

Town of Pembroke Park



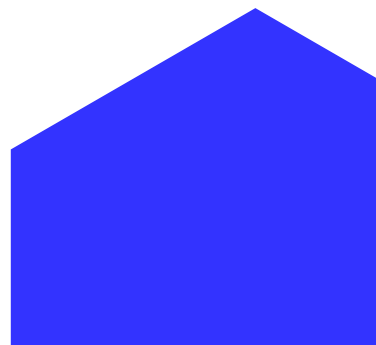
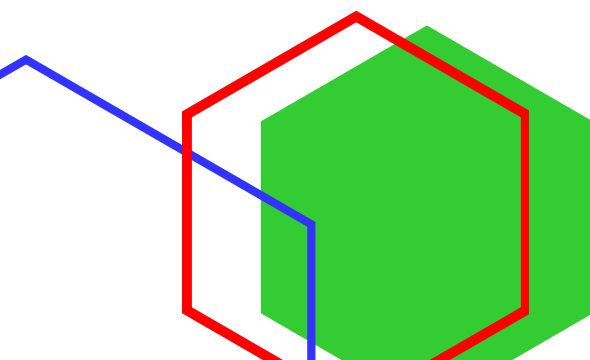
Comprehensive Plan Goals, Objectives, and Policies Document



Adopted March 8th, 2017
Ordinance 17-03-02

Adopted January 9, 2019
Ordinance 19-01-01

Formatted February 2021





Town of Pembroke Park

Comprehensive Plan Goals, Objectives, and Policies

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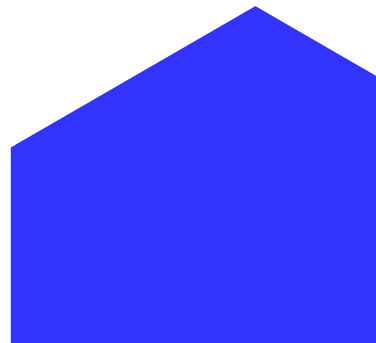
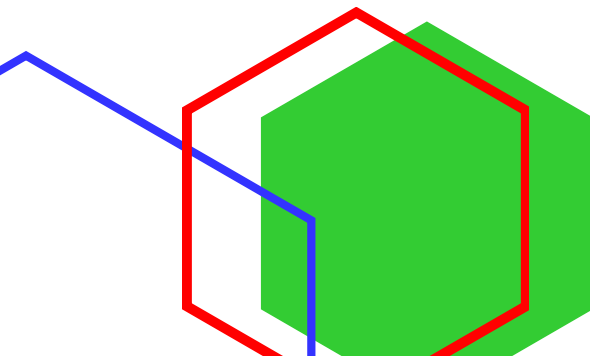


Goals, Objectives, and Policies



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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 Statue 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 from 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 disabled, developmentally disabled or individuals not overtly of 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 ENFORCEMENT 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 (gpcd).
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.

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.

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.

Transportation Element

Goals, Objectives, and Policies



Adopted March 8th, 2017
Ordinance 17-03-02

Formatted February 2021

SECTION II: TRANSPORTATION

GOAL II: The Town of Pembroke Park shall maintain, with assistance from applicable County and State agencies, a multi-modal transportation system which will meet the travel needs of all of the Town's residents and businesses in a safe, convenient and efficient manner and is coordinated with Broward County in the implementation of a county-wide transit concurrency system.

OBJECTIVE 2.1:

With the cooperation of the Florida Department of Transportation (FDOT) and Broward County Traffic Engineering, the Town shall establish local regulations and transportation system management procedures to provide for a safe, convenient, and energy efficient motorized and non-motorized transportation system, with special emphasis placed on correcting deficiencies.

Measure: Adopt regulations and procedures.

POLICY 2.1.1: The Town shall coordinate with Broward County and the FDOT in support of maximizing existing intersection performance through the use of low cost Transportation System Management (TSM) strategies to include a computerized signalization program that minimizes travel delays, with particular emphasis places on seasonal and event induced traffic demand.

POLICY 2.1.2: The Town shall work with FDOT through at least semi-annual contact by a designated Town representative in establishing roadway engineering and access review criteria including limitations on curb-cuts and standards for deceleration lanes on collector and arterial streets with particular emphasis on Hallandale Beach Boulevard and Pembroke Road.

POLICY 2.1.3: The Town shall continue, through at least semi-annual contact by a designated Town representative, to urge the FDOT to provide safety related improvements on Hallandale Beach Boulevard and Pembroke Road with particular emphasis placed on pedestrian safety.

POLICY 2.1.4: The Town should assist FDOT in developing a transportation improvement plan and program for Hallandale Beach Boulevard and Pembroke Road, including appurtenant lighting, signage, pavement markings and landscaping, and shall appoint a staff member to act as liaison with the FDOT to review planned and programmed improvements.

POLICY 2.1.5: The Town shall continue to request, when solicited by Broward County to submit proposed traffic improvement data, that the Broward County MPO include improvements to roadways in the Town that will reduce traffic volumes on Hallandale Beach Boulevard and Pembroke Road in their 5-year Transportation Improvement Program (TIP).

POLICY 2.1.6: Continue to perform routine maintenance via Town's Public Works Department on local streets and the landscaped areas of Pembroke Road and Hallandale Beach Boulevard.

POLICY 2.1.7: The Town shall continue to require any new development or redevelopment proposal to include, as part of the Site Development Plan approval process, to provide a valid FDOT Preliminary Access letter, if the site adjoins or has access to a state roadway.

POLICY 2.1.8: Execute prompt responses to random hazards.

POLICY 2.1.9: Coordinate with Broward Sheriff's Office to maintain on-duty police staffing levels for adequate enforcement of traffic regulations and for episodes of signal malfunction.

POLICY 2.1.10: Parking within the Traffic Lanes of arterial or collector roadways, except on emergency basis, shall be prohibited to ensure maximum operational flows of traffic.

OBJECTIVE 2.2:

The Town shall coordinate with Broward County to insure the efficient provision of public transit continues to provide alternative mobility to serve the special needs of transportation disadvantaged residents who do not have access to drive an automobile, who are unable to drive or who desire not to drive an automobile.

Measure: Maintain a list of persons with needs and service providers.

POLICY 2.2.1: The Town will continue to monitor the current needs of the network of County public transit system bus stops in the Town. Studies will include expanded service to the northeast quadrant of the Town which has both residential uses and is a major light industrial employment area.

POLICY 2.2.2: The Town shall monitor and review state and regional planning efforts directed toward the planning and implementation of the existing rail systems through a designated representative appointed to contact state and regional transportation planning agencies on at least a semi-annual basis.

POLICY 2.2.3: The Broward County Concurrency Management System (CMS) shall provide that for the purpose of issuing development orders and permits, the adopted public transit level of service shall be for the BCT to provide fixed-route transit service to at least 75 percent of all residences and employment locations during the peak hour, achieve headways of 30 minutes or less on 80% of the routes, establish at least one neighborhood transit center, and increase peak-hour weekday fixed-route transit ridership by 22% by 2020.

POLICY 2.2.4: The Town shall review, and if appropriate support the recommended level of service provisions in the Broward County Transportation Element, as may be amended.

POLICY 2.2.5: The Town shall coordinate with the Broward County Division of Mass Transit and Tri-Rail to ensure the required transit services are available to meet the adopted level of service.

POLICY 2.2.6: The Town shall monitor the existing Public Transit System service to existing and future major trip generators and attractors, as defined in this element, and evaluate and implement as necessary modifications to the existing system through coordination with Broward County to improve the provision of public transit.

OBJECTIVE 2.3:

The Town shall coordinate the transportation systems with existing and future land use as shown on the Future Land Use Map and shall coordinate with the Broward County MPO, FDOT and developers to secure funding for transportation improvements necessary to ensure that the roadways, transit, pedestrian and bikeway systems can support the needs of future development and redevelopment. The Town adopts the Level of Service for all SIS facilities according to Florida law. Although the Town is located within one of Broward County's Transit-Oriented Concurrency Districts (TCMA) and the entire Town is within the State's / County's Urban Infill Area (UIA), the Town adopts Level of Service (LOS) "D" for all local roadways and Minor Collectors within the Town.

Measure: Maintenance of adopted level of service for local roadways and completion of roadway improvements through coordination with Broward County and FDOT.

POLICY 2.3.1: The Town shall implement its adopted yearly priorities for capital improvements for local streets to promote timely resurfacing and repair of roads, to minimize costly reconstruction and to enhance safety.

POLICY 2.3.2: The Town will incorporate provisions into its capital improvement planning process to ensure that underground utility improvements are made in advance of / concurrent with road improvements.

POLICY 2.3.3: The Town shall discourage "thru traffic" in neighborhoods through continued implementation of the Broward County and Town's Trafficway Plans, which requires right-of-way dedications or easements in conjunction with development / redevelopment along designated trafficways. The gradual acquisition of right-of-way allows for future road widening and other road improvements necessary to prevent traffic congestion, thereby discouraging motorists from seeking travel alternatives through residential neighborhoods.

POLICY 2.3.4: Based on the Broward County adopted minimum level of service (LOS) "D" for local streets, the Town shall establish LOS "D" as the minimum acceptable LOS on all local roads in the Town to include peak hour travel times.

POLICY 2.3.5: Development applications located within the boundaries of an urban infill or urban redevelopment area are exempt from traffic concurrency or over capacity roadway links per Florida Statutes. However, Broward County transit impact fees / physical improvements and/or Town impact fees / physical improvements may be required.

POLICY 2.3.6:Development applications located within the Town shall indicate traffic impacts to local, county and the state's Strategic Intermodal System (SIS). The study will address over capacity roadway links and intersections within the Town within one-half (1/2) mile of the subject site where impact exceeds de minimis levels. Although the study will be required to address improvements to over-capacity links and/or intersections, the study shall not be limited by this approach. The study shall analyze alternatives or techniques to minimize traffic impacts on the Town's roadway network. These techniques shall include, but not be limited to, Transportation Demand Management applications, Transportation Systems Management approaches and improving multi-modal access. For projects generating in total less than 100 average net daily trips per day, a traffic statement may be provided assessing conditions within 1,000 feet of the subject site, unless otherwise required by the Town.

POLICY 2.3.7:The Town shall coordinate with Broward County to insure the monitoring of traffic impacts of approved developments within the exception areas occurs. The Town shall coordinate with Broward County to utilize the Traffic Management System maintained by Broward County for the purpose of monitoring traffic impacts. Applicant's traffic studies shall utilize this information in analyzing their site impacts.

POLICY 2.3.8:In accordance with Chapter 163.3180, F.S. a developer may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation facilities or facility segments identified as mitigation for traffic impacts are specifically identified for funding in the Town's 5-year schedule of capital improvements or if such contribution or payments to such facilities or segments are reflected in the 5-year schedule of capital improvements in the next regularly scheduled update of the capital improvement element. Proportionate fair-share mitigation shall be applied as a credit against impact fees.

POLICY 2.3.9:The Town shall participate and monitor the development of the I-95 Master Plan by the Florida Department of Transportation. Participation and monitoring shall include, but not be limited to, plans for increased capacity to the facility and the impacts of development / redevelopment in the Town on the Strategic Intermodal System (SIS).

POLICY 2.3.10: Through participation in the MPO and coordination with Broward County, increase the vehicle occupancy rate through TDM strategies, such as ride sharing programs, preferred parking and High Occupancy Vehicle (HOV) lanes; work to reduce the per capita Vehicle Miles Traveled (VMT) by implementing TDM strategies and increasing the public transit modal split from the current 1.15 percent to 1.23 percent as specified in Policies 3.3.1 and 3.3.2 of the Broward County Transportation Element.

POLICY 2.3.11: The Town shall coordinate with Broward County to develop Transportation Demand Management (TDM) and Transportation System Management (TSM) programs to modify peak hour travel demand and reduce the number of vehicle miles traveled within the Town and region. Consistent with the Broward County Transportation Element, TDM strategies may include:

- a. Ridesharing programs – Ridesharing is a form of transportation, other than public transit, in which more than one person shares the use of the vehicle, such as a car or van, to make a trip.
- b. Flexible Work Hours – Allows employees to schedule their work hours so as to avoid driving during peak hours.
- c. Telecommuting – Home-based employees primarily in information-oriented jobs.
- d. Shuttle Service – Buses, vans or cars used to provide transportation from remote parking locations to the workplace.
- e. Parking Management – Includes preferred parking, price parking, parking limitations and shared parking.
- f. Corridor Studies – Coordinated efforts between the County, MPO, FDOT and local governments which consider a wide variety of initiatives to encourage higher public transit use and transit-oriented design development.
- g. Congestion Management Plan (CMP) – Priority strategies serving the County's Urban Infill Area, which includes the entire Town area, intended to mitigate congestion and improve operational LOS.

TMS Strategies may include:

- a. Roadway improvements – In lieu of traditional widening and construction, alternative solutions are proposed to eliminate traffic problems such as corridor studies.
- b. Intersection improvements – Turn lane additions on other geometric improvements.
- c. Access Management – Control and spacing/design of driveways, ramps, medians, median openings, traffic signals and intersections on arterials and collector roadways.
- d. Signalization – Computerization of signals on roadways to improve traffic flows.

POLICY 2.3.12: The Town recognizes the interaction within mixed-use developments and the resulting internal trip reductions. Mixed-use developments are characterized by three (3) or more mutually supporting land uses with physical site integration in a coherent plan.

OBJECTIVE 2.4:

The Town will urge Broward County to provide transit services to all present and future major trip generators and attractors and provide safe and convenient transit terminals.

- Measure: 1. Number of major trip generators and attractors served by mass transit.
2. Number of bus stops with shelters and benches at stops with 25 or more passengers boarding per day.

POLICY 2.4.1: The Town will work cooperatively with Broward County to increase the level of service to all major trip generators and attractors to at least meet the adopted LOS of 75% coverage to all residences and employment locations during peak hour, and achieve headways of 30 minutes or less on 65% of the routes.

POLICY 2.4.2: The Town will contact Broward County Transit at least annually to update information and coordination strategies.

POLICY 2.4.3: The Town shall continue to enforce land development regulations requiring mass transit stops / facilities near high intensity uses.

POLICY 2.4.4: The Town will coordinate with Broward County Transit to locate bus stops at convenient and safe locations, which include locating bus stops out of through travel lanes when possible, so as not to interfere with vehicle traffic flows.

OBJECTIVE 2.5:

The Town shall coordinate its transportation activities and improvements with the plans and programs of neighboring cities, Broward County, the Florida Department of Transportation 5-Year Transportation Plan, the MPO 5-Year TIP, and other appropriate State plans and statutes. A designated Town representative shall interface with the above agencies to coordinate transportation planning efforts on an annual or more frequent basis.

Measure: Contact other entities and document resulting communications.

POLICY 2.5.1: The Town shall coordinate its efforts with State and County Transportation Departments and police staff to improve intersections of high accident rates.

POLICY 2.5.2: The Town shall coordinate with FDOT and Broward County to minimize curb cuts on arterial and collector roadways, through development review procedures. As part of the review of any development or redevelopment for lands adjacent to a state roadway, an applicant shall provide a FDOT Preliminary Access letter agreeing to the design presented for consideration.

POLICY 2.5.3: The Town shall cooperate with FDOT and Broward County in the identification of constrained roadway facilities and will propose adequate Level of Service (LOS) standards and recommend appropriate actions to improve mobility.

OBJECTIVE 2.6

The Town shall provide for rights-of-way adequate for existing and future transportation needs.

Measure: Quantity of additional right of way acquired.

POLICY 2.6.1: The Town shall review, in conjunction with its Evaluation and Appraisal Reports, or separately, right-of-way requirements for existing and future transportation needs to ensure continuity of the thoroughfare system. The Town will coordinate requests for Trafficways Plan amendments with Broward County through a designated Town representative assigned to process these amendments.

POLICY 2.6.2: The Town shall address the proliferation of existing curb cuts and better manage future curb cuts by enforcing standards for the location and design of driveways which intersect arterial and collector streets.

POLICY 2.6.3: The Town shall enforce its local right-of-way protection ordinance to ensure that no building permits or development orders are issued for construction within identified rights-of-way and that the minimum right-of-way necessary to maintain the adopted minimum level of services on all roads in the Town is provided for.

POLICY 2.6.4: The Town shall through implementation of the Broward County Trafficways Plan and the minimum Town right-of-way standard of fifty (50) feet for local roads (60 feet for SW 52 Avenue), secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 2.6.5: At the time of platting and/or site plan approval, require the dedication of adjacent road right-of-ways in compliance with the effective trafficway plan.

POLICY 2.6.6: Prohibit the use of existing or future right-of-way for parking or uses other than transportation related.

OBJECTIVE 2.7:

The Town shall encourage developments that promote safe and efficient on and off-site transportation improvements.

Measure: Quantity of improvements as noted below.

POLICY 2.7.1: The Town shall require that site development designs incorporate safe and efficient on-site traffic circulation and adequate provisions for motorized and non-motorized parking where required, including bicycle parking.

POLICY 2.7.2: The Town shall continue to require, at the time of development review, that developers include off-site project related transportation

improvements including sidewalks, street and curb construction and/or reconstruction where required, including bicycle facilities consistent with the Town's Future Pedestrian and Bikeway System.

OBJECTIVE 2.8:

Reduce overall energy consumption by increasing the efficiency of the existing transportation system, implementing Transportation Demand Management (TDM) strategies, and by encouraging integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors throughout the Town.

Measure: Continue promotion of mass transit service; amount of additional sidewalks/bikeways constructed. Construct 10% of missing segments by 2020.

POLICY 2.8.1: Coordinate with the County on providing computerized traffic signal control and proper signal progression.

POLICY 2.8.2: Request the Broward County Mass Transit Division and the Broward MPO to reduce headways for bus routes.

POLICY 2.8.3: Continue to fund or seek funding for bikeway and pedestrian corridor improvements.

POLICY 2.8.4: Support the development of the County Congestion Management Plan.

POLICY 2.8.5: Require the payment of any applicable Broward County Mass Transit Impact Fees for developments receiving transportation concurrency exceptions in designated urban infill areas.

POLICY 2.8.6: The Town shall evaluate the incorporation of land development regulation requiring developing application to demonstrate locations for bicycle storage and pathway connections to be made between buildings and the public sidewalk system.

POLICY 2.8.7: Pedestrian and bicycle usage shall be encouraged by maintaining all walkways at a high level of maintenance.

POLICY 2.8.8: Land development applications shall be required to demonstrate locations for bicycle storage and pathway connections shall be made between buildings and the public walkway system.

POLICY 2.8.9: The Town shall continue to provide educational materials to its residents and property owners on the cost and environmental effects of automobile idling to encourage the use of alternative transportation modes.

POLICY 2.8.10: The Town shall consider the availability of low emission or fuel efficient vehicles as the replacement of municipal vehicles is scheduled.

OBJECTIVE 2.9:

Investigate the feasibility of revising the Code to provide incentives for the incorporation of mass transit, car pool, pedestrian and bicycle amenities in major commercial, industrial and office buildings.

Measure: a) Amend the Land Development Code
 b) Prepare / publish informational material to business owners to encourage other than one person occupancy automobile usage.

POLICY 2.9.1: Require pedestrian and bicycle facilities, where feasible, in roadway improvement projects.

POLICY 2.9.2: Promote and help coordinate countywide ridesharing efforts.

POLICY 2.9.3: Encourage staggered and flexible work schedules.

OBJECTIVE 2.10:

The Town will coordinate with the plans and programs of the Broward County Metropolitan Planning Organization (MPO), Broward County and the Florida Department of Transportation's Five (5) Year Transportation Plan and any appropriate resource planning and management plans prepared pursuant to state statutes.

Measure: Annually provide Broward County MPO with prioritized listing of needed improvements to City transportation system for inclusion in the County Transportation Improvement Program (TIP).

POLICY 2.10.1: Maintain an active, positive relationship with FDOT, Broward County, adjacent municipalities, and other relevant public and private entities in order to support and engage in cooperative funding of transportation improvements.

POLICY 2.10.2: Continue to participate in the Broward County Technical Coordinating Committee (TCC).

POLICY 2.10.3: Provide an annual review of the number of roadway improvements constructed within the Town.

OBJECTIVE 2.11:

The Town will coordinate with Broward County in the implementation of their Transportation Element.

Measure: Meet as needed with the Broward County Transportation Planning Division to coordinate activities, programs and data.

POLICY 2.11.1: The Town shall maintain its highest intensities of land use along major transportation routes and encourage the clustering of parking areas near major routes and transit stops. The Town does not contain any designated exclusive public transportation corridors; however, the Town will participate in

providing data to the County and/or FDOT and coordinate parking strategies and alternatives to utilizing the Strategic Intermodal System (SIS) by local traffic. The Town will coordinate with FDOT and County utilizing the strategies found in the County's Transportation Element.

1. Maintain and, where feasible, improve the level of service on County roads that are parallel to SIS roads.
2. Implement the Congestion Management Plan recommendations, with an emphasis on those county roads that are parallel to SIS roads.
3. Coordinate and synchronize the signalization system along County roads that are parallel to SIS roads.
4. Support implementation of Intelligent Transportation Systems (ITS).
5. Coordinate with FDOT and the BCPC to identify a public transportation corridor demonstration project.
6. Investigate the potential of programming public transit route headways and span of service, and the provisions of information kiosks along County roads that are parallel to SIS roads.
7. Support the double-tracking of the South Florida Transportation Corridor, the railroad transportation facility parallel to Interstate 95.
8. Enhance regular route service to Tri-Rail stations.
9. Improve pedestrian access to transit by ensuring that all phases of road planning design, and construction include the necessary walkways on all arterial and collectors under the responsibility of the State and County.
10. Provide public education through marketing strategies about public transit desirability and availability.
11. Promote transit oriented design along County roads that are parallel to SIS roads.
12. Monitor SIS level of service and work with the FDOT and the MPO to identify additional strategies.

POLICY 2.11.2: The Town recognizes that Broward County is the agency responsible for mass transit service and overall transportation planning on a countywide basis. The Town will coordinate with the County in implementing the element. To encourage more ridership, the Town will continue to provide service schedules at Town Hall and implement the Zoning and Land Development Code concerning providing mass transit stops for major traffic generators and attractors.

Housing Element

Goals, Objectives, and Policies



Adopted March 8th, 2017
Ordinance 17-03-02

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SECTION III: HOUSING

GOAL III: Provide housing to meet the needs of the present and future population at acceptable prices.

OBJECTIVE 3.1:

At least every 10 years beginning in 2010 the Town shall initiate a study to identify the type of housing redevelopment strategies needed within the Town.

POLICY 3.1.1: The Town may elect to establish a housing committee, consisting of land owners, residents, and business people to improve coordination among the participants involved in housing production and replacements.

POLICY 3.1.2: The Town's current share of Broward County's very low / low and moderate income housing should be maintained or increased and not decreased without major justification and approval of the Town.

OBJECTIVE 3.2:

Continue to monitor the mobile homes and recreation vehicles, and other housing types in the Town in order to eliminate the possibility of substandard housing conditions and improve the dilapidated and aesthetic conditions of the existing housing.

POLICY 3.2.1: The Town shall include in the study described in POLICY 3.1.1 and evaluation of the quality, aesthetic appearance and economic value of its housing stock. The Town will continue to enforce its housing / property maintenance codes.

POLICY 3.2.2: The Town shall continuously monitor and implement and enforce regulations included in the Florida Building Code, Broward Edition, relative to adherence to minimum building codes and structural integrity and reduce unnecessary regulatory practices.

POLICY 3.2.3: The Town shall continue Code Enforcement activities to assure the maintenance and improvement of the Town's aesthetic condition.

POLICY 3.2.4: The Town shall defer to the provisions and enforcement allowances set forth in the Florida Statutes (Chapter 553, F.S.), the Florida Administrative Rules (Rule 15C, F.A.C), and the Department of Highway Safety and Motor Vehicles (DHSMV) standards as related to manufactured home / mobile home / permanent recreational vehicle (RV) building permits.

OBJECTIVE 3.3:

The Town shall continue to provide adequate sites for affordable housing opportunities necessary to accommodate the present and future very low, low and moderate income families living in the Town. The Town shall attempt to increase the appraised value of housing stock while maintaining no less than 1,500 affordable housing units.

POLICY 3.3.1: Continue to permit affordable housing opportunities located in proximity to major employment centers.

POLICY 3.3.2: While preparing the new land development regulations, special consideration shall be given to include a “streamline” permitting process which will work towards assisting the affordability of housing and minimizing excessive and unnecessary duplication.

POLICY 3.3.3: The Town shall continue to provide the present amount of very low, low and moderate income housing including mobile homes to meet the needs of the Town’s existing and future residential population and economic activities per state law.

POLICY 3.3.4: The Town shall continue to support the actions of the Broward County Board of County Commissioner’s regarding the homeless population of Broward County.

POLICY 3.3.5: Broward County has established a pool of “Affordable Housing Units” (AFU’s) for each local government which is equal to 10% of the total available flexibility and reserve units within the local government. AFU’s shall be deducted from the local government’s reserve and flexibility units totals and shall be fixed as of the effective date of this POLICY.

The Town’s flex and reserve units totals, and the resulting AFU pool are as follows:

Flex	213 / 93 Allocated
Reserve	120 / 120 Allocated
AFU Pool	33

OBJECTIVE 3.4:

The Town shall maintain standards to permit group homes.

POLICY 3.4.1: The Town shall adopt legislation for regulating group homes and foster care facilities licensed by H.R.S., or utilize Broward County / State criteria.

(see POLICY 1.3.3 A (1)(K) & 1.3.3 B (7))

OBJECTIVE 3.5:

Ensure that all substandard and dilapidated units are renovated to meet minimum code standards and housing units are enhanced and maintained to provide and aesthetic quality to the community.

POLICY 3.5.1: The Town shall review and implement necessary architecture control standards to protect and maintain the quality of housing-

POLICY 3.5.2: Upon determining the extend of need for maintaining and providing low/moderate income housing and group homes the Town shall explore the availability of utilizing federal, state, and local subsidy program.

OBJECTIVE 3.6:

The Town shall evaluate the historical significance of all buildings constructed prior to 1960.

POLICY 3.6.1: As needed, the Town's staff and its consultants shall utilize existing US Census Data and old aerials to determine location of buildings constructed prior to 1960 and evaluate the historical significance of these homes.

OBJECTIVE 3.7:

Uniform and equitable treatment will be afforded those persons and businesses displaced or relocated by public action.

POLICY 3.7.1: The Town's staff shall provide coordination and educational assistance to its residents prior to being displaced or relocated due to public action.

OBJECTIVE 3.8:

Assist the private sector in the provision of additional units by the Year on the remaining vacant lands (Based on current municipal boundaries).

POLICY 3.8.1: The Town shall process all applications for new or redeveloped housing units in a timely, efficient and coordinated manner.

Public Infrastructure Element

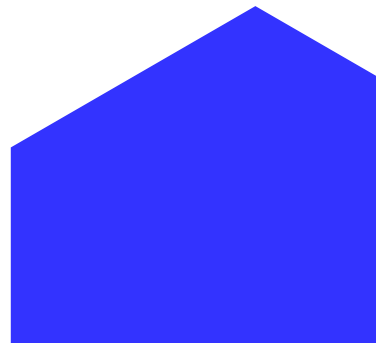
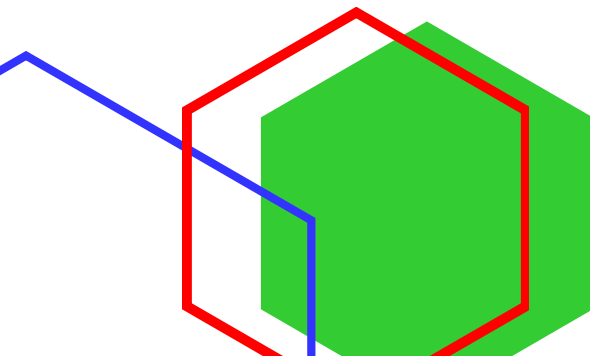


Goals, Objectives, and Policies



Adopted March 8th, 2017
Ordinance 17-03-02

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SECTION IV: PUBLIC INFRASTRUCTURE

SECTION IV-A: SANITARY SEWER

GOAL IV-A: Ensure efficient and economical sanitary sewage disposal.

OBJECTIVE 4-A.1:

Continue to coordinate with the City of Hollywood to ensure compliance with the Large Users Agreement pertaining to the capacity made available for sewage disposal to the Town.

POLICY 4-A.1.1: Provide and monitor metering of all sewage flows to the Hollywood treatment plant.

POLICY 4-A.1.2: Provide annual information to the City of Hollywood Utilities Department about Pembroke Park's projected and actual growth.

OBJECTIVE 4-A.2:

Complete the process begun in 1995 to phase out all septic tanks in the Town. Maintain and improve the Town's sewage collection system in order to maximize the use of the Town's existing infrastructure.

POLICY 4-A.2.1: Continue to establish a priority system for replacing / correcting existing collection lines, and a sewer maintenance and replacement schedule.

POLICY 4-A.2.2: Adopt regulations to require the adoption of a "special assessment district" for connection of all septic tanks to available sanitary sewer lines.

POLICY 4-A.2.3: Continue to extend sanitary sewer service to all areas of the Town where septic tanks are in use.

SECTION IV-B: SOLID WASTE

GOAL IV-B: Secure the most efficient and economical solid waste disposal for residents and commercial establishments.

OBJECTIVE 4-B.1:

Continue to evaluate current waste collection practices and recommend methods to coordinate disposal carriers, increase current capacities or reduce per capita generation and address priorities, deficiencies and needs.

POLICY 4-B.1.1: Require the committee to report to the Commission its findings and recommendations within two years.

POLICY 4-B.1.2: Continue to enforce regulations to discourage litter and illegal dumping.



POLICY 4-B.1.3: Continue to enforce regulations to prohibit solid waste incinerators within the Town.

POLICY 4-B.1.4: Continue to enforce regulations to prohibit solid waste transfer stations within the Town.

OBJECTIVE 4-B.2:

The Town shall coordinate with Broward County to comply with programs to meet the State of Florida goal of recycling 75 percent of municipal solid waste by 2030.

POLICY 4-B.2.1: The Town shall continue to implement a comprehensive recycling program to be completed as follows:

- a. Continue to collect recycling from all Mobile Home Parks.
- b. Continue to collect recycling from apartment complexes as requested by owners.

POLICY 4-B.2.2: The Town will participate with Broward County in development and use of a resource reduction and recovery system, for non-diverted solid waste.

POLICY 4-B.2.3: The Town will coordinate and participate with local governments in programs designed to collect and dispose of small volume hazardous wastes.

POLICY 4-B.2.4: The Town will coordinate and participate with local governments to find alternative methods for disposing of materials no longer acceptable at landfills according to the Solid Waste Act of 1988 (Section 403.70-.7221).

SECTION IV-C DRAINAGE

GOAL IV-C: Protect structures and roadways from the effects of 100 years storms.

OBJECTIVE 4-C.1:

The Town shall continue to use the Master Drainage Plan developed in 2000 and updated in 2001 and 2010 as a basis for selecting drainage projects that are ongoing.

POLICY 4-C.1.1: Continually review and enforce regulations pertaining to the Town's adopted Flood Prevention and Protection Ordinance.

OBJECTIVE 4-C.2:

The Town shall continue to complete drainage improvements in flood prone areas.

POLICY 4-C.2.1: The Town shall continue to utilize the Master Drainage Plan.

POLICY 4-C.2.2: The Town shall continue to utilize the adopted drainage standard that requires all commercial properties to hold three day 25 year storm event on site. This shall continue to be enforced on all new developments and redevelopments. The first inch of rainfall shall be treated.

POLICY 4-C.2.3: The Town shall continue to encourage public facility and service providers to give priority to the elimination of any infrastructure deficiencies which would impede the rehabilitation or redevelopment of blighted areas.

POLICY 4-C.2.4: The Town shall continue to utilize the Master Plan developed in 2000 and Drainage Regulations updated in 2003 and 2014 to alleviate recurring critical flooding problems.

POLICY 4-C.2.5: The Town shall continue to coordinate with the requirement of the Broward County NPDES Permit.

OBJECTIVE 4-C.3:

The Town will continue to enforce wellfield protection regulations providing for the surveillance and enforcement of the existing and proposed wellfields within and adjacent to the municipal boundaries.

POLICY 4-C.3.1: Areas determined to be located within wellfield cones of influence will not be allowed to be constructed for new industrial or toxic storage purposes. All existing non-residential developments located in wellfield zone 3 shall be required to coordinate with Broward County the requirement of installing monitoring wells.

SECTION IV-D: POTABLE WATER AND AQUIFER RECHARGE

GOAL IV-D: Secure adequate quantity and quality of the Town's water supply for the present and future needs of the Town.

OBJECTIVE 4-D.1:

Continually ensure the adequate quantity and quality of the water supply for the Town.

POLICY 4-D.1.1: Continually work with the Broward County Utilities Department and adjacent municipalities to monitor the adequacy of water supply and establish priorities for replacing / correcting existing deficiencies in the potable water distribution system.

POLICY 4-D.1.2: Enforce all environmental regulations regarding the groundwater discharge.

POLICY 4-D.1.3: Continue to enforce zoning regulations which protect the surface waters, Biscayne aquifer and wellfields cones of influence (zone 1-3) located within the municipal boundary.

Florida Community Trust (1)(b)(6)

POLICY 4-D.1.4: The Town shall adopt by reference the 2014-15 update to the Town Pembroke Park 10-Year Water Supply Facilities Work Plan which has at least a 10-year planning period that assesses projected water needs and sources for the Town.



POLICY 4-D.1.5: The Town shall assess projected water needs and sources for at least a ten (10) year planning period by preparing and maintaining the Town of Pembroke Park 10-Year Water Supply Facilities Work Plan (WSFWP). The WSFWP will be updated within 18 months of the updates the Lower East Coast Water Supply Plan prepared and adopted by the South Florida Water Management District.

POLICY 4-D.1.6: The Town shall fully consider the most current versions of the South Florida Water Management District Lower East Coast Water Supply Plan and Broward County's 20-Year Water Supply Facilities Work Plan when updating or proposing amendments to the Town's Water Supply Facilities Work Plan.

POLICY 4-D.1.7: The Town shall continue to implement the following conservation strategies:

- a) Require water reduction devices in new construction.
- b) Require Florida Friendly techniques when reviewing and approving development applications for new construction or redevelopment.
- c) Evaluate the incorporation of additional advances in water conservation practices into Town's Land Development Regulations.
- d) Maintain regulations for the continued enforcement of the South Florida Water Management District lawn and landscape irrigation rules.
- e) Continue to implement the Town's Concurrency Management System to ensure adequate water supply facilities will be available when reviewing development permit applications.
- f) Continue to provide educational de educational materials at Town Hall relating to conservation programs available to Town residents.

POLICY 4-D.1.8: By 1997, the Town shall adopt ordinances restricting or reducing the utilization of potable water for lawn irrigation during periods of drought in accordance with South Florida Water Management District's shortage plan.

SECTION IV-E: FIRE PROTECTION AND PREVENTION

GOAL IV-E: Continue to provide adequate fire protection and prevention for the present and future needs of the Town.

OBJECTIVE 4-E.1:

Coordinate extending the adequacy of the current fire flow protection within the Town by continuing to add hydrants yearly until the Town is served on a consistent basis.



SECTION IV-F: GENERAL REQUIREMENTS

GOAL IV-F: Existing deficiencies will be corrected by undertaking the projects identified in the Pembroke Park 5 year Capital Improvement Plan.

OBJECTIVE 4-F.1:

During the annual review process, the Commission shall rank proposed capital improvement projects as follows:

Level One – whether the project is needed to protect public health and safety, to fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and structure.

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services or to developed areas lacking full service or promotes “in-fill” development.

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

OBJECTIVE 4-F.2:

Needed public facilities and improvements shall be coordinated and provided concurrent with projected growth and costs of the system shall be proportionately allocated based on the added benefits received by the Town’s existing and future residents

POLICY 4-F.2.1: All improvements for replacements, expansion or increase in capacity of facilities shall be compatible with the adopted Level of Service standards for the facilities

POLICY 4-F.2.2: The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and demand generated by a development:

FACILITY	LOS STANDARDS TO BE MAINTAINED
A. Sanitary Sewer Facilities	Average sewage generation rate is 258 gallons per capita per day
B. Solid Waste Facilities	Average solid waste generation rate is 8.9 pounds per residential unit
C. Drainage Facilities	1 in 25 <u>100</u> year storm with attenuation (24 hour storm event) and treatment of the first 1” of run off on site
D. Potable Water Facilities	Average water consumption rate is 103 gallons per capita per day

In order to ensure that level of service standards are maintained methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

POLICY 4-F.2.3: The Town shall continue to promote the availability of consistent information on existing and planned facilities and services provided by different governmental entities.

POLICY 4-F.2.4: The Town shall continue to utilize coordinated regulatory and programmatic approaches and financial incentives to promote compact, efficient urban growth patterns and redevelopment activities.

Conservation Element

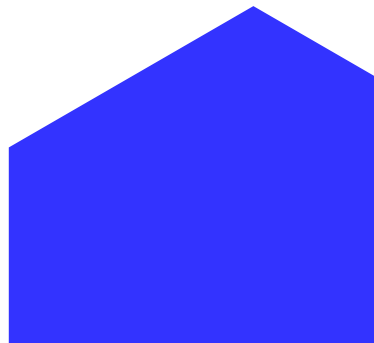
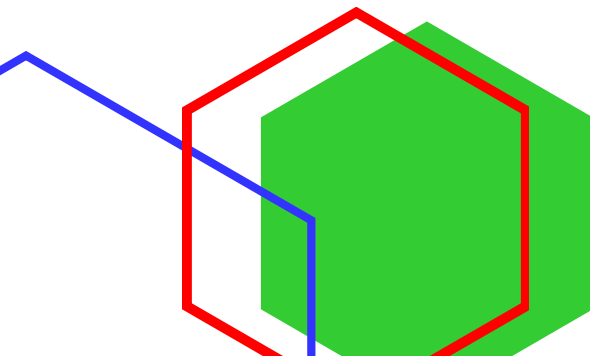


Goals, Objectives, and Policies



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SECTION V: CONSERVATION ELEMENT

GOAL V: Establish a built environment that is aesthetically pleasing and conserves the natural resources of the Town of Pembroke Park.

OBJECTIVE 5.1:

Continue program of planting swale trees to assist in improving air quality standards established by the Environmental Protection Agency.

POLICY 5.1.1: Ensure continued compliance with the Broward County Pollution Prevention Division air and water quality standards.

POLICY 5.1.2: Continue to initiate a beautification program aimed at upgrading the planting of trees and shrubbery along all major public roadways within Pembroke Park with Florida Friendly plant materials.

POLICY 5.1.3: The Town shall continue to utilize and adopt new (as needed) land development regulations to increase pollution prevention through the utilization of technology such as land use planning for air quality alternative fuels and mass transit infrastructure.

POLICY 5.1.4: The Town may select designated tree species and specifications for certain roadway segments to project a planned appearance.

OBJECTIVE 5.2:

The Town of Pembroke Park shall continue to protect the quality of all surface waters in the Town.

POLICY 5.2.1: Continue to seek funds, design and construct modern sanitary sewer, and stormwater facilities with pollution retardant features, to protect surface and ground water pollution.

OBJECTIVE 5.3:

Protect the native wildlife habitats within the municipal limits.

POLICY 5.3.1: The Town shall continue to request the Florida Game and Fresh Water Fisheries Commission to promote information regarding any endangered or rare species within the Town's boundaries.

POLICY 5.3.2: Pembroke Park shall continue implementing necessary legislation identified by the Florida Division of Forestry and Broward County pertaining to protecting native vegetation and planting new indigenous types of landscaping within the Town.

POLICY 5.3.3: The Town shall establish a program with private land owners to use generally accepted management practices to protect endangered and rare species' most desirable habitats.

POLICY 5.3.4: The Town shall continue to enhance regulations to protect wetlands.

OBJECTIVE 5.4:

The Town shall continue to require all hazardous waste to be regulated by Broward County or appropriate state agencies.

POLICY 5.4.1: Continue to require monitoring wells to be placed around all toxic waste storage facilities.

POLICY 5.4.2: The Town shall continue to study and adopt appropriate land development regulations to prohibit or regulate the location, operations and buffering of obnoxious and hazardous waste sites in non-residential (commercial / industrial) land areas.

OBJECTIVE 5.5:

The Town of Pembroke Park shall continue to promote the Conservation of and require adherence to state reclamation standards pertaining to dredging or filling or commercially utilizing the soils and minerals within the Town's boundaries.

POLICY 5.5.1: The Town shall continue to evaluate all existing lakes to determine if adequate slopes exist and require correction where possible.

POLICY 5.5.2: The Town shall adopt regulations to control lake / land excavation and lake / land filling operations. The Town may require mitigation as part of any permit review, including requiring that water bodies be created, remain or are altered to ensure adequate flood protection will exist.

OBJECTIVE 5.6:

Reduce potable water average daily per capita demand-

POLICY 5.6.1: Pembroke Park shall cooperate with County and Regional agencies to conduct emergency water conservation programs on a yearly basis.

POLICY 5.6.2: Continue to reduce potable water demand by implementing water regulations which require the use of low water use vegetation in landscaping (Florida Friendly).

POLICY 5.6.3: Continue to reduce per capita water demand by implementation of a year-round public information and education program promoting residential water conservation.

POLICY 5.6.4: The Town shall continue to abide by water conservation regulation established by the County and SFWMD such as:

- Limit lawn irrigation to hours between 5pm and 9pm;
- Require the adoption of Florida Friendly landscape ordinances for public developments and consider adopting the same for private developments;
- Require the installation of ultra-low volume plumbing fixtures in all new construction;
- Require the adoption of conservation oriented rate structures by utilities;

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- Require implementation of leak detection programs by utilities with unaccounted water losses greater than 10%; and
- Require implementation of water conservation public education programs.

POLICY 5.6.5: The Town shall continue to coordinate the implementation of water conservation mechanisms with Broward County.

POLICY 5.6.6: The Town shall continue to enforce restrictions imposed by the SFWMD regarding landscape irrigation.

POLICY 5.6.7: The Town shall review updates and amendments to the South Florida Water Management District Lower East Coast Water Supply Plan and Broward County's 10-Year Water Supply Facilities Work Plan to identify any potential impacts to the Town.



Recreation and Open Space Element

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SECTION VI: RECREATION AND OPEN SPACE

GOAL VI: Plan and build recreational facilities that fulfill the needs and leisure-time desires of the various population groups in the Town.

OBJECTIVE 6.1:

Continue to require private development to pay their fair share of needed park facilities and maintenance.

POLICY 6.1.1: Continue to fund and maintain all existing park sites and operations.

POLICY 6.1.2: Maximize the public utilization of Behan Park located along SW 21st Street in the eastern part of the Town. Continue to enhance the passive linear park adjacent to Behan Park and that portion within the Bamboo Mobile Home Park east of Park Road (Howard P. Clark, Sr. Linear Walkway).

POLICY 6.1.3: The Town shall continue to evaluate the acquisition and improvements of potential park sites utilizing available funding for natural areas or other sources for active parks.

OBJECTIVE 6.2:

The Town hereby adopts the level of service for the Town, to consist of 3 acres of recreational space per 1,000 permanent residents.

POLICY 6.2.1: Ensure the protection of natural areas through public acquisition with emphasis on ecologically intact systems.

POLICY 6.2.2: The Town shall place passive recreational furniture, equipment and displays in all public passive parks such as: benches, tables, trails, interpretive displays and wildlife observation areas.

POLICY 6.2.3: The Town shall link all public parks, community centers, schools, etc. with greenways including native landscaping. The greenway corridors, shall provide access for handicap residents, bikes, pedestrians, and other non-motorized vehicles.

POLICY 6.2.4: All publicly owned parks less than 20 acres in size shall be defined as neighborhood parks. The public shall be able to walk and bike in neighborhood parks without encountering heavy vehicular traffic.

POLICY 6.2.5: The Town shall continue to promote active and passive recreational programs, as well as social programs for its residents, guests and workforce. This may include health fairs, holiday festivals and tourist related activities and programs.

POLICY 6.2.6: The Town shall continue to require new residential developments to mitigate the impacts of new residents by dedicating land, construction facilities, paying impact fees, or combinations thereof.

POLICY 6.2.7: The Town may elect to adopt regulations to govern activities within its parks (alcohol use / tobacco use / drug use / animals / hours of operation / etc.) and may require fees to utilize its facilities.

OBJECTIVE 6.3:

The Town's natural areas, environmental preserves and recreational facilities shall continue to be accessible by all motorized and non-motorized means.

POLICY 6.3.1: All parks, public recreation areas, natural areas, environmental preserves and other recreational facilities shall continue to be accessible to pedestrians and automobiles and provide access to handicapped residents.

Intergovernmental Coordination Element

Goals, Objectives, and Policies



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SECTION VII: INTERGOVERNMENTAL COORDINATION

GOAL VII: Continue to coordinate to the maximum extent possible all regional issues with applicable governmental agencies and adjacent municipalities in order to achieve a compatible built and natural environment.

OBJECTIVE 7.1:

Coordinate the Town's adopted Comprehensive Plan with the plans of adjacent cities (West Park, Miramar, Hollywood, Hallandale Beach), Broward County, Miami-Dade County, the State Comprehensive Plan, the Broward County School Board (BCSB), State of Florida Department of Transportation (FDOT), South Florida Regional Planning Council (SFRPC), South Florida Water Management District (SFWMD) and the Broward County Department of Environmental Protection and Growth Management (DEPGM).

POLICY 7.1.1: The Town shall request the opportunity to review Comprehensive Plans and proposed amendments thereto of West Park, Miramar, Hollywood, Hallandale Beach, Broward County, Miami-Dade County and the Regional POLICY Plan prepared by the SFRPC to identify potential impacts to or conflicts with the Town's Comprehensive Plan.

POLICY 7.1.2: Upon identification of potential impacts to or conflicts with the Town's Comprehensive Plan arising from review of Comprehensive Plans or amendments pursuant to Policy 7.1.1 the Town shall consider adoption of amendments to the Town's Comprehensive Plan to address identified conflicts or impacts.

POLICY 7.1.3: The Town shall annually review the current short range and long range plans of the Broward County School Board, South Florida Water Management District, State of Florida Department of Transportation, and the Broward County Metropolitan Planning Organization to identify impacts to or conflicts with the Town's Comprehensive Plan.

POLICY 7.1.4: The Town shall utilize the SFRPC's informal mediation process to resolve conflicts with other local governments when agreed to by all affected parties.

POLICY 7.1.5: The Town shall identify the programs and activities of adjacent municipalities, Broward and Miami-Dade Counties, the SFRPC, FDOT, DEPGM and the SFWMD which are determined to impact the Town during the review of the plans contained within Policies 7.1.1 and 7.1.3. Upon identification of programs impacting the Town, the Town shall consider amendments to the Town's Comprehensive Plan addressing coordination with identified programs as appropriate. Said coordination may include but is not limited to interlocal agreements, joint work groups and coordinated activities.

POLICY 7.1.6: The Town shall consider the impacts of proposed amendments to the Town's Comprehensive Plan upon existing development of adjacent municipalities, unincorporated areas, Miami-Dade County, the SFRPC's regional POLICY Plan and the State of Florida Comprehensive Plan prior to adoption of proposed amendments, in order to insure that all future development is compatible with neighboring municipalities.

POLICY 7.1.7: The Town shall continue to attend the monthly meetings of the League of Cities Technical Advisory Committee (TAC) or its equivalent to coordinate planning activities with adjacent municipalities, the Broward County School Board and other governmental units and agencies providing services but not having regulatory authority over the use of land in the Town, the County, the Region and/or State.

POLICY 7.1.8: The Town will consider amendment of its Comprehensive Plan to address issues affecting adjacent local governments the County, the Region and/or the State identified through coordination with the Technical Advisory Committee as per Policy 7.1.7.

POLICY 7.1.9: Where the Town's land development regulations require mailing of public notices for various land development applications, a copy of the notice will be mailed to neighboring jurisdictions for comments pertaining to the proposed action in relationship to their plans when those jurisdictions fall within the required notice area.

POLICY 7.1.10: The Town will review Special District Facility Reports prepared by the South Florida Water Management District (SFWMD) and the Broward County Solid Waste Disposal District (BCSWDD) pursuant to Chapter 189.415 F.S. and identify potential conflicts with the Town's adopted Comprehensive Plan.

POLICY 7.1.11: The Town will coordinate with the governing boards of the SFWMD and the BCSWDD in order to resolve issues identified in Policy 7.1.10.

POLICY 7.1.12: The Town will consider amending its Comprehensive Plan based upon the review of the plans and discussions identified in Policies 7.1.10 and 7.1.11.

OBJECTIVE 7.2:

Continue to monitor State Department of Transportation, South Florida Water Management District, County MPO and Regional Plans, studies and/or changes to the level of service standards that may affect the Town's future actions and policies pertaining to the maintenance of the adopted Level of Service Standards within the Town's boundaries.

POLICY 7.2.1: The Town Commission shall continue to review all correspondence pertaining to the Town Comprehensive Plan's effect on the comprehensive plans of adjacent municipalities.

POLICY 7.2.2: The Town shall continue to be active in the Broward County League of Cities in order to address regional issues and issues the Town or effecting other local government units and agencies providing service to the Town of Pembroke Park.

POLICY 7.2.3: The Town shall utilize the dispute resolution process of the South Florida Regional Planning Council when potential conflicts arise with adjacent municipalities.

POLICY 7.2.4: In accordance with State law and Broward County Charter, the Town hereby elects to accept by reference the adopted Level of Service (LOS) of



the applicable agencies having operational maintenance responsibility for public facilities located within the Town boundaries.

POLICY 7.2.5: The Town shall continue to coordinate with the Broward County Legislative Delegation relating to annexation issues which may affect southeastern Broward County including the Town of Pembroke Park.

POLICY 7.2.6: The Town shall coordinate and provide information to the providers of services and adjacent communities. Said coordination shall include, but is not limited to, review of population projections and estimates prepared by Broward County and included in the Broward County 10-Year Water Supply Facilities Work Plan to ensure consistency with Town estimates and projections.

POLICY 7.2.7: The Town shall coordinate with Broward County in the review of proposed amendments to Level of Service (LOS) standards for potable water which impact the Town to ensure that adequate capacity remains available to serve the existing and future needs of the Town.

POLICY 7.2.8: The Town shall participate in a continuing and on-going collaborative efforts with the City of Hollywood and Broward County Water and Wastewater Services and other governments and agencies regarding water supply needs, long-term alternative water supply projects, sharing of information, establishing level of service standards and serving newly annexed areas, where applicable. The Town shall participate in, at a minimum, annual meetings with water providers and the South Florida Water Management District to discuss population projections, land use changes and implementation of conservation reuse programs and alternative water supplies.

OBJECTIVE 7.3:

The Town of Pembroke Park shall pursue the identification and implementation of joint planning areas for the purposes of annexation and joint infrastructure service areas.

POLICY 7.3.1: The Town of Pembroke Park shall coordinate with the Broward County Legislative Delegation, Broward County adjacent municipalities and appropriate agencies to identify and establish joint planning areas to address annexation issues through participation with the Broward County Technical Advisory Committee and /or direct coordination with adjacent municipalities the Broward legislative Delegation or appropriate agencies.

POLICY 7.3.2: The Town shall notify the Broward County Legislative Delegation, the Broward County Board of County Commissioners, the Cities of Hollywood, Miramar, West Park and Hallandale Beach of future annexations proposed by the Town of Pembroke Park through provision of a copy of the required Public Notice of Annexation, via certified mail.

POLICY 7.3.3: The Town shall request to be notified in writing of any proposed annexation to be considered by the Cities of West Park, Hollywood, Hallandale Beach, and Miramar as well as the identification of proposed annexation scenarios being evaluated by the Broward County Legislative Delegation.

POLICY 7.3.3.1: The Town adamantly opposes any de-annexation of lands from its current boundaries (2016), unless the Town Commission approves same, and



the Town's residents approve the action at a referendum. The Town relies on Section 171.043 and Section 171.052, Florida Statutes, which prohibits annexation of land from an existing municipality, or the creation of noncontiguous areas.

POLICY 7.3.4: The Town will coordinate with existing and future service providers that have no regulatory authority over the use of land within the Town including, but not limited to, the City of Hollywood, Broward County and the Broward County School Board to develop recommendations that address ways to improve existing and future coordination of the Town's concurrency management methodologies, systems and levels of service.

POLICY 7.3.5: The Town shall pursue and support the establishment of joint planning areas with adjacent municipalities, Broward County and agencies or other governmental units providing services including but not limited to the maintenance of sanitary sewer, potable water, roadway, drainage, public schools, solid waste and parks and recreations facilities in order to enhance, improve or increase the efficiency with which these facilities are currently provided.

POLICY 7.3.6: "Joint Planning Areas" described in Policy 7.3.5 shall be established through formal agreements among the necessary governmental bodies and shall include and not be limited to as many of the following planning considerations as possible:

- Cooperative planning and review of land development activities within the areas covered by an agreement.
- Specification of service delivery
- Funding and cost sharing issues with joint planning areas.
- Enforcement/Implementation

POLICY 7.3.7: The Town shall pursue coordination of activities with FDOT to address capacity and stormwater management issues and needs along state roadway, including I-95, Hallandale Beach Boulevard and Pembroke Road.

POLICY 7.3.8: The Town shall continue to coordinate with DNRP as necessary to comply with the requirements of the Broward County Joint Municipal National Pollutant Discharge Elimination System (NPDES) Permit.

POLICY 7.3.9: The Town shall continue to hold discussions with Broward County or other service providers relating to the provision of fire protection services within the Town and shall consider amendment of the Comprehensive Plan (if necessary) to reflect and future change to the existing method of fire protections.

OBJECTIVE 7.4:

The Town shall support and coordinate with the establishment and implementation of joint processes for collaborative planning and decision making on population projections, public school siting, the location of public facilities subject to concurrency and the siting of facilities with countywide significance.

POLICY 7.4.1: The Town shall continue to provide information relating current and/or anticipated development within the Town to the Broward County Planning



Council, in accordance with the requirements contained within the Broward County Future Land Use Plan “Administrative Rules Document”, in order to facilitate the preparation of population estimates and projections.

POLICY 7.4.2: The Town shall annually review the population projections and estimates prepared by Broward County to insure that said estimates and projections accurately reflect existing and future development based upon anticipated development of remaining vacant land as depicted on the Town’s adopted future land use plan. Upon review and revision (if necessary) of the Broward County projections, the Town shall consider utilization of the estimates and projections within the adopted Comprehensive Plan.

POLICY 7.4.3: In the event that the Broward County population projections are determined to not accurately reflect anticipated development pursuant to Policy 7.4.2, the Town shall provide supplemental information reflecting existing and anticipated development, remaining vacant land or other information to Broward County as may be necessary to facilitate adjustment of the population projections to more accurately reflect anticipated development.

POLICY 7.4.4: The Town recognizes that Broward County is responsible for the provision of population estimates and projections to the Broward County School board. The Town shall, pursuant to Policies 7.4.1, 7.4.2 and 7.4.3, coordinate with Broward County to achieve accurate estimates and projections in order to insure the joint utilization of coordinated and consistent population projections.

POLICY 7.4.5: The Town shall continue to coordinate with the Broward County School Board as may be necessary to facilitate expansion of existing or location of additional public school facilities within the Town of Pembroke Park consistent with the Policies of the Future Land Use Element of this Comprehensive Plan.

POLICY 7.4.6: The Town will notify the Broward County School Board of proposed land use plan amendments which may alter the Town’s anticipated needs for public school facilities.

POLICY 7.4.7: The Town will pursue the collocation of public facilities with schools pursuant to Policies 1.3.9 and 1.3.10 of the Future Land Use Element of this Comprehensive Plan.

POLICY 7.4.8: The Town will notify the City of Hollywood and/or Broward County of proposed Comprehensive Plan Amendments which may affect the Town’s anticipated needs for Sanitary Sewer or Potable Water Service.

POLICY 7.4.9: The Town will annually provide information relating to the location and timing of anticipated capital improvement projects contained within the Town’s adopted Five Year Schedule of Capital Improvements to the Broward County for the purpose of achieving a coordination of efforts relating to the maintenance and/or extension of existing and location of new public facilities subject to concurrency.

POLICY 7.4.10: The Town shall consider the schedule capital improvements contained within the Comprehensive Plans of adjacent municipalities and counties as identified in Policy 7.1.1 and the scheduled capital improvements contained



within the Capital Improvement Programs identified in Policy 7.1.3 during the annual review of the Town's Five Year Capital Improvements Program and annual Capital Budget.

POLICY 7.4.11: The Town shall pursue the coordination of its Five Year Capital Improvements Schedule with the schedules of adjacent municipalities and other providers of public facilities within or adjacent to the Town in order to establish a potential coordination of efforts relating to the maintenance and extension of existing and location of new public facilities subject to concurrency.

POLICY 7.4.12: Upon identification of potential impacts to or conflicts with the Town's Comprehensive Plan arising from review of the five-year Capital Improvements programs pursuant to Policy 7.1.5, the Town shall consider adoption of amendments to the Town's Comprehensive Plan to address identified impacts or conflicts.

POLICY 7.4.13: Notification of capital improvement projects identified in the Schedule of Capital Improvements proposed within 1,000 feet of the Town's perimeter will be forwarded to the neighboring jurisdiction and within 1,000 feet of a public school to the School Board for comments pertaining to the proposed action in relationship to their comments received from each agency of local government in their review process.

POLICY 7.4.14: The Town shall ensure the costs of implementing projects and programs in the Capital Improvements Element will be equitably shared by affected local and regional governments and agencies.

POLICY 7.4.15: The Town will pursue joint funding opportunities with the SFEMD, DPEP, Broward County, Miami-Dade County, FDOT, the Cities of West Park, Hollywood, Miramar, Hallandale Beach or other public/private agencies or jurisdictions to insure the utilization of joint processes and collaborative planning efforts, when feasible, to complete capital improvements.

POLICY 7.4.16: After adoption of the Broward County Local Mitigation Strategies, the Town will hold public hearings and consider amendment of its Comprehensive Plan and land development regulations based upon its recommendations.

POLICY 7.4.17: The Town will attend the future meetings of the Hazard Mitigation Committee to ensure the mitigation strategies are implemented and updated as necessary.

POLICY 7.4.18: The Town will coordinate with the Broward County Planning Council, the South Florida regional Planning Council, adjacent municipalities, the Broward County Technical Advisory Committee, appropriate Agencies or ad hoc committees, in the development, review and recommendation of efficient countywide guidelines to coordinate the identification and location of facilities with countywide significance which may be locally unwanted land uses (LULU's)

POLICY 7.4.19: Upon identification of uniform countywide guidelines for the identification pursuant to Policy 7.4.18, the Town will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts

found and any improvements in the effectiveness or efficiency to be gained through the countywide approach to locational standards that would be more uniform in their application.

POLICY 7.4.20: The Town shall pursue the adoption of interlocal agreements to implement joint process and collaborative planning efforts with service providers (adjacent jurisdictions of appropriate agencies) having operations and maintenance responsibility of public facilities within, adjacent to or benefiting the residents of the Town of Pembroke Park as described in Policies 7.4.1 -7.4.20 on a continuing basis.

OBJECTIVE 7.5:

The Town shall coordinate the planning and permitting processes with the Broward County School Board, Broward County and the non-exempt municipalities consistent with the procedures as established in the adopted Interlocal Agreement (ILA) to assure that all proposed residential development is in compliance with the adopted Level of Service (LOS).

POLICY 7.5.1: The Town and Broward County Public Schools shall follow the procedures established in the adopted ILA for Public School Facility Planning for coordination and collaborative planning and decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities.

POLICY 7.5.2: On an annual basis, the Town will request the Broward County School Board to provide information from their 5-year Capital Facilities Plan to determine the need for additional school facilities.

POLICY 7.5.3: On an ongoing basis the Town shall establish new, and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, the School Board and other units of local government providing services but not having regulatory authority over use of land.

POLICY 7.5.4: The Town shall require all new residential development proposals to include within their development applications population projections, including school age persons, consistent with the generation rates promulgated by the Broward School Board.

POLICY 7.5.5: The Town shall notify and/or transmit to the Broward County School Board all proposed development and redevelopment applications that would add new residential dwelling units within the Town and will include population forecasts and population projections for the proposed development.

POLICY 7.5.6: The Broward County Public School system shall submit all proposed school and non-school development projects to the Town for review consistent with the Town's Comprehensive Plan and Land Development Regulations.

Public School Facilities Element

Goals, Objectives, and Policies



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SECTION VII: PUBLIC SCHOOLS FACILITIES

In 2011 the Florida Legislature eliminated the requirement of a Public School Facilities Element in a Comprehensive Plan. Optional elements are still permitted; however the specific plan requirements were removed. In Broward County school concurrency continues via an Interlocal Agreement between the Schools District, the County, and its municipalities.

The Town of Pembroke Park Public Schools Facilities information can be found in the Data & Analysis companion document.



Capital Improvements Element

Goals, Objectives, and Policies



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SECTION VIII: CAPITAL IMPROVEMENTS

GOAL VIII: Provide a coordinated long-term program for the efficient and timely installation of municipal capital improvements necessary to meet the Town's minimum level of service standards required to meet the Town's build out population.

OBJECTIVE 8.1:

The Town shall adopt, and annually amend, a balance 5-year Capital Improvement Plan (CIP) prepared to be implemented in the Town's yearly budget with anticipated projected expenditures for the following four year period.

POLICY 8.1.1: The 5-year CIP shall be financially feasible and address all capital improvements identified in the comprehensive plan including existing and estimated deficiencies with estimated cost for replacement, renovation or substituted alternatives.

POLICY 8.1.2: All future building owners shall assist in paying their share of future anticipated impact on the Town's capital facilities and improvements.

POLICY 8.1.3: All Land Use decisions for public and private construction shall be based on the 5-year CIP which shall assure the Town's available and projected fiscal resources are allocated for construction of the necessary public facilities to meet LOS concurrent with actual need for said services consistent with Chapter 163.3180 Florida Statutes 1993 [and Rule 9J-5.055 Florida Administrative Code 1989] as may be amended.

POLICY 8.1.4: The Town shall establish criteria to evaluate future capital improvement projects. Such criteria shall be directly related to the individual elements of the comprehensive plan and shall include consideration of:

- a. The elimination of public hazards;
- b. The elimination of existing capacity deficiencies;
- c. Local budget impact and financial feasibility;
- d. The accommodation of new development and redevelopment facility service demand;
- e. Plans of State Agencies that provide public facilities within the Town's jurisdiction.

OBJECTIVE 8.2:

The Town shall approve development or redevelopment proposals that are consistent with existing services availability or coincides with budgeted provisions of additional services at the adopted Level of Service (LOS) standards; and that all future development bears their proportionate cost of new facility improvements required by the Town to maintain adopted levels of service and improvements.

POLICY 8.2.1: All development proposals and redevelopment proposals shall be reviewed cognizant of level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.



POLICY 8.2.2: The approval of proposed development or redevelopment projects shall be based on the project related service needs being concurrently available at the adopted level of service standards or that development orders and permits are conditioned on the availability of facilities to serve the proposed development.

POLICY 8.2.3: The recommended Level of Service (LOS) Standards for basic urban services within the Town are as follows:

FACILITY	LOS STANDARDS TO BE MAINTAINED
A. Sanitary Sewer Facilities	Average sewage generation rate is 258 gallons per capita per day
B. Solid Waste Facilities	Average solid waste generation rate is 8.9 pounds per residential unit
C. Drainage Facilities	1 in 100 year storm with attenuation (24 hour storm event) and treatment of the first 1" of run off on site
D. Potable Water Facilities	Average water consumption rate is 103 gallons per capita per day
E. Arterial / Collector Roadways**	See Below
F. Local Roadways	LOS "D"
G. Recreation Standard for Land	3 acres per 1,000 permanent population
H. Public Schools	100% gross capacity (with re-locatable classrooms)

[* Average based upon built-out population statistics.]

[**The Town is located in a Broward County Transportation Concurrency Management Area (TCMA). All new development is subject to payment of Transit Impact Fees to Broward County.]

OBJECTIVE 8.3:

The Town shall utilize the Capital Improvements Element of the Comprehensive Plan as a means to correct existing deficiencies, replace obsolete or worn out facilities and limit public expenditures that subsidize private development in High Hazard Coastal Area.

POLICY 8.3.1: The Town shall annually review the need for providing public facilities to serve developments approved before the adoption of this comprehensive plan and replacing existing capital improvements as required in the 5-year CIP.



POLICY 8.3.2: The Level of Service (LOS) Standards established in accordance with the other elements of the Comprehensive Plan and identifying in Objective 8.2 shall be maintained and available concurrently with the impact of all new development.

OBJECTIVE 8.4:

The annual budget shall demonstrate the Town's ability to provide needed facilities identified in the Comprehensive Plan Elements so that current and future public facility needs do not exceed the Town's available revenue sources.

POLICY 8.4.1: The annual budget adopted by the Town shall contain an annual capital budget that corresponds to the Capital Improvement Program and Schedule of Improvements included in the Comprehensive Plan

POLICY 8.4.2: The Town shall continue to encourage private developers to construct and donate to the Town capital improvements needed to mitigate impacts of new development in order to meet adopted level of service standards.

POLICY 8.4.3: The Town shall not incur any debt from financing capital improvements unless plans are adopted for borrowing funds and providing the necessary debt service within its capital improvement budget in accordance with Town Charter.

OBJECTIVE 8.5:

The Town shall insure that the land development regulations require that developers of proposed development and redevelopment projects participate in any facility improvement costs necessary to maintain LOS standards.

POLICY 8.5.1: Require the performance bonding of project related utility or transportation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

POLICY 8.5.2: Establish a preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.

OBJECTIVE 8.6:

The Town shall ensure that future needs for public school facilities are addressed consistent with the adopted Interlocal Agreement and the Level of Service (LOS) standards for public school concurrency as follows:

POLICY 8.6.1: As of August 13th, 2010, the adopted LOS standard for all Broward County Public School Facilities is 100% Gross capacity (with re-locatable classrooms). This LOS standard shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Broward County Public Schools.

OBJECTIVE 8.7:

The Town hereby incorporates by reference the School District's 5-Year "Adopted District Educational Facilities Plan" that includes school capacity sufficient to meet anticipated



Capital Improvements Element Goals, Objectives, and Policies 2017

student demands projected by the School Board based on the adopted level of service standards for public schools.

POLICY 8.7.1: The Town in coordination with the School Board shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program as adopted by the Broward County School Board on August 1st, 2007 and updated annually thereafter, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

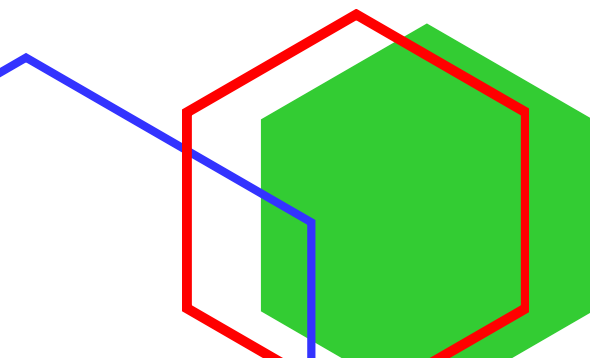


Future Land Use Map



Adopted March 8th, 2017
Ordinance 17-03-02

Formatted February 2021



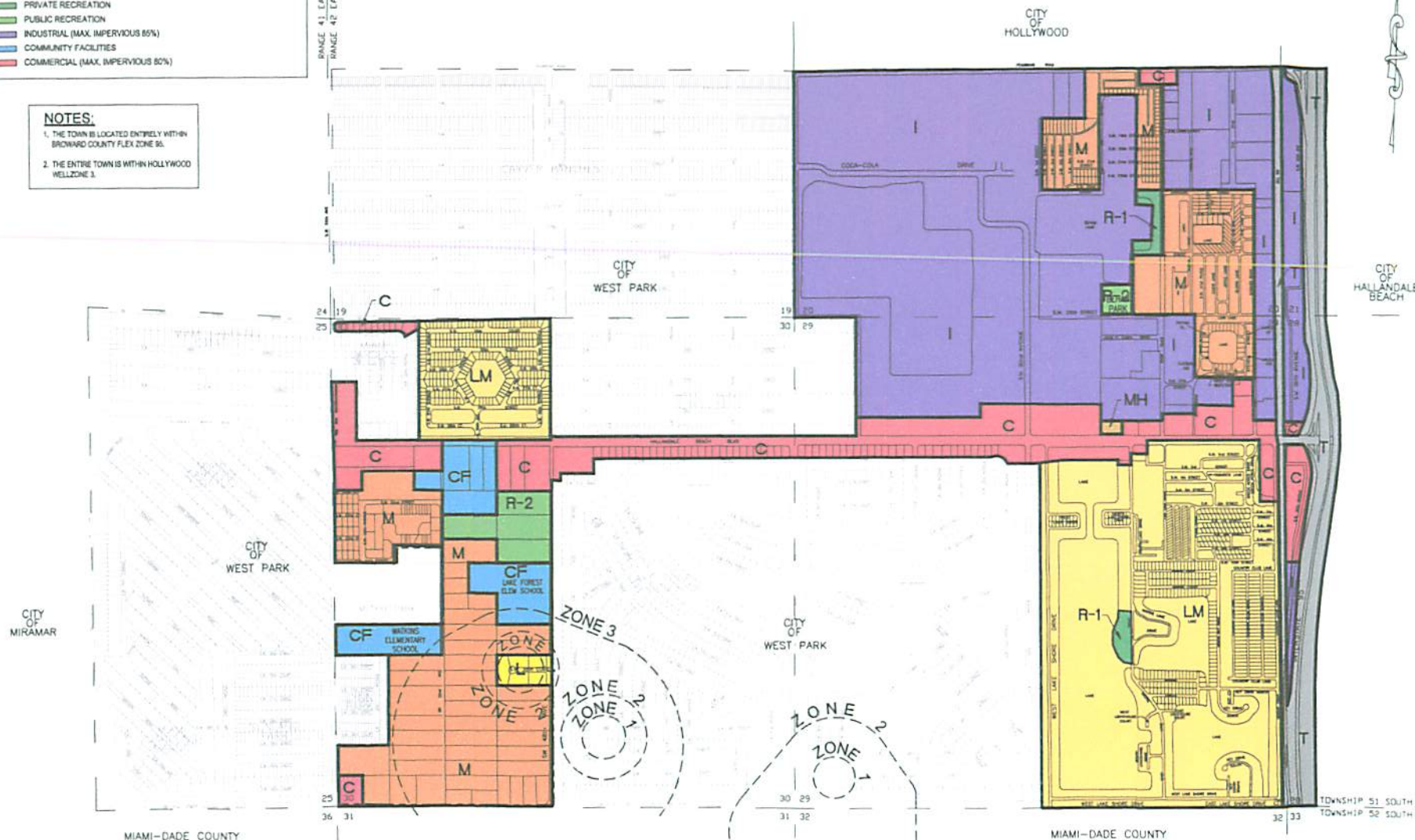
LEGEND		
L	LOW DENSITY (RES.)	(0-5 DU/AC)
LM	LOW MEDIUM DENSITY (RES.)	(5-10 DU/AC)
M	MEDIUM DENSITY (RES.)	(10-16 DU/AC)
MH	MEDIUM HIGH DENSITY (RES.)	(16-25 DU/AC)
T	TRANSPORTATION	
R-1	PRIVATE RECREATION	
R-2	PUBLIC RECREATION	
I	INDUSTRIAL (MAX. IMPERVIOUS 85%)	
CF	COMMUNITY FACILITIES	
C	COMMERCIAL (MAX. IMPERVIOUS 85%)	

NOTES:

1. THE TOWN IS LOCATED ENTIRELY WITHIN BROWARD COUNTY FLEX ZONE 35.
2. THE ENTIRE TOWN IS WITHIN HOLLYWOOD WELLZONE 3.

AMENDMENTS SINCE 1989			
DATE	ORD. NO.	UPPER TOWN	PURPOSE
8/25/91	25-286-94	UPPER TOWN	UPPER TOWN
5/17/94	28-1481	WEST PARK CREEKS - DEAMINATION	DEAMINATION
5/16/98	28-777	METRO PARK DEAMINATION	DEAMINATION
10/10/2011	10/10/11	2011 TSP	2011 TSP

RANGE 41 EAST
RANGE 42 EAST



NO.	DATE	REVISION	BY

Designed	MJM
Drawn	SCM
Checked	MJM

MICHAEL MILLER PLANNING ASSOCIATES, INC.
7522 Wilcox Rd., Suite B-203
Coral Springs, Florida 33067
Tel. (954) 757-6809 Fax (954) 757-7089

PREPARED FOR
TOWN OF PEMBROKE PARK

FUTURE LAND USE MAP
2015-2030

FUTURE LAND USE MAP
08/23/16
SCALE
1" = 500'

PROJECT
2032

SHEET NO.
1
1