's Local Planning Agency (LPA), reviewed the proposed Comprehensive Plan amendments at their July 23rd, 2018 meeting, discussed the matter, and voted unanimously (4-0) to recommend **APPROVAL** of the proposed Complan amendments to the Town Commission, subject to a suggested change to draft Policy #1.8.2 noted in yellow below:

Policy #1.8.2: Allow the use of private residential lands, as an accessory use, fruit / spice / vegetable gardens and fruit tree species for personal food supplies placed on the site in accordance with the adopted land development regulations, except in front yard areas. This public policy shall not be deemed to automatically allow gardens in private residential communities with rules that prohibit / restrict the use.

The LPA / PZB was generally supportive of proposed Policy #1.8.2; however, it was noted some of the Mobile Home Park communities (maybe other planned residential developments) have adopted minimum private aesthetic / design / landscaping rules and regulations. The LPA / PZB expressed concerns the Town's new Policy might result in conflicts between an occupant's desire for a private garden and a community's adopted rules and regulations that may prohibit or restrict the use. The LPA / PZB requested additional text be included to state that private development rules and regulations would take precedent.

TOWN COMMISSION ACTION AUGUST 8th, 2018

The Town Commission reviewed the proposed Comprehensive Plan amendments at their August 8th, 2018 meeting, but could not take action due to advertisement requirements. The item was reset for discussion at the September 2018 meetings. During the August 8th, 2018 meeting discussion, a request was made to further revise draft Policy #1.8.2 as noted in **green** below (PZB revision noted in yellow):

Policy #1.8.2: Allow the use of private residential lands, as an accessory use, fruit / spice / vegetable gardens and fruit tree species for personal food supplies placed on the site in accordance with the adopted land development regulations, **except in front yard areas**. This public policy shall not be deemed to automatically allow gardens in private residential communities with rules that prohibit / restrict the use.

The Town Commission was generally supportive of the proposed Complan amendments and agreed with the PZB recommended modifications noted in "yellow" above. During the Town Commission's discussion, it was pointed out that in one neighborhood some people had planted gardens in portions of their front yards and it was not objectionable. Therefore, the Town Commission requested the text in "**green**" (**except in front yard areas**) be removed. If an individual residential neighborhood / complex had stricter rules this could be handled privately. MMPA revised the draft GOPs to delete the text as requested.