

**ORDINANCE NO. 2022-002**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, PERTAINING TO THE SUBJECT OF GROWTH MANAGEMENT; AMENDING THE ZONING REGULATIONS IN THE M-1 INDUSTRIAL ZONING DISTRICT; AMENDING DEFINITIONS; AMENDING THE LISTS OF PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; AMENDING PROVISIONS FOR NON-CONFORMING USES; AMENDING OTHER DISTRICT REGULATIONS; AMENDING PROCEDURES FOR ZONING REVIEW AND APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Town Commission periodically evaluates various land development trends and issues and amends its Land Development Regulations accordingly; and

WHEREAS, the Town retains the services of a land planning professional to evaluate land development activities and land development regulations and recommend strategies and Code modifications; and

WHEREAS, the Town Commission desires to amend the Town's Code of Ordinances to modify the M-1 Industrial District regulations; and

WHEREAS, the Town Commission held duly advertised public hearings to consider the proposed modifications to the Town's Code of Ordinances;

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

Section 1: That Section 28-11 of the Code of Ordinances, Town of Pembroke Park, Florida is hereby amended to read as follows:

**“Sec. 28-211. Intent and definitions.**

The M-1 Industrial District is intended for industrial uses not in conflict with any ordinance of the Town regulating nuisances and for such uses not involving the use of materials, processes or machinery likely to cause undesirable effects upon neighboring or

Exhibit “B”

adjacent residential or business property. The M-1 Industrial District may directly abut a residential or business district and the activities allowed in an M-1 Industrial District are intended to be such as may be compatible with such neighboring districts under the requirements provided in this division to minimize conflict, and to preserve the M-1 Industrial Districts for its primary purpose, to wit: industrial development. Residential uses are not allowed therein.

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

For purposes of applying the regulations of the M-1 Industrial District in Sections 28-212, 28-213, 28-214, and the regulations of the M-1 Zoning District as applicable to non-conforming uses and structures, the word "expand" or "expansion" shall not be limited to an increase in ~~land area~~ floor area of a building's interior, but shall also include an increase in building or structure envelope, utilization of existing floor area, an increase in the utilization of land area (e.g. particularly, some uses and activities in this M-1 Industrial District are allowed to take place outside of buildings and structures), an increase vehicle trips generated for the site, an increase in off-street parking utilization ~~requirements for the site, or an intensification to the use activity taking place on the site~~ evidenced by improvements or alterations made to the site or building since the date the use became non-conforming (alterations and improvements made without permits from the last set of plans on file with the Town shall be conclusively presumed to have been made after the date the use became non-conforming), or evidenced by and any alteration of activity that is reasonably likely to generate a discernible increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic congestion, adverse impacts to public safety, or like adverse effects."

Section 2: That the Code of Ordinances, Town of Pembroke Park, Florida is hereby amended by adding a section, to be numbered 28-211.5 which section reads as follows:

**“Sec. 28-211.5. Permitted uses.**

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

- (a) Manufacture and distribution of:
  - Aerospace composites;
  - Apparel related products;
  - Assembled paper products;
  - Aviation technology;
  - Ceramics;
  - Computer components;
  - Cosmetics;
  - Electronic and electrical equipment, systems, components, instruments, and peripherals;
  - Finished wood products;
  - Food packaging and distribution;
  - Footwear;
  - Furniture and fixtures;
  - Image recognition devices;
  - Jewelry;
  - Leather products;
  - Machinery;
  - Manufacturing technology;
  - Medical equipment and supplies;
  - Musical instruments;
  - Optics;

Pharmaceuticals and medicines;

Robotics; and,

Transportation parts and equipment.

- (b) Development or distribution of artificial intelligence or computer and telecommunications software.
- (c) Medical and biomedical educational or scientific research, testing, or development facilities (not schools) or laboratories.
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas.
- (e) Storage in bulk within warehouse and storage buildings of: brick, building materials, cement, clay products, concrete products, contractors' equipment, cotton, grain, gravel, hay, lead, plaster, pipe, lumber, machinery, roofing materials, rope, sand, stone, terra cotta, timber, wood or wool.
- (f) The following service and trade establishments:
  - Bakery;
  - Boat repair;
  - Bookbinding;
  - Cheese making;
  - Cleaning and dyeing establishments;
  - Communication - information/data processing;
  - Cutting or blending of liquor;
  - Diaper service;
  - Drapery and blind fabrication and service;
  - Egg storage, handling or processing;

Electroplating;  
Exterminating;  
Food catering;  
Glass and mirror shop;  
Janitorial;  
Laundry;  
Linen supply;  
Machinery repair;  
Magazine wholesale agency;  
Manufacture of powder blends, potting compounds and plastisols;  
TV / Motion picture studio / recording studio;  
Pattern making;  
Plumbing or electrical shop;  
Printing, publishing, lithography and engraving; and,  
Buildings for telecommunications and utility operations (except communications towers which are regulated elsewhere under this Code).

(g) Employee-based offices that do not serve the general public including but not limited to the following use categories (subject to applicable restrictions on and limitations as may be provided in the Town's Comprehensive Plan):

Medical billing and processing;  
Data processing;  
Computer software development and technical support;  
Mail order (no walk-up retail sales);  
Burglar alarm monitoring services;  
Pest control services;  
Land surveying operations; and,

Property management or landscape maintenance services.

- (h) Exercise and gym and sport training facilities that are noise controlled.
- (i) The following repair and shop uses:
  - Awning and canvas;
  - Carpenter and cabinet;
  - Contractor shop;
  - Electronic equipment repair;
  - Furniture repair;
  - Home appliance repair;
  - Lawn mower and motorcycle repair;
  - Locksmith;
  - Sharpening and grinding;
  - Upholstering shop; and,
  - Automotive, truck, motorcycle or boat engine repair, maintenance or testing (no body work, frame repairs, or painting unless approved pursuant to Sec. 28-212 of this Code).
- (j) Blacksmith and welding.
- (k) Carpet and rug cleaning.
- (l) Wholesale meat, poultry, and fish distribution.”

Section 3: That Section 28-212 Code of Ordinances, Town of Pembroke Park, Florida, is hereby amended to read as follows:

**“Sec. 28-212. Uses requiring approval by Special Exception.**

(a) Except as provided in subsection (c**b**), the following uses may be allowed on property located within the M-1 Industrial District, provided such uses (and every subsequent change, alteration or expansion or relocation thereof) are approved by Special Permit as provided in Subsection (b) below or by Special Exception in accordance with the provisions contained in Division 6 of this Chapter:

- (1) Manufacture and/or storage of cement, lime, plaster, asphalt, brick, tile, concrete or products thereof;
- (2) Packing plants; or canning plants;
- (3) Petroleum storage or transfer;
- (4) Fabrication of Metal Products, excluding foundry and; drop forging, but including stamping, dieing, shearing or punching;
- (5) Paint or varnish manufacture;
- (6) Open air storage in bulk of brick, building materials, butane, cement, clay products, concrete products, contractors' equipment, cotton, fuel, gasoline, grain, gravel, hay, lead, lime, plaster, pipe, lumber, machinery, propane, roofing materials, rope, sand, stone, terra cotta, timber, wood or wool;
- (7) Use of automatic screw machines;
- (8) Motor freight terminals;
- (9) Manufacturing of chemicals which are not prohibited under the provisions of Section 28-219;
- (10) Automobile, boat, motorcycle or truck body work, frame repairs or painting;
- (11) Taxidermy;
- (12) Any manufacturing or chemical process that regularly involves the use or storage of any one chemicals in quantities greater than fifty (50) gallons per day;
- (13) Recovered Materials Processing Facilities which meet the conditions of Fla. Stat. §403.7045 (1)(e) (2020~~2014~~), as amended (and which therefore are not solid waste management facilities), and which do not accept or process household waste or putrescible waste; and
- (14) Uses and activities clearly accessory to a use allowed by Special Exception.

(b) The Town Commission may approve, or conditionally approve, by granting a Special Permit, any use (or a change, ~~the alteration, or expansion,~~ or relocation thereof) which is listed in this Section, provided such use and the change, alteration or

expansion or relocation thereof: takes place in a fully enclosed building, involves no more than ~~two thousand five hundred square feet (2,500 SF)~~ five thousand square feet (5,000 SF) of floor area, ~~does not materially increase vehicle trips generated for the site or materially increase off-street parking requirements for the site, does not involve a material intensification to the activity taking place on the site,~~ and is not reasonably likely to generate any ~~discernible and material~~ and detrimental increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic, traffic congestion, adverse impacts to public safety, or like adverse effects. The process and procedure applicable to Special Permits in the M-1 Industrial District is set forth in Sec. 28-214 of this Code, and this process and procedure is intended to be more expeditious than the process and procedure for granting Special Exceptions. Should the Town Commission determine not to grant a Special Permit under this subsection (b), or should the application does not meet the qualifying requirements of this Subsection (b), a Special Exception shall be required in order to allow such use, or the alteration, expansion, or relocation thereof.

(c) Whenever the Town enacts an amendment to this Section which makes or classifies certain previously permitted uses as being allowable in the M-1 Zoning District by Special Exception, then such uses may continue without obtaining a Special Permit or a Special Exception; however, they may not change their primary operation, alter, or expand without obtaining such approval."

Section 4: That Section 28-213 Code of Ordinances, Town of Pembroke Park, Florida, is hereby amended to read as follows:

**"Sec. 28-213. Lawfully established nonconforming uses.**

This Section creates special zoning regulations applicable to the M-1 Industrial District that supersede any other zoning regulations that determine the extent (e.g. in terms of size and intensity) to which non-conforming uses in the M-1 Industrial District may continue. Whenever the Town enacts an amendment to the M-1 Industrial District which classifies a use which was a permitted use or an allowable use by Special Exception immediately prior



to the amendment as a prohibited use, then such use shall be considered a non conforming use, and such use may not change its primary operation, or alter or expand, unless such change, alteration, or expansion is authorized by an express provision of this District or approval authorized in this District. Nothing in this section shall prevent the Town from establishing or amending any occupation, business, industry, or activity regulatory ordinances which may impact how certain uses which are also from a zoning standpoint non-conforming uses in this District may continue to operate, or prevent the Town from adopting additional non-conforming use zoning regulations.

(a) Uses that were established and operating in accordance with the regulations of this District, regardless of whether such uses took place in buildings or on land, and which become listed as prohibited uses under the regulations of this District, may continue to operate as nonconforming uses, ~~but only to the extent determined in subsections as provided in paragraphs (1b), (2e), or (3d) below, as applicable. This Section creates special regulations applicable to the M-1 Industrial District that supersede any other ordained provisions that determine the extent to which uses made non-conforming by reason of becoming prohibited uses may continue to operate.~~

(1b) Uses that were operating in this District on or before February 11, 2015 and which ~~became~~ become on or before February 11, 2015 listed as prohibited uses, shall be able to continue to operate under subsection (a) of this Section as non-conforming uses in the same manner they operated as of the date such uses became non-conforming ~~only to the extent of such uses' actual operations as of February 11, 2015~~ (as distinguished from operations in excess of actual operations as of such date which may be allowed by federal, state, district or county ~~other~~ law, regulations, or approvals). These uses shall not change, alter, or expand beyond the limit stated above.

(2) Any use that is listed in Section 28-212 of this Code as a use allowable by Special Exception or Special Permit immediately prior to becoming ; ~~and which becomes~~ listed as a prohibited use under the regulations of this District sometime after February 12, 2015 shall be able to continue to operate under

subsection (a) of this Section ~~as a non-conforming use only~~ to the extent of the greater of (i) such use's last Special Permit or Special Exception issued by the Town Commission after February 12, 2015 and before the effective date of the Town Ordinance defining such use as a prohibited use, or (ii) in the same manner in which the use operated extent of such use's actual operations as of the effective date of the Town Ordinance defining such use as a prohibited use (as distinguished from operations in excess of actual operations as of such date which may be otherwise be allowed by federal, state, district or county ~~other~~ law, regulations, or approvals). ~~These uses shall not expand beyond the limit stated above. These uses shall not change, alter, or expand beyond the limit stated above.~~

(3) Any use that is listed in Section 28-211.5 of this Code as a permitted use immediately prior to being, and which becomes listed as a prohibited use under the regulations of this District sometime after February 12, 2015, shall be able to continue to operate under subsection (a) as a non-conforming use; however, to the extent of such use's actual operations as of the effective date of the Town Ordinance defining such use as a prohibited use. ~~These~~ these uses may be extended throughout any building in which they may be located, provided no structural alterations (except those required by law or ordinance, or ordered by an authorized officer to assure the safety of the building), are made therein. These uses shall not further change, alter, or expand beyond the limit stated above.

Section 5: That Section 28-214 Code of Ordinances, Town of Pembroke Park,

Florida, is hereby amended to read as follows:

**“Sec. 28-214. Applications for special permits.**

(a) An application for a Special Permit for any use or change, alteration or expansion or relocation thereof which is allowed pursuant to the provisions of Sec. 28-212 (b) of this Code shall contain the following information: name and address of the applicant; legal description of the property upon which the activity is sought to be specially

permitted; plans detailing the exterior and interior improvements and alterations intended in connection with the proposed activity, and when the application involves more than two thousand five hundred square feet (2,500 SF) of floor space (i) a report of a traffic engineer as to the daily number of trips generated by the proposed activity and off-street parking requirements needed for the proposed activity, and (ii) an impact analysis report by a Professional Engineer detailing any adverse effects of noise, light, odors, traffic, objectionable odor, air or water pollution, vibration, impacts to public safety, or other similar potential adverse effects associated with the application.; ~~and such other information as the~~ The Town Planner may reasonably deviate from the requirements of the prior sentence, and may require additional or different submissions which relates to the criteria set forth herein and in Subsection Sec. 28-212 (b) of this Code (such as, for example, a flow sheet or process description indicating the process utilized and the method of such utilization, the compounds and chemicals utilized in such process, etc.).

(b) ~~In addition to the foregoing, the~~ The applicant shall make application on forms provided by the Town and shall pay such application fee and pay all costs and expenses of the Town as may be applicable to such matters from time to time. ~~deposit with the Clerk Commissioner the sum of Two Thousand Five Hundred Dollars (\$2,500.00). Five Hundred Dollars (\$500.00) of which shall be a nonrefundable processing fee in connection with the application. The balance of Two Thousand Dollars (\$2,000.00) is a cost recovery deposit for the anticipated expenses incurred by Town in processing the application. Whenever the cost recovery deposit balance is twenty percent (20%) or less of the initial deposit, a supplemental deposit in the amount of One Thousand Dollars (\$1,000.00) will be required before any further review or processing of the application continues. The applicant will be notified when a supplemental deposit is required, and several supplemental deposits may be required depending upon the complexity of the application. For the purpose of this Section, the nonadministrative cost shall be defined as follows:~~

- ~~\_\_\_\_\_ (1) \_\_\_\_\_ Town Planner's fee;~~
- ~~\_\_\_\_\_ (2) \_\_\_\_\_ Town Engineer's fee;~~
- ~~\_\_\_\_\_ (3) \_\_\_\_\_ Postage and other mailing expenses;~~
- ~~\_\_\_\_\_ (4) \_\_\_\_\_ Photocopy expenses;~~



~~\_\_\_\_\_ (5) \_\_\_\_\_ Newspaper advertising expenses; and~~

~~\_\_\_\_\_ (6) \_\_\_\_\_ Legal fees.~~

~~The portion of the deposits not required for the payment of nonadministrative cost shall be refunded to the applicant when the application processing is completed.~~

(c) The Town Commission shall hold a quasi-judicial public hearing on the application and shall give notice of such hearing by (i) publication on the Town's Website in a newspaper of general circulation in the Town one (1) time, which notice shall be published at least ten (10) days before the date of the hearing, and (ii) shall further give written notice in United States Mail to all owners of property as disclosed by the most recent ad valorem tax roll within three hundred (300) feet of the proposed use which is mailed at least ten (10) days before the date of the hearing."

Section 6: That Section 28-215 Code of Ordinances, Town of Pembroke Park, Florida, is hereby amended to read as follows:

**"Sec. 28-215. Restricted area of use.**

(a) Any and all uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. ~~No activity~~No disassembly, assembly, repair, fabrication, processing, work, or storage of products, raw materials, or inventory, shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle access way. Except as may be otherwise prohibited by this Code, the storage of goods and products and inventory and equipment outdoors in areas other than a driveway, pedestrian walkway, emergency vehicle access way, or required off-street parking area may be approved by the Town Commission; provided, the Commission determines that such area appropriately is fully, visually screened from view from the ground from adjacent property (in light of the site characteristics and utilization), and provided, the Town Commission determines the material or equipment as so located and utilized~~stored and the manner of storage~~ does not create any adverse effects of noise, light, odors, traffic, objectionable odor, air or water pollution, vibration, impacts to public safety, or other similar potential adverse effects, or incompatibilities in terms of aesthetics with surrounding property.

- (b) Off-street parking spaces shall be used for temporary parking of operable vehicles, and not for storage of operable vehicles (i.e. fleet vehicle parking) unless such storage areas have been approved by the Town Commission. Off-street parking spaces shall not be used for temporary parking or storage of inoperable vehicles or vehicles that do not have a current tag and registration.
- (c) No automobile, truck, motorcycle or boat body work, repairs or painting shall take place or be allowed outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products.”

Section 78: That Section 28-217 Code of Ordinances, Town of Pembroke Park, Florida, is hereby amended to read as follows:

**“Sec. 28-217. Separation Standards.**

(a) The following uses in the M-1 Industrial District are prohibited to be located within one hundred (100) feet of any residentially zoned district in the Town: automotive, truck, motorcycle or boat engine repair, maintenance or testing. For the purpose of this section this shall include any building used for such purpose.

(b) A Recovered Materials Processing Facility in the M-1 Industrial District shall be ~~are~~ prohibited from being located within five hundred (500) feet of any residentially zoned district in the Town. This provision shall not be construed to discourage or prohibit individuals and business entities that are participating in recycling programs as part of their normal business operation, provided that the primary use of such individuals or business entities is not a Recovered Materials Processing Facility. For the purpose of this section this shall include any building, any outdoor area used for such purpose. Prior to February 11, 2015, the separation standard set forth in this subsection was three hundred (300) feet. As to any Recovered Materials Processing Facility that was

established and operating in accordance with the regulations of this District prior to February 11, 2015, such Facility shall remain subject to the former three hundred (300) foot standard and shall not be considered non-conforming for not meeting the current, increased separation requirements of the first sentence of this subsection; however, should such Facility relocate from its current location ~~or expand~~, such relocation ~~or expansion~~ must comply with the increased separation standard set forth in the first sentence of this subsection.

(c) The following activities in the M-1 Industrial District are prohibited from being located within one hundred fifty (150) feet of any residentially zoned district in the Town: automobile, boat, motorcycle or truck body work, frame repairs or painting.

(d) ~~Any use listed in this Section which is operating as a nonconforming use because it violates the separation requirements of this Section may not expand. Any~~ use listed in this Section which violates the separation requirements of this section may continue in nonconforming status, but may not relocate from its current location unless it is relocated so as to comply with the applicable separation standard herein. If any use in non-conforming status under this Section is discontinued for a period of ninety (90) days or more, it shall lose such status, and shall thereafter be illegal in such location: provided however, that such use -

~~\_\_\_\_\_ (e) Use~~ will not be considered discontinued if the discontinuance is a result of natural or manmade disasters or calamity such as a wide spread epidemic, war, terrorism, or hurricane.”

Section 9: That Section 28-218 Code of Ordinances, Town of Pembroke Park, Florida, is hereby amended to read as follows:

**“Sec. 28-218. Special Hours of business operation.**

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

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

(b) Clerical, bookkeeping and related administrative activities are not subject to the hours of operation set forth in the preceding paragraph, and may be conducted at any time.”

Section 10: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 28-219 which section reads as follows:

**“Sec. 28-219. Prohibited uses.**

The following uses shall be prohibited in the M-1 Industrial District:

(a) Manufacturing of cleaning, solvent, exterminating, or disinfecting chemicals, or other hazardous substances as defined by the National Fire Protection Association;

(b) Manufacture or storage of explosives;

(c) Petroleum products refining;

(d) Stock or slaughter yards;

(e) Rendering plant or glue works;

(f) Pulp mills, saw mills, or paper mills;

(g) Oil compounding, manufacturing, or barreling;

(h) Open air storage in bulk of asphalt, coal, grease, liquor, tar, tarred or creosoted products, or wine. This prohibition does not apply to storage of these materials in warehouses;

(i) Insecticide manufacturing;

(j) Storage, sale, salvage, transfer, or disposal of junk, scrap, ~~garbage~~ or used parts where such items are not recyclable material or recovered materials as defined by Section 403.703, Florida Statutes;

(k) Except where otherwise listed in Section 28-211.5 or 28-212, the use of any material not environmentally neutral and which can cause noxious odors when emitted to the air;

(l) Manufacture or storage of explosives;

(m) Retail stores, sales or service unless specifically listed as a permitted use;

(n) Amusement enterprises;

- (o) Sale or leasing of automobiles, trucks, boats, or recreational vehicles;
- (p) Bars, cocktail lounges, or night clubs;
- (q) Grocery store and meat markets;
- (r) Fertilizer manufacturing (excluding mixing and packaging, and sale of in-bag inorganic fertilizer);
- (s) Foundries;
- (t) Rock and sand crushing plants;
- (u) Tannery and slaughterhouse;
- (v) Airport;
- (w) Adult day care;
- (x) Bus storage or repair facilities;
- (y) Hospitals, sanitariums, orphanages and similar institutions for the care or treatment of persons;
- (z) Hotels, motels, apartment hotels, rooming, boarding or lodging houses, except if granted commercial flex and approved by the Town Commission;
- (aa) Institution for the housing of sick, indigent, aged or minor persons.
- (bb) Residential uses including mobile homes and recreational vehicles, except for one accessory manager's / security quarters per complex not exceeding 400 square feet;
- (cc) Pharmacies, drug treatment centers, pain centers or clinics;
- (dd) Cultivation, growing, processing or distribution of medical or prescription drugs or substances;
- (ee) Assembly uses for persons, including but not limited to convention and meeting centers, auditoriums, and convention centers;
- (ff) Penal or correctional institutions, jails, detention centers, temporary or transitional housing or shelters, or treatment centers or facilities for disorders, addictions, or other health or social problems;
- (gg) Solid waste management facilities as defined by State law; and
- (hh) The following types of solid waste related uses and operations are prohibited anywhere within this District: landfills, incinerators, pulverizers, compactors,



composters or composting, solid waste disposal facilities, hazardous waste facilities, hazardous waste management facilities, and transfer stations.”

Section 11: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 12: That it is the intention of the Town Commission of the Town of Pembroke Park, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Pembroke Park’s Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word “Ordinance” shall be changed to “Section” or other appropriate word.


Section 13: In the event of any conflict between the provisions of this Ordinance and the provisions any other Ordinance or Code provision of the Town, the provision that best advances public safety and health to the greatest degree shall apply and control.

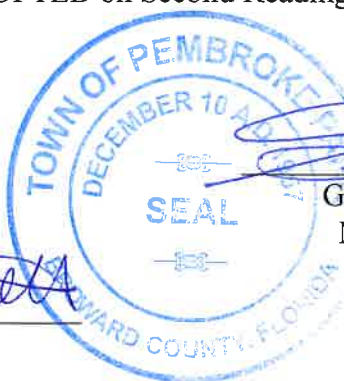
Section 14: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption on Second Reading by the Town Commission.

PASSED and ADOPTED on First Reading this 4th day of February, 2022.

PASSED and ADOPTED on Second Reading this 13<sup>th</sup> day of April, 2022.

ATTEST:

  
MARLEN D. MARTELL  
Town Clerk

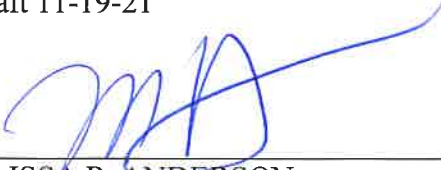


  
GEOFFREY JACOBS  
Mayor-Commissioner

Approved as to form and legal sufficiency

Draft 11-19-21

Town of Pembroke Park  
Ordinance No. 2022-002



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MELISSA P. ANDERSON  
Town Attorney

**VOTE**

GEOFFREY JACOBS      YES

REYNOLD DIEUVEILLE   YES

WILLIAM HODGKINS      YES