



AGENDA

SPECIAL COMMISSION MEETING

6:00 PM - Wednesday, February 11, 2026

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
6. DISCUSSION
 - 6.1. Discussion and possible action on Town Re-Districting - Sponsored by Town Attorney Horowitz 3 - 53
[Agenda Item Report - AIR-26-078](#)
7. ORDINANCES
 - 7.1. Consideration and Approval of Ordinance for Re-Districting - Sponsored by Town Attorney Horowitz 54 - 61
ORDINANCE NO: 2026-007
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA PROVIDING FOR THE RE-CREATION AND RE-ESTABLISHMENT OF THE GEOGRAPHIC BOUNDARIES FOR FIVE (5) ELECTION DISTRICTS IN THE TOWN OF PEMBROKE PARK IN ACCORDANCE WITH SECTION 9 OF THE TOWN CHARTER; PROVIDING FOR FINDINGS AND CONCLUSIONS OF THE TOWN COMMISSION; PROVIDING FOR THE IMPLEMENTATION OF REVISED ELECTION DISTRICTS TO BE EFFECTIVE FOR THE ELECTIONS TO BE HELD IN THE TOWN OF PEMBROKE PARK, FLORIDA, COMMENCING AT THE GENERAL MUNICIPAL ELECTION IN MARCH 2027, AND THEREAFTER; PROVIDING A FORM OF REQUEST TO THE SUPERVISOR OF ELECTIONS OF BROWARD COUNTY, FLORIDA, TO IMPLEMENT THE REVISED PLAN ESTABLISHED PURSUANT TO THIS RE-DISTRICTING ORDINANCE AND TO CREATE FUNCTIONAL DISTRICTS CONSISTENT WITH THE IDENTIFICATION OF GEOGRAPHIC BOUNDARIES FOR ELECTION DISTRICTS; PROVIDING FOR THE ATTACHMENT OF ELECTION DISTRICT MAPS, CHARTS, STREET ADDRESSES, AND GRAPHIC DESCRIPTIONS, WHICH SHALL BE ATTACHED TO AND MADE A PART OF THIS ORDINANCE, AS EXHIBIT "A;" PROVIDING FOR AUTHORIZATION AND DIRECTION TO THE TOWN ADMINISTRATION TO IMPLEMENT THE TERMS, CONDITIONS, AND PROVISIONS OF THIS ORDINANCE EFFECTIVE FOR THE NEXT ENSUING GENERAL MUNICIPAL ELECTION OF MARCH 2027

**OR AS OTHERWISE PROVIDED BY LAW; PROVIDING FOR
CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-092](#)

8. ATTORNEY COMMENTS

9. COMMISSIONER COMMENTS

Commissioner Mohammed
Acting Clerk Commissioner Morrisette
Clerk Commissioner Hodgkins
Vice Mayor Kashem
Mayor Jacobs

10. TOWN MANAGER COMMENTS

11. ANNOUNCEMENTS

- 11.1. Special Magistrate Hearing, Wednesday, February 18, 2026 at 9:00
a.m.
Workshop Commission Meeting, Wednesday, February 25, 2026, at
6:00 p.m.
Regular Commission Meeting, Wednesday, March 11, 2026 at 7:00 p.m.

SPECIAL EVENT

Food Give Aways - Saturday, February 28, 2026 at 9:00 a.m.

12. ADJOURNMENT

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

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

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

Cynthia Garcia-Lima
Town Clerk



Agenda Item Report

Subject:	Discussion and possible action on Town Re-Districting - Sponsored by Town Attorney Horowitz
Meeting Date:	Special Commission Meeting - February 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jacob Horowitz, Town Attorney
Dept/Group:	Legal
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Pembroke Park District Analysis and Map Alternatives Report- Part 2](#)

[Pembroke Park Election District Analysis and Map Alternatives - Final \(2\)](#)

Consultant Report: District Analysis and Map Alternatives for the Town of Pembroke Park

December 1, 2025

Department of Geosciences
Florida Atlantic University

James Gammack-Clark, M.A., Ph.D. candidate (ABD)
University Instructor, Department of Geosciences

Ronald R. Schultz, Ph.D.
Professor Emeritus, Department of Geosciences

Michael Stamm Jr., MURP
Adjunct Faculty, Department of Urban and Regional Planning

Introduction

The Town of Pembroke Park contracted with Florida Atlantic University (FAU) to conduct an analysis of its Town Commission election districts. A two-part process is being applied to the study. Part 1 involved a population analysis of the current election districts, including a population estimate that reflects the growth experienced by the town since the 2020 Census. Part 2 involves creating redistricting options for the Town. FAU has performed numerous redistricting analyses for municipalities within the tri-county area for over 40 years.

On October 20, 2025, the FAU teams submitted a general analysis of the 2020 U.S. Census apportionment dataset and a population estimate of the existing Town Commission election districts. The Town of Pembroke Park's election districts were established in 2002 via Ordinance 02-11-01. The ordinance states that in September 2002, the electorate approved an amendment to the Town Charter and supported the creation of five separate geographic districts for the election of the Town Commission. Section 2-15 of the Code of Ordinances, named the five Commission District Boundaries, and described their boundaries. The Town tasked the consulting team to prepare an analysis of population balance among the districts, incorporating the 2020 U.S. Census population count and population growth since the Census, to determine if the districts have fallen out of alignment.

The 2020 Census

Two primary differences make the 2020 U.S. Census stand out from those that preceded it: a significant delay in its release due to the COVID-19 pandemic, and the implementation of a brand new 'differential privacy' policy. We briefly address both issues as they are central to understanding the 2020 U.S. Census population data.

The decennial census aims to capture a 'snapshot in time' of the population of the United States of America. Recognizing that the population is constantly changing, with births, deaths, and migration patterns continually adjusting the fabric of the American people, Census Day represents a single moment in time for which the U.S. population is enumerated with a high degree of precision. This day is April 1st. By this date, every household in America received an invitation to participate in the 2020 census, with three options to respond: online, by mail, or by phone. 2020 represented the first census to include an online response option. Subsequent to this day is a period of time in which the U.S. Census Bureau follows

up with non-responders and begins a quality control process. Traditionally, the Census Bureau would deliver an apportionment count to the U.S. President on December 31st, followed by a distribution of redistricting data to the states exactly one year to the day after Census Day: in this case, April 1, 2021.

However, due to complications caused by the COVID-19 pandemic, the Census Bureau sought statutory relief from Congress that would allow for apportionment counts to be delivered to the President by April 30, 2021, and redistricting data to be delivered to the states no later than September 30, 2021. Additionally, the Census Bureau compressed the typical three-month nonresponse follow-up enumeration period to two and a half months. Ultimately, redistricting data was released in a 'legacy format' on August 12, 2021. This delay inevitably and unavoidably complicated redistricting efforts for every electoral district in the nation. It also meant that the amount of error in the data, inherent to every census, would likely be greater in the 2020 census than in previous censuses. The Census Bureau has since confirmed that the rate of missing information was higher in the 2020 census than in the 2010 census. However, they have also stated that this rate was lower than they initially feared.

The 2020 redistricting data is the first to employ 'differential privacy protection'. This represents the Census Bureau's introduction of 'noise' into the data at the more local geographic scale (Blocks and Block Groups) with the intention of striking a balance between data protection and data precision. The effect is that while the enumeration counts can be trusted at the Census Tract level, we must anticipate a certain degree of 'fuzziness' at the Block level. Specifically, while the aggregate count of population for a Census Tract will be accurate, a certain proportion of people/housing units will have been *deliberately* misallocated by the Census Bureau at the Block level. While this may not be problematic in the realignment of Congressional Districts, for example, it certainly represents a challenge for Municipal Districts, for which the geographic precision of Census Blocks is highly desirable.

Taken together, therefore, the complications related to the COVID-19 pandemic and the implementation of 'differential privacy' introduce a certain amount of additional uncertainty to the primary source of data for this analysis (2020 Census Redistricting Data (PL 94-171)) that is unprecedented. Nevertheless, this data remains the standard base upon which municipal (and other) redistricting efforts are based nationwide.

Town of Pembroke Park Charter

Further review of the Town Charter reveals clear guidance regarding redistricting:

Sect.9. Town Commission: Election of Commissioners: The government of the Town of Pembroke Park shall be vested in a Commission consisting of five (5) members elected from five (5) separate geographic districts. For the purpose of representation upon and election of the Commissioners, the Town of Pembroke Park Commission shall, by ordinance, prior to December 1, 2002, apportion the Town in accordance with the Constitutions of the State of Florida and of the United States into five (5) consecutively numbered geographic districts. Thereafter, by subsequently enacted ordinances, the Town of Pembroke Park Commission shall adjust the boundary lines of said districts as may be required from time to time in order that the apportionment of the Town shall continue to be in accordance with the Constitution of the State of Florida and of the United States, but in any event not less frequently than within the first calendar year following each decennial census.

Current Districts

An Evaluation of the Existing Districts:

The 2020 U.S. Census indicates that the population of Pembroke Park was 6,260 on April 1, 2020. Thus, the mathematical average district would be 1,252 (20% of the town population in each district). The three leftmost numerical columns of **Table 1** present the 2020 U.S. Census population of the Town's current geographic districts, the percentage each district represents of the Town's total population, and each district's deviation from the mathematical average district size. The district with the largest census population is District 5 with 2,677 residents (42.8% of the town's population); the district with the smallest census population is District 2 with 531 residents (8.5% of the town's population). District 5 deviates from the mathematical average district population by 113.8% (more than twice the size of the average district), and District 2 is 57.6% below the average district population (less than half the size of the average district).

Thus, based on 2020 Census data, the election districts have a mean deviation of **61.9%** and a spread between the largest and smallest districts of **171.4%** (57.6% + 113.8 %).

Table 1 – Current Commission Districts
Town of Pembroke Park 2020 Enumeration and 2025 Population Estimate

Current Districts	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District 1	624	10.0	-50.2%	597	9.4	-53.0%
District 2	531	8.5	-57.6%	531	8.4	-58.2%
District 3	663	10.6	-47.0%	663	10.4	-47.8%
District 4	1,765	28.2	41.0%	1,765	27.8	38.9%
District 5	2,677	42.8	113.8%	2,798	44.0	120.2%
Total	6,260	100	309.6%	6,354	100	318.1%
Average	1,252	20	61.9%	1,271	20	63.6%

An Evaluation of Population Change:

The U.S. Census was conducted over five years ago, and its data is growing older each day. Thus, to ensure that any recommendations for redistricting reflect the city's growth since Census Day (April 1st, 2020), we have generated a population estimate, standard practice for mid-cycle redistricting. To this end, Town staff identified a single development, Magnolia Townhomes, that was not included in the 2020 Census. This project added 48 units to the Town's existing housing stock. A population estimate was calculated for the project by multiplying the number of units by the persons per household value (2.52) established by the U.S. Census American Community Survey (2019-2023) for the Town of Pembroke Park (with the result rounded to the nearest whole number). The resultant population estimate for the Magnolia Townhomes project is 121 people. Following the initial report in this study, Town staff identified an RV Park formerly known as Lakeside Park Estates (Folio: 514220000370), located at 3300 Pembroke Road, which had closed since Census Day. The 27 residents that the US Census had attributed to this community were removed from the population estimate. On balance, this results in a net growth of 94 people in the Town.

Accounting for this growth results in a 2025 population estimate for the Town of Pembroke Park of 6,354. The mathematical average population for each district is 1,271. The **Existing Districts Map** and the three rightmost columns of **Table 1** display the current districts' geographic boundaries and the estimated population for 2025.

Using the 2025 population estimate, the district with the most significant portion of the Town's population remains District 5, with 2,798 residents (44.0% of the town); the district with the smallest population remains District 2, with 531 residents (8.4% of the town).

The modest growth that has occurred since Census Day has further exacerbated population inequality between the districts, with the mean deviation rising slightly from 61.9% to 63.6% and the spread between the largest and smallest districts increasing from 171.4% to 178.4% (58.2% + 120.2%).

Thus, the 2025 population estimate slightly increases the very significant population imbalance seen in the 2020 census data. Each district should have approximately one-fifth of the town population. Hence, a realignment of district boundaries is needed to better balance the population in the districts. The overall pattern of district boundary changes will need to reduce the population of Districts 4 and 5, and expand the population of Districts 1, 2, and 3. This will necessitate an adjustment of their geographic boundaries, where Districts 4 and 5 must contract in size, while Districts 1, 2, and 3 must all gain territory. Each district boundary change will have a domino effect on the boundaries of its neighboring districts.

Existing Commission Districts

Commission Districts

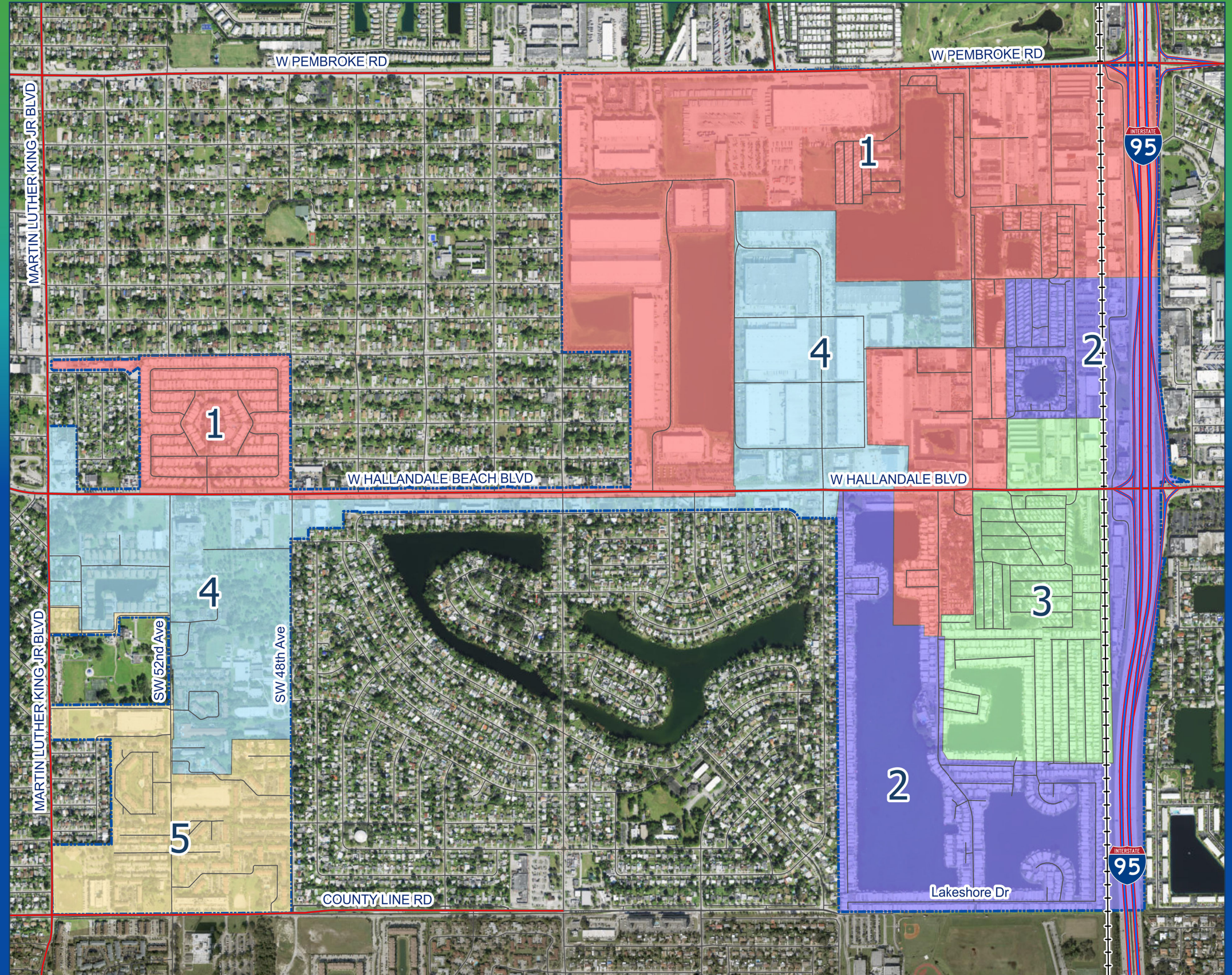
-  District 1
-  District 2
-  District 3
-  District 4
-  District 5



500 0 500 1,000 Feet



Revision Date: 10/19/2025
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University



Redistricting Criteria and Data Sources

Beyond the timing requiring redistricting following the census, specific guidelines are not included in the Town's Charter. The consultant will adhere to the standards listed below, by which rational districts are developed nationwide and are supported by case law and practice throughout the nation. These criteria can be summarized as follows:

- 1) Reasonable population equality across districts:
 - Districts should have approximately the same number of people. All residents, regardless of age or other characteristics, are included in the count. The ideal district size is determined by dividing the total population by the number of districts.
 - Redistricting should adhere to Section 2 of the Voting Rights Act of 1965, as amended and interpreted through case law. This criterion requires that minority population clusters be respected when developing district boundaries. Arbitrary dilution and other discriminatory practices are prohibited.
 - Redistricting should adhere to Florida's Fair Districting Amendment.
 - Although deviations should be avoided wherever possible, a goal of no more than a 10% overall deviation from the ideal size across districts is sought.
- 2) Geographic contiguity and appropriate compactness:
 - District boundaries should follow major natural and manmade features to the extent possible in defining the geography of election districts.
 - Districts should seek to maintain the integrity of communities of interest based on race, life cycle/age, income, and other community identity characteristics.
 - Where possible, districts should minimize the degree of change in pre-existing patterns of districts to promote continuity of citizen identification with a district.
 - Districts should be compact and spatially contiguous to the extent possible, given the geographic shape of the municipality/town.

The first criterion is of primary importance; the second is significant in guiding decisions in reaching a reasonable population balance. The contiguity and compactness criterion are subject to the reality of the town's geography.

In developing revised Pembroke Park Town Commission election districts, the spatial units used in composing or building the districts are residential housing subdivisions (communities) and U.S. Census

blocks. Subdivisions are typically homogeneous in their housing characteristics and thus serve households with broadly similar interests. Therefore, district borders are generally subdivision boundaries, associated major roadways, or other prominent physical features. U.S. Census blocks are typically subunits in subdivisions and are the smallest spatial unit used in tabulating Census data.

In addition to the above criteria, recent legislation enacted by the Florida Legislature states explicitly that districts may not be drawn with the intent to favor or disfavor a candidate for, or a member of, the governing body based on their residential address. The legislation also defines a timeline for the adoption of election districts. House Bill No. 411 created section 166.0321, F.S., which states:

Each municipality shall, from time to time, fix the boundaries of its districts so as to keep them as nearly equal in proportion to their respective populations as practicable, provided that such changes may not be made in the 270 days before a regular general election for the governing body of the municipality. Districts may not be drawn with the intent to favor or disfavor a candidate for member of the governing body, or an incumbent member of the governing body based on the candidate's or incumbent's residential address. Any ordinance enacted or adopted by a municipality on or after July 1, 2023, which is in conflict with this section is void.

Map Alternatives

Given the necessity for redistricting, three alternatives have been developed for review and discussion by the Town Commission, in accordance with the requirements outlined in the Town Charter. All of the alternatives presented here meet standard districting guidelines. They represent alternative ways to better balance district populations, while also keeping with the intent of the other identified guidelines. Alternatives 1, 2, and 3 each create five election districts with improved population equity. Due to the degree of change required to achieve improved population equity in each of the alternatives, the consulting team has assigned labels to the districts, designated as A, B, C, D, and E, in place of the current district identification numbers. The consulting team has taken this approach when there is such a significant degree of change from the existing election district map. The alternatives each improve population equity as well as compactness. Due to the concentration of population in the southwest section of the town, each of the alternatives has three western districts, with the remainder of the town being split between the other two districts.

Alternative 1

The intent of Alternative 1 is to achieve the most improved population balance. The impacts of these modifications on the districts' 2025 estimated populations and geographic boundaries are reflected in **Table 2** and the **Alternative 1 Map**.

***Table 2 – Alternative Districts 1
Town of Pembroke Park 2025 Population Estimate***

Alt. 1	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,311	20.94	4.71%	1,311	20.63	3.16%
District B	1,225	19.57	-2.16%	1,198	18.85	-5.73%
District C	1,223	19.54	-2.32%	1,223	19.25	-3.76%
District D	1,202	19.20	-3.99%	1,323	20.82	4.11%
District E	1,299	20.75	3.75%	1,299	20.44	2.22%
Total	6,260	100	16.93%	6,354	100	18.98%
Average	1,252	20	3.39%	1,271	20	3.80%

Alternative 1 reduces the mean deviation from 63.6% to 3.8%. The overall spread between the largest and smallest Districts is reduced from 178.4% to 9.84%. Each of the five districts would be closer to the ideal district average of 1,271 residents.

The Districts in this Alternative have the following boundaries:

- District A: That part of the town found to the south and east of the intersection of Hallandale Beach Boulevard and SW 32nd Park Avenue, together with that part of the town found to the northeast of the intersection of Hallandale Beach Boulevard and Bryan Road, south of the northern boundaries of parcels 514220000570 (Bamboo Paradise Mobile Home Park), 514220070031 (2401 John P Lyons Lane), and 514221010113 (2500 SW 30th Avenue).
- District B: That part of the town found to the north of Hallandale Beach Boulevard, excluding lands described as being part of Districts A and C, together with that part of the town found to the south and west of the intersection of Hallandale Beach Boulevard and SW 32nd Park Avenue, east of SW 52nd Avenue, and north of the northern boundaries of parcels 514230130350 (Pembroke Park Apartments), and 514230130370 (Lake Forest Baptist Church).
- District C: That part of the town found to the south and west of the intersection of Hallandale Beach Boulevard and SW 52nd Avenue, and north of the southern boundary of parcel 514230260010 (Pembroke Park Apartments), together with that part of the town found to the northwest of the intersection of Hallandale Beach Boulevard and SW 55th Avenue.

- District D: That part of the town found to the south of the northern boundaries of parcels 514230130350 (Pembroke Park Apartments), and 514230130370 (Lake Forest Baptist Church), east of SW 52nd Avenue, and north of the southern boundaries of Pembroke Gardens Apartments and Pembroke Place.
- District E: That part of the town found to the south of the southern boundaries of Pembroke Gardens Apartments and Pembroke Place, east of SW 52nd Avenue, together with that part of the town found to the south of the southern boundary of parcel 514230260010 (Pembroke Park Apartments), and west of SW 52nd Avenue.

Alternative Commission Districts 1

Commission Districts

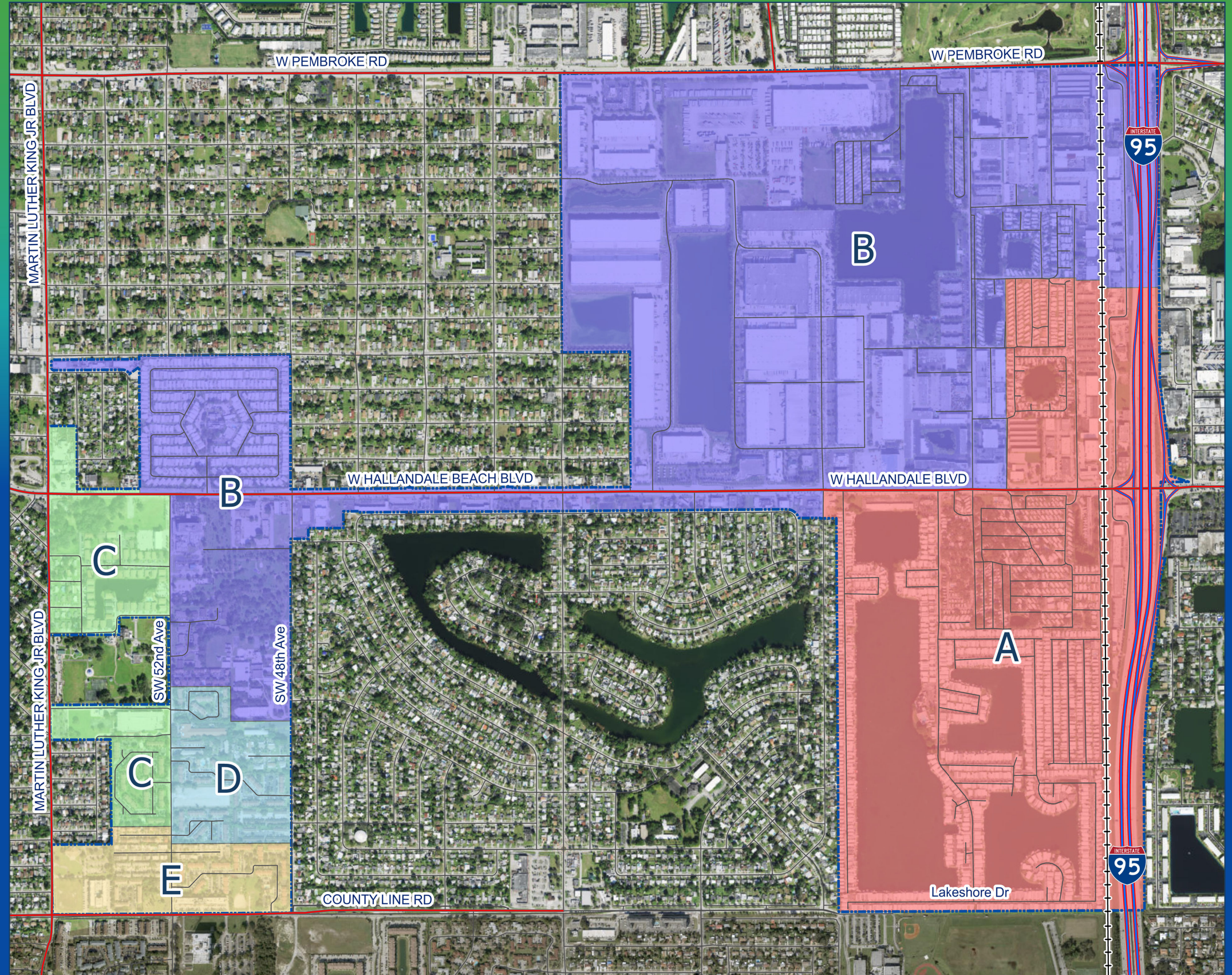
-  District A
-  District B
-  District C
-  District D
-  District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University



Alternative 2

Alternative 2 sacrifices some population balance in favor of more compact districts that utilize easily identifiable major roadways as district boundaries. Specifically, Hallandale Beach Boulevard is employed to create a single district to its north. The impacts of these modifications on the districts' 2025 estimated populations and geographic boundaries are reflected in **Table 3** and the **Alternative 2 Map**.

***Table 3 – Alternative Districts 2
Town of Pembroke Park 2025 Population Estimate***

Alt. 2	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,383	22.09	10.46%	1,383	21.77	8.83%
District B	1,153	18.42	-7.91%	1,126	17.72	-11.39%
District C	1,223	19.54	-2.32%	1,223	19.25	-3.76%
District D	1,202	19.20	-3.99%	1,323	20.82	4.11%
District E	1,299	20.75	3.75%	1,299	20.44	2.22%
Total	6,260	100	28.43%	6,354	100	30.31%
Average	1,252	20	5.69%	1,271	20	6.06%

Alternative 2 reduces the mean deviation from 63.6% to 6.06%. The overall spread between the largest and smallest Districts is reduced from 178.4% to 20.22%.

The Districts in this Alternative have the following boundaries:

- District A: That part of the town found to the south and east of the intersection of Hallandale Beach Boulevard and SW 48th Avenue, together with that part of the town found to the south and east of the intersection of Hallandale Beach Boulevard and SW 52nd Avenue, and north of the northern boundaries of parcels 514230130350 (Pembroke Park Apartments), and 514230130370 (Lake Forest Baptist Church).
- District B: That part of the town found to the north of Hallandale Beach Boulevard.
- District C: That part of the town found to the south and west of the intersection of Hallandale Beach Boulevard and SW 52nd Avenue, and north of the southern boundary of parcel 514230260010 (Pembroke Park Apartments).
- District D: That part of the town found to the south of the northern boundaries of parcels 514230130350 (Pembroke Park Apartments), and 514230130370 (Lake Forest Baptist Church), east of SW 52nd Avenue, and north of the southern boundaries of Pembroke Gardens Apartments and Pembroke Place.

- District E: That part of the town found to the south of the southern boundaries of Pembroke Gardens Apartments and Pembroke Place, east of SW 52nd Avenue, together with that part of the town found to the south of the southern boundary of parcel 514230260010 (Pembroke Park Apartments), and west of SW 52nd Avenue.

Alternative Commission Districts 2

Commission Districts

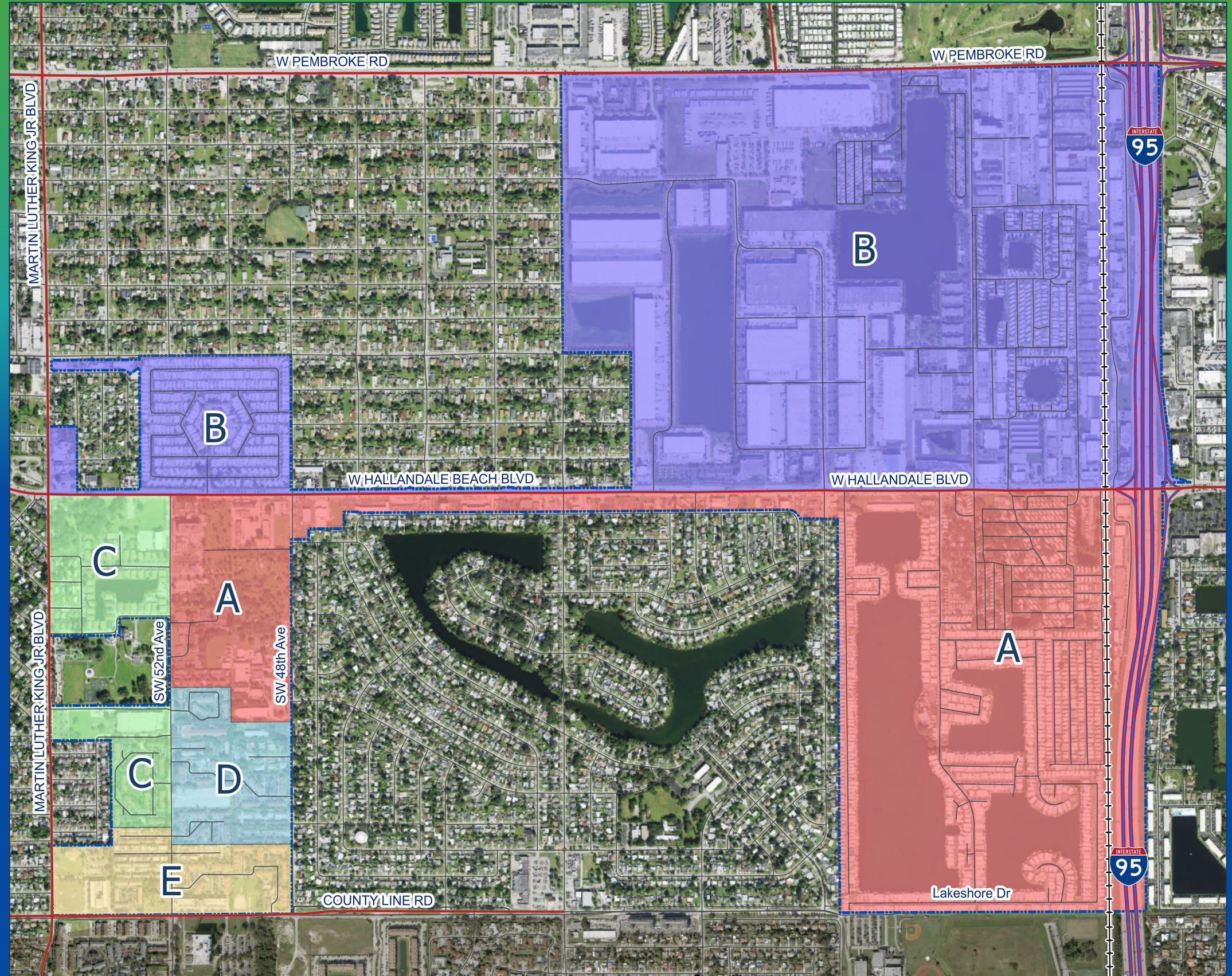
-  District A
-  District B
-  District C
-  District D
-  District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University



Alternative 3

The intent of Alternative 3 is to provide an additional option for dividing the western election districts. A single northern district is not possible in this scenario. The impacts of these modifications on the districts' 2025 estimated populations and geographic boundaries are reflected in **Table 4** and the **Alternative 3 Map**.

**Table 4 – Alternative Districts 3
Town of Pembroke Park 2025 Population Estimate**

Alt. 3	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,311	20.94	4.71%	1,311	20.63	3.16%
District B	1,220	19.49	-2.56%	1,193	18.78	-6.12%
District C	1,173	18.74	-6.31%	1,173	18.46	-7.70%
District D	1,432	22.88	14.38%	1,432	22.54	12.68%
District E	1,124	17.96	-10.22%	1,245	19.59	-2.03%
Total	6,260	100	38.18%	6,354	100	31.70%
Average	1,252	20	7.64%	1,271	20	6.34%

Alternative 3 reduces the mean deviation from 63.6% to 6.34%. The overall spread between the largest and smallest Districts is reduced from 178.4% to 20.38%.

The Districts in this Alternative have the following boundaries:

- District A: That part of the town found to the south and east of the intersection of Hallandale Beach Boulevard and SW 32nd Park Avenue, together with that part of the town found to the northeast of the intersection of Hallandale Beach Boulevard and Bryan Road, south of the northern boundaries of parcels 514220000570 (Bamboo Paradise Mobile Home Park), 514220070031 (2401 John P Lyons Lane), and 514221010113 (2500 SW 30th Avenue).
- District B: That part of the town found to the north of Hallandale Beach Boulevard, excluding lands described as being part of District A, together with that part of the town found to the south and east of the intersection of Hallandale Beach Boulevard and SW 48th Avenue, east of SW 52nd Avenue, and north of the southern boundaries of parcels 514230130470 (3115 SW 52nd Avenue), and 514230130580 (3150 SW 52nd Avenue), and that part of the town found to the south and west of the intersection of Hallandale Beach Boulevard and SW 52nd Avenue, north and west of the intersection of SW 32nd Street and SW 55th Avenue.
- District C: That part of the town found between SW 52nd Avenue and SW 48th Avenue, south of the southern boundaries of parcels 514230130470 (3115 SW 52nd Avenue), and 514230130580 (3150

SW 52nd Avenue), and north of the southern boundary of parcel 514230130261 (Pembroke Gardens).

- District D: That part of the town found to the north and west of the intersection of County Line Road and SW 52nd Avenue, and to the south and east of the intersection of SW 32nd Street and SW 55th Avenue.
- District E: That part of the town found to the north and east of the intersection of County Line Road and SW 52nd Avenue, and to the south and east of the intersection of SW 32nd Street and SW 55th Avenue, and south of the southern boundary of parcel 514230130261 (Pembroke Gardens).

Alternative Commission Districts 3

Commission Districts

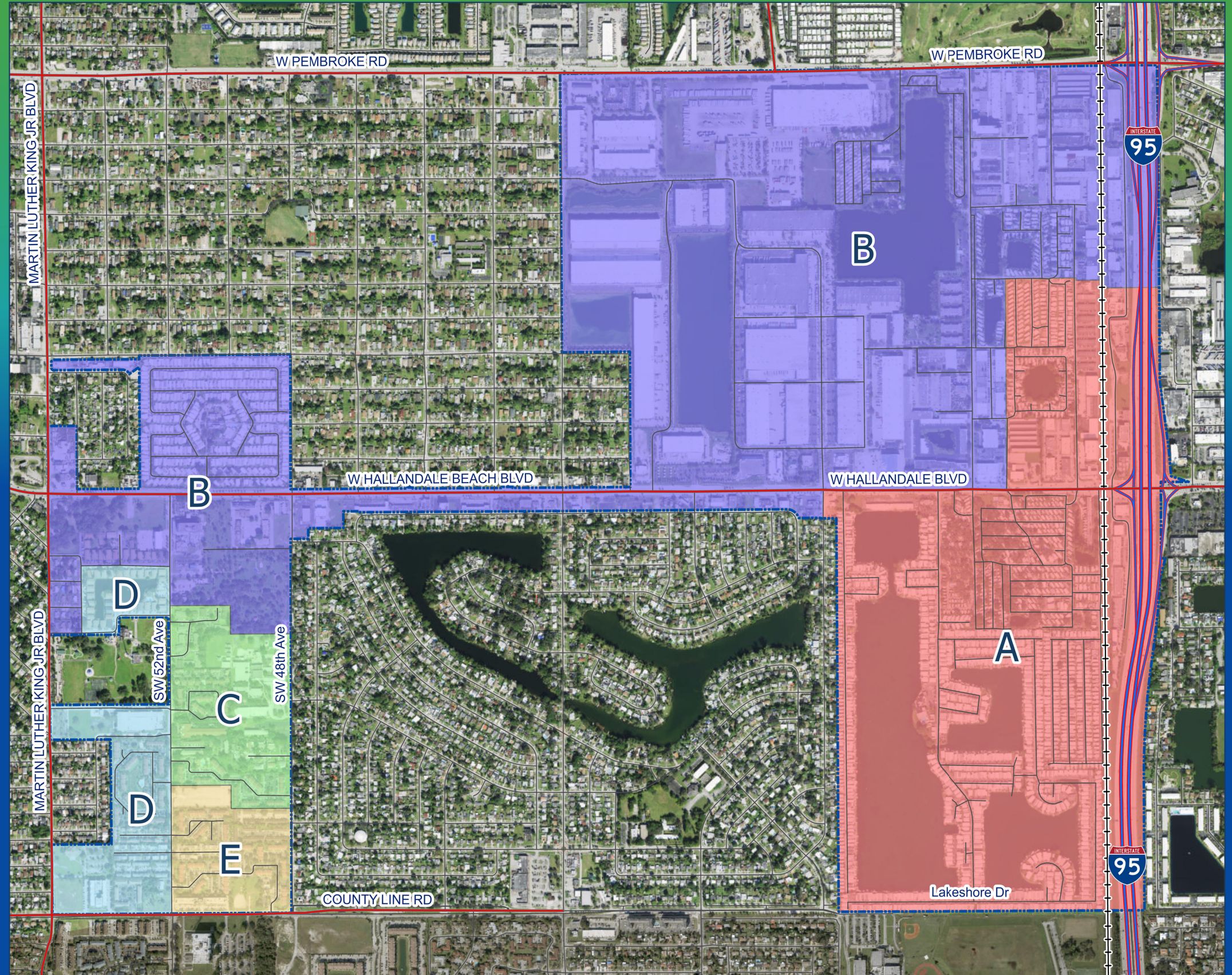
-  District A
-  District B
-  District C
-  District D
-  District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University



Summary

Based on the analysis of the estimated current district populations through 2025, the FAU redistricting team believes that a realignment of the Pembroke Park Town Commission election district boundaries is necessary to better balance their population.

The alternatives presented here reflect different approaches to improve population equity between the five election districts. Currently, the districts are significantly out of alignment in terms of population equity.

*Table 5 –District Configurations
Town of Pembroke Park Deviation Statistics Summary*

Configuration	Total Deviation	Mean Deviation	Spread
Existing	318.10	63.60	178.40
Alternative 1	18.98	3.80	9.84
Alternative 2	30.31	6.06	20.22
Alternative 3	31.70	6.34	20.38

Appendix

District Demographics

Table 6 below presents the demographics of race and ethnicity, as reported in the 2020 U.S. Census, for the existing Town Commission districts. The columns ‘White’ through ‘Other’ sum to the City’s population total. These categories represent the U.S. Census definition of Race. The last two columns, ‘Hispanic or Latino’ and ‘Not Hispanic or Latino’, also sum to the City’s population total. These two categories represent the U.S. Census classification of Ethnicity as presented in the apportionment data set. Race and Ethnicity are separate self-identified categories.

**Table 6 – Town of Pembroke Park
Current Commission Districts Expanded Demographics, U.S. Census 2020**

District (Existing)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
1	624	340 (54.49%)	41 (6.57%)	7 (1.12%)	22 (3.53%)	0 (0%)	214 (34.29%)	308 (49.36%)	315 (50.48%)
2	531	219 (41.24%)	20 (3.77%)	3 (0.56%)	4 (0.75%)	0 (0%)	286 (53.86%)	331 (62.34%)	201 (37.85%)
3	663	261 (39.37%)	55 (8.3%)	10 (1.51%)	14 (2.11%)	0 (0%)	322 (48.57%)	421 (63.5%)	242 (36.5%)
4	1,765	180 (10.2%)	1,229 (69.63%)	5 (0.28%)	40 (2.27%)	0 (0%)	311 (17.62%)	310 (17.56%)	1,454 (82.38%)
5	2,677	139 (5.19%)	2,044 (76.35%)	3 (0.11%)	34 (1.27%)	0 (0%)	457 (17.07%)	544 (20.32%)	2,134 (79.72%)
	6,260	1,139 (18.19%)	3,389 (54.14%)	28 (0.45%)	114 (1.82%)	0 (0%)	1,590 (25.4%)	1,914 (30.58%)	4,346 (69.42%)

**Table 7 – Town of Pembroke Park
Map Alternative 1 Expanded Demographics, U.S. Census 2020**

District (Alt 1)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
A	1,311	547 (41.72%)	81 (6.18%)	13 (0.99%)	18 (1.37%)	0 (0%)	652 (49.73%)	824 (62.85%)	488 (37.22%)
B	1,225	362 (29.55%)	488 (39.84%)	7 (0.57%)	38 (3.1%)	0 (0%)	329 (26.86%)	399 (32.57%)	825 (67.35%)
C	1,223	74 (6.05%)	960 (78.5%)	6 (0.49%)	17 (1.39%)	0 (0%)	166 (13.57%)	168 (13.74%)	1,055 (86.26%)
D	1,202	91 (7.57%)	858 (71.38%)	1 (0.08%)	25 (2.08%)	0 (0%)	228 (18.97%)	262 (21.8%)	939 (78.12%)
E	1,299	65 (5%)	1,002 (77.14%)	1 (0.08%)	16 (1.23%)	0 (0%)	215 (16.55%)	261 (20.09%)	1,039 (79.98%)
	6,260	1,139 (18.19%)	3,389 (54.14%)	28 (0.45%)	114 (1.82%)	0 (0%)	1,590 (25.4%)	1,914 (30.58%)	4,346 (69.42%)

**Table 8 – Town of Pembroke Park
Map Alternative 2 Expanded Demographics, U.S. Census 2020**

District (Alt 2)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
A	1,383	501 (36.23%)	362 (26.17%)	11 (0.8%)	25 (1.81%)	0 (0%)	483 (34.92%)	621 (44.9%)	762 (55.1%)
B	1,153	408 (35.39%)	207 (17.95%)	9 (0.78%)	31 (2.69%)	0 (0%)	498 (43.19%)	602 (52.21%)	551 (47.79%)
C	1,223	74 (6.05%)	960 (78.5%)	6 (0.49%)	17 (1.39%)	0 (0%)	166 (13.57%)	168 (13.74%)	1,055 (86.26%)
D	1,202	91 (7.57%)	858 (71.38%)	1 (0.08%)	25 (2.08%)	0 (0%)	228 (18.97%)	262 (21.8%)	939 (78.12%)
E	1,299	65 (5%)	1,002 (77.14%)	1 (0.08%)	16 (1.23%)	0 (0%)	215 (16.55%)	261 (20.09%)	1,039 (79.98%)
	6,260	1,139 (18.19%)	3,389 (54.14%)	28 (0.45%)	114 (1.82%)	0 (0%)	1,590 (25.4%)	1,914 (30.58%)	4,346 (69.42%)

**Table 9 – Town of Pembroke Park
Map Alternative 3 Expanded Demographics, U.S. Census 2020**

District (Alt 3)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
A	1,311	547 (41.72%)	81 (6.18%)	13 (0.99%)	18 (1.37%)	0 (0%)	652 (49.73%)	824 (62.85%)	488 (37.22%)
B	1,220	346 (28.36%)	476 (39.02%)	10 (0.82%)	33 (2.7%)	0 (0%)	355 (29.1%)	411 (33.69%)	808 (66.23%)
C	1,173	122 (10.4%)	829 (70.67%)	0 (0%)	27 (2.3%)	0 (0%)	194 (16.54%)	210 (17.9%)	961 (81.93%)
D	1,432	63 (4.4%)	1,196 (83.52%)	3 (0.21%)	15 (1.05%)	0 (0%)	155 (10.82%)	191 (13.34%)	1,241 (86.66%)
E	1,124	61 (5.43%)	807 (71.8%)	2 (0.18%)	21 (1.87%)	0 (0%)	234 (20.82%)	278 (24.73%)	848 (75.44%)
	6,260	1,139 (18.19%)	3,389 (54.14%)	28 (0.45%)	114 (1.82%)	0 (0%)	1,590 (25.4%)	1,914 (30.58%)	4,346 (69.42%)

FLORIDA ATLANTIC UNIVERSITY



Town Election District Analysis and Map Alternatives

Town of Pembroke Park, Florida

December 10, 2025



Agenda

- The FAU Redistricting Team
- Existing Districts and Present Conditions
- Map Alternatives
- Next Steps



FAU Redistricting Team

- James Gammack-Clark, M.A., Ph.D. candidate (ABD)
 - University Instructor, Department of Geosciences
- Ronald R. Schultz, Ph.D.
 - Professor Emeritus, Department of Geosciences
- Michael Stamm Jr. MURP
 - Adjunct Faculty, Department of Urban and Regional Planning

Existing Commission Districts

Commission Districts

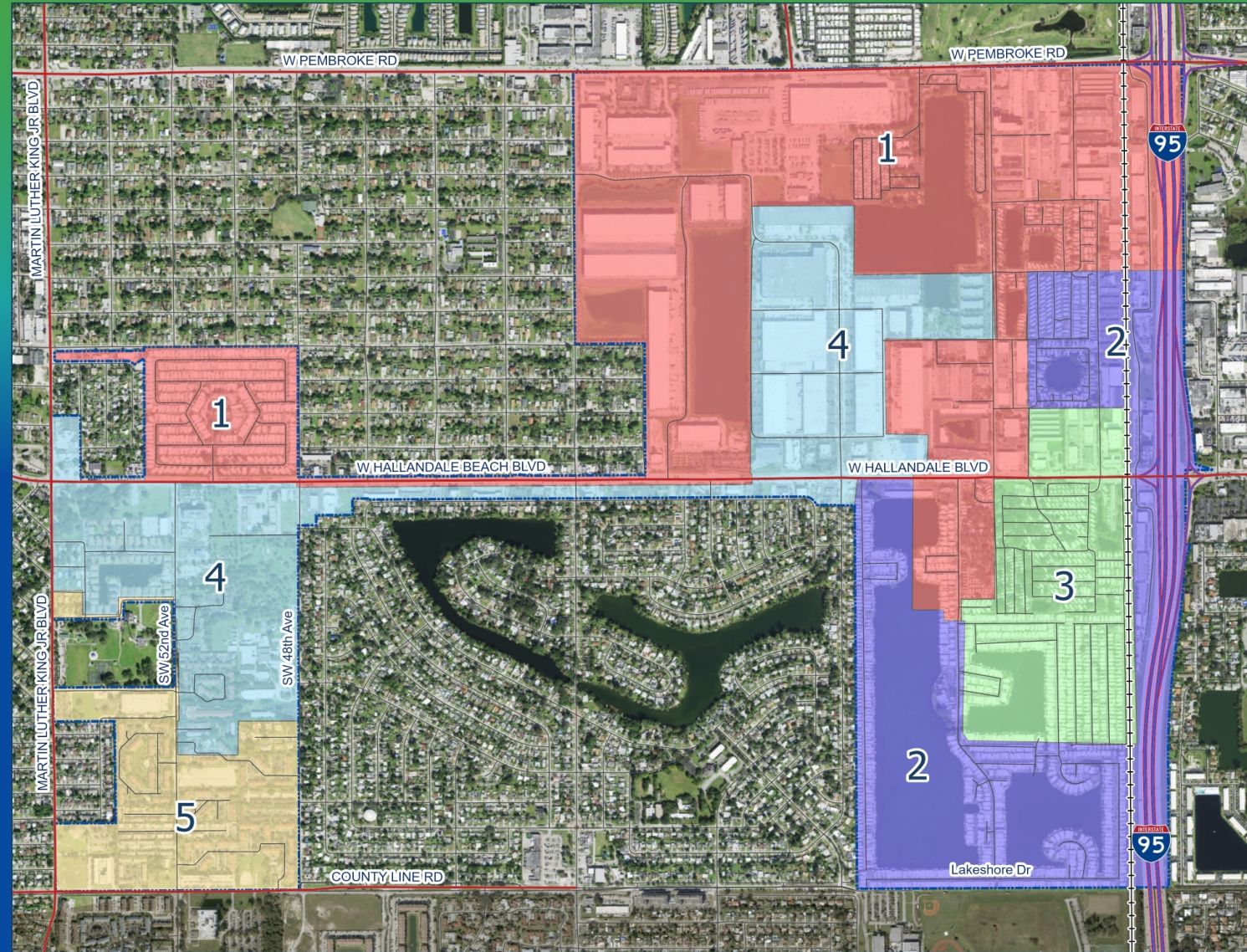
- District 1
- District 2
- District 3
- District 4
- District 5



500 0 500 1,000 Feet



Revision Date: 10/19/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University





Existing Districts – An Evaluation of Present Conditions

Page 27 of 51

- According to the 2020 US Census Blocks:
 - The population of the Town of Pembroke Park is 6,260
 - Average population for each district is 1,252
- 2025 Population Estimate
 - The estimated population of the Town of Pembroke Park is 6,354
 - Average population for each district is 1,271
 - Adjusted for a new development and a closed mobile home community

Current Districts	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District 1	624	10.0	-50.2%	597	9.4	-53.0%
District 2	531	8.5	-57.6%	531	8.4	-58.2%
District 3	663	10.6	-47.0%	663	10.4	-47.8%
District 4	1,765	28.2	41.0%	1,765	27.8	38.9%
District 5	2,677	42.8	113.8%	2,798	44.0	120.2%
Total	6,260	100	309.6%	6,354	100	318.1%
Average	1,252	20	61.9%	1,271	20	63.6%



Existing Districts – An Evaluation of Present Conditions

- The Election Districts are out of alignment
 - Total Deviation of **318.1%**, with a Mean of **63.6%**, between all five districts
 - Spread = **178.4%** (120.2% + 58.2% between highest & lowest districts)
 - Greatly exceeds the guideline of 10% overall deviation

Current Districts	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District 1	624	10.0	-50.2%	597	9.4	-53.0%
District 2	531	8.5	-57.6%	531	8.4	-58.2%
District 3	663	10.6	-47.0%	663	10.4	-47.8%
District 4	1,765	28.2	41.0%	1,765	27.8	38.9%
District 5	2,677	42.8	113.8%	2,798	44.0	120.2%
Total	6,260	100	309.6%	6,354	100	318.1%
Average	1,252	20	61.9%	1,271	20	63.6%



Next Steps:

- Part 2

- The Election Districts are severely out of balance, as a by-product of not amending the election districts through redistricting in almost 25 years
- The Town needs to redistrict
 - The overall pattern of district boundary changes will need to reduce the population of Districts 4 & 5, and expand the population of Districts 1, 2, & 3
 - This, in turn, will require large areal changes to those districts, with each adjustment impacting the surrounding districts in a cascading manner
- The creation of **3 map alternatives** for Commission consideration
- Adoption of an Updated Election District Map and Boundaries by Ordinance



Map Alternatives Commission Election Districts



Redistricting

Page 31 of 51

- The following parameters guide our efforts:
 1. Reasonable population equality across districts
 - Although deviations should be avoided wherever possible, a goal of no more than a 10% overall deviation from the ideal size across districts is sought
 - Adhere to Section 2 of the Voting Rights Act of 1965: Arbitrary dilution of minority population clusters and other discriminatory practices are prohibited
 - Adhere to Section 166.0321, F.S. (Division of municipalities into districts)
 2. Geographic contiguity and appropriate compactness
 - District boundaries should follow major natural and manmade boundaries where possible
 - Districts should seek to maintain the integrity of communities of interest
 - Where possible, districts should minimize the degree of change in pre-existing patterns of districts
 - Districts should be compact and spatially contiguous to the extent possible, given the Town's shape
- Population equality is of primary importance
 - Others are significant in guiding decisions towards reaching a reasonable population balance



Map Alternatives

- Three Alternatives have been prepared for consideration:
 - Each of the alternatives meets standard districting guidelines
 - Each map provides an alternative way to better balance the election district populations, while also improving compactness
 - Each alternative follows the intent of the other identified guidelines
 - Due to the degree of change necessary, the districts have been designated as A, B, C, D, and E, in place of the current district identification numbers
 - Upon selection of the preferred alternative, the new districts can be numbered in a manner that the commission deems appropriate



Alternative 1

- Goal: Achieve the most improved population balance
 - Total Deviation falls from 309.6% to 18.98% (lowest of the alternatives)
 - Mean Deviation falls from 63.6% to **3.8%** (lowest of the alternatives)
 - The Spread falls from 178.4% to **9.84%** (lowest of the alternatives)

Alt. 1	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,311	20.94	4.71%	1,311	20.63	3.16%
District B	1,225	19.57	-2.16%	1,198	18.85	-5.73%
District C	1,223	19.54	-2.32%	1,223	19.25	-3.76%
District D	1,202	19.20	-3.99%	1,323	20.82	4.11%
District E	1,299	20.75	3.75%	1,299	20.44	2.22%
Total	6,260	100	16.93%	6,354	100	18.98%
Average	1,252	20	3.39%	1,271	20	3.80%

Alternative Commission Districts 1

Commission Districts

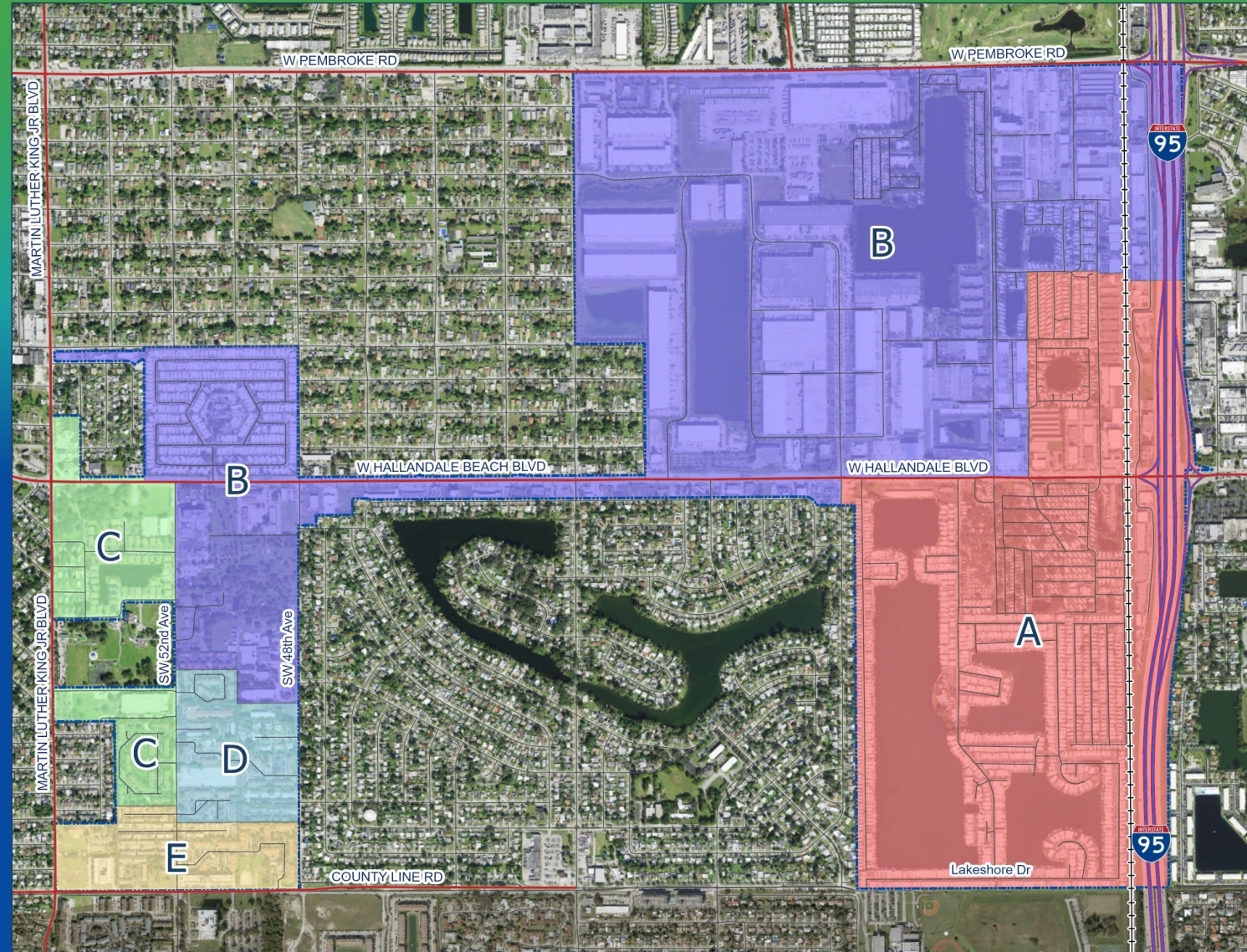
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



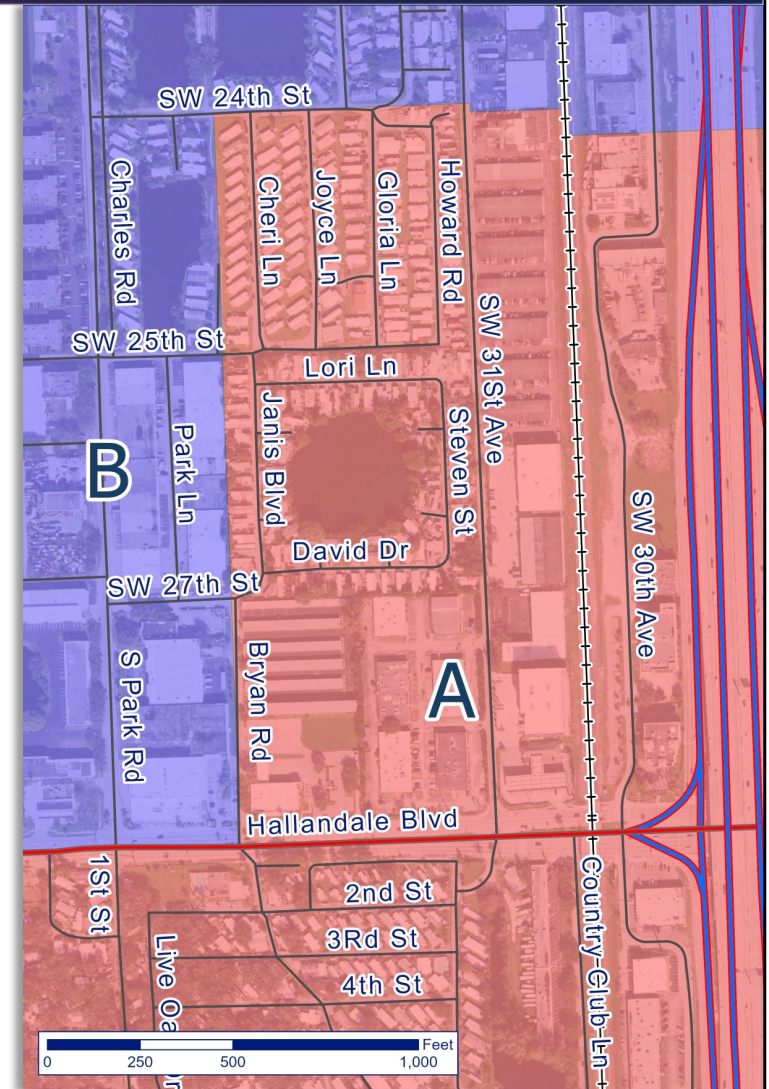
Revision Date: 11/29/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University





Alternative 1

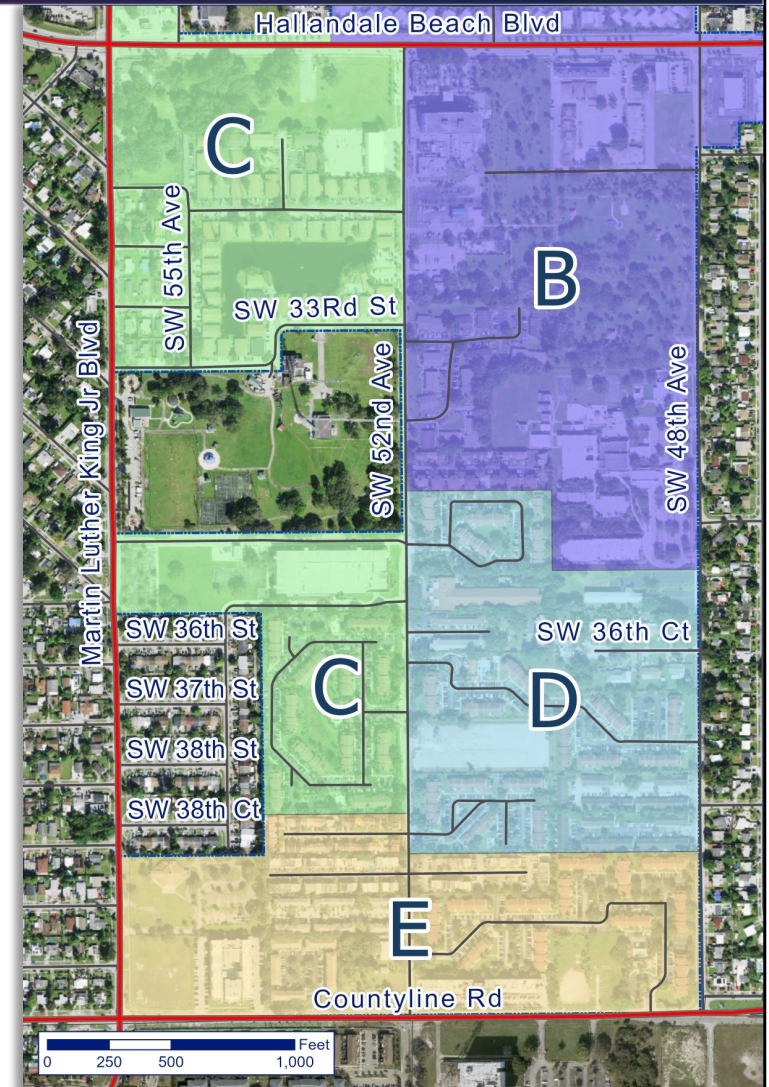
- The population in the SE portion of the town is insufficient to comprise a district unto itself. Thus, District A must expand.
 - In this alternative, it does so to the north of Hallandale Beach Blvd, to the east of Bryan Road,
 - Then north to SW 24th St (the northern boundary of Bamboo Paradise Mobile Home Park),
 - Then east, following parcel lines to the town's eastern border





Alternative 1

- The population density in the SW portion of the town necessitates the creation of three small districts of their own, plus part of a fourth (B)
 - SW 52nd Avenue serves as an easily recognizable E/W border for Districts B, C, & D
 - District E forms a southern district, straddling SW 52nd, to the south of Pembroke Park Apartments, Pembroke Gardens Apartments, and Pembroke Place





Alternative 2

- Goal: Improve compactness and boundary recognition
 - Hallandale Beach Boulevard serves as the N/S boundary between A & B
 - Mean Deviation falls from 63.6% to **6.06%**
 - The Spread falls from 178.4% to **20.22%**

Alt. 2	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,383	22.09	10.46%	1,383	21.77	8.83%
District B	1,153	18.42	-7.91%	1,126	17.72	-11.39%
District C	1,223	19.54	-2.32%	1,223	19.25	-3.76%
District D	1,202	19.20	-3.99%	1,323	20.82	4.11%
District E	1,299	20.75	3.75%	1,299	20.44	2.22%
Total	6,260	100	28.43%	6,354	100	30.31%
Average	1,252	20	5.69%	1,271	20	6.06%

Alternative Commission Districts 2

Commission Districts

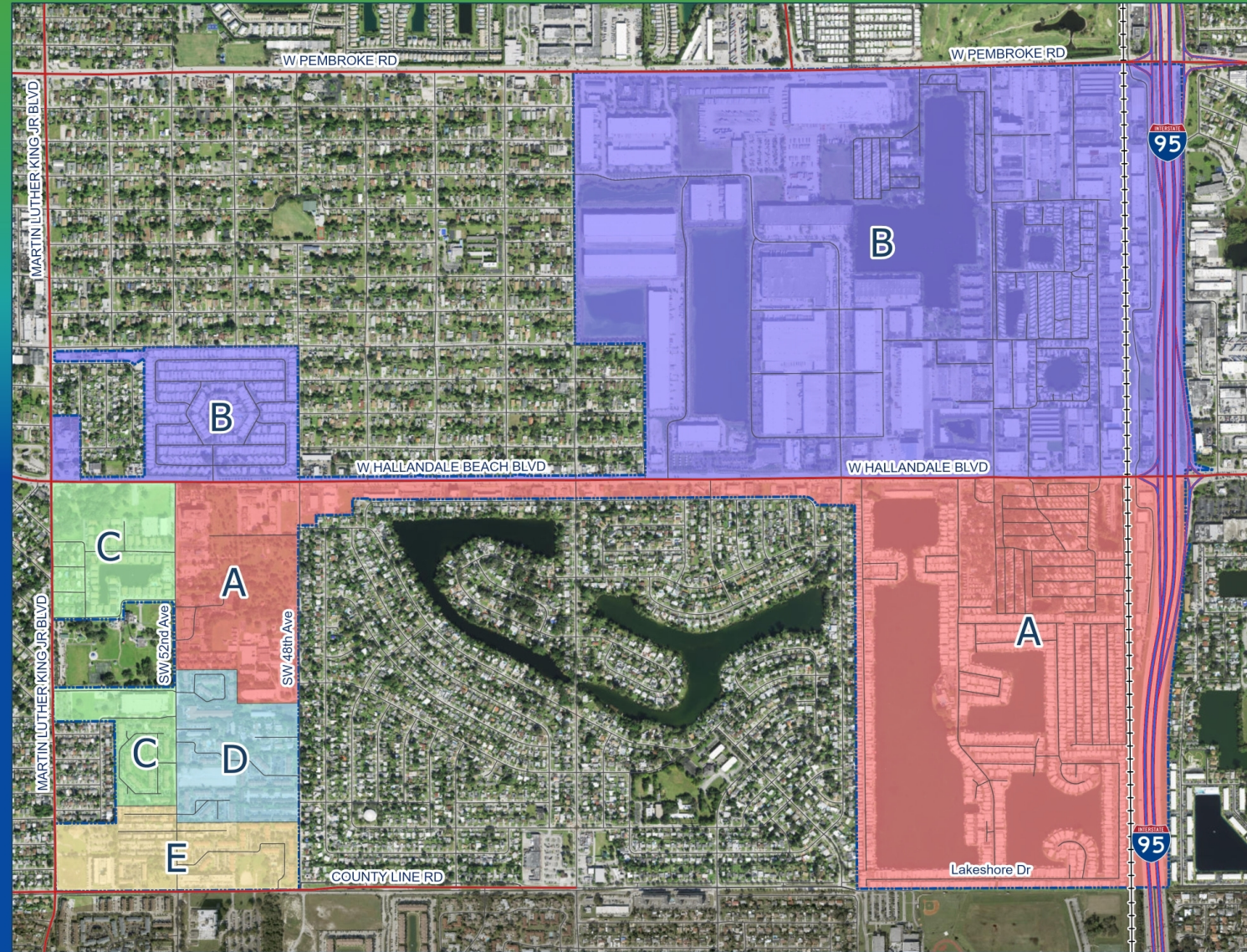
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



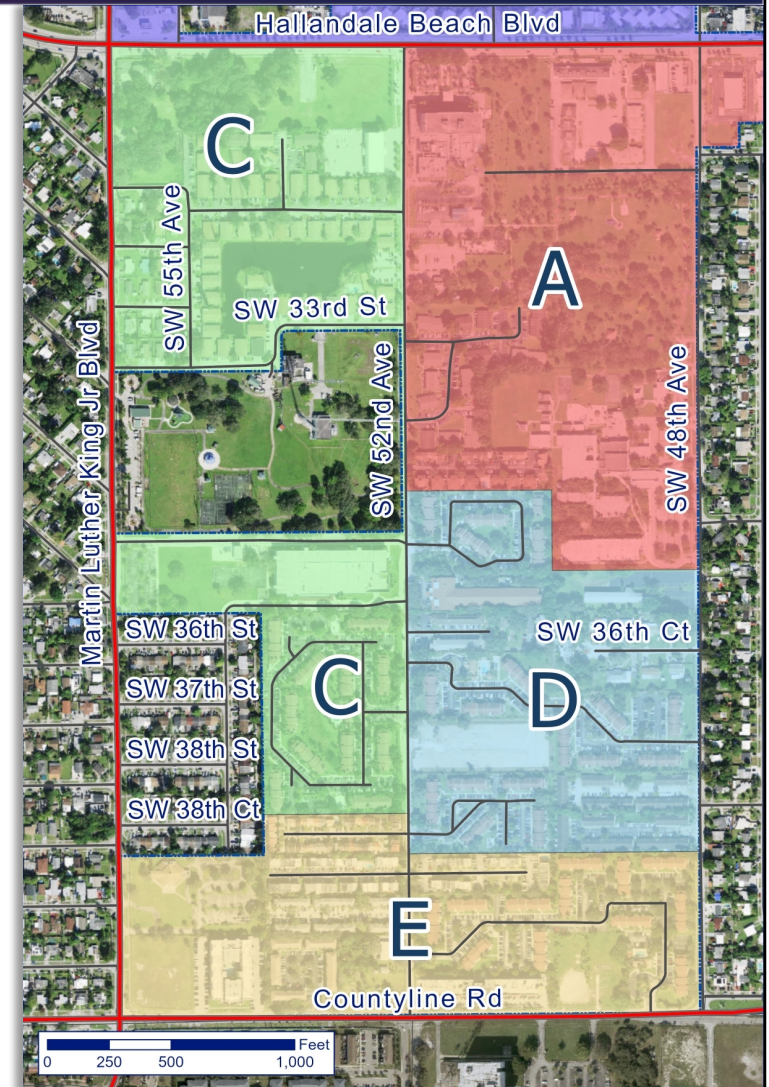
Revision Date: 11/29/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University





Alternative 2

- The western election districts have the same boundaries as in Alternative 1...
 - Except Districts A and B swap territory, such that District A extends west to SW 52nd Ave, south of Hallandale Beach Blvd
 - District B remains entirely to the north of Hallandale Beach Blvd, enhancing compactness and recognizability





Alternative 3

- Goal: Provide an alternative for dividing the western districts
 - A single northern district is not possible in this scenario
 - Mean Deviation falls from 63.6% to **6.34%**
 - The Spread falls from 178.4% to **20.38%**

Alt. 3	2020 Population	% of City	Deviation From Average	2025 Population Estimate	% of City	Deviation From Average
District A	1,311	20.94	4.71%	1,311	20.63	3.16%
District B	1,220	19.49	-2.56%	1,193	18.78	-6.12%
District C	1,173	18.74	-6.31%	1,173	18.46	-7.70%
District D	1,432	22.88	14.38%	1,432	22.54	12.68%
District E	1,124	17.96	-10.22%	1,245	19.59	-2.03%
Total	6,260	100	38.18%	6,354	100	31.70%
Average	1,252	20	7.64%	1,271	20	6.34%



Alternative Commission Districts 3

Commission Districts

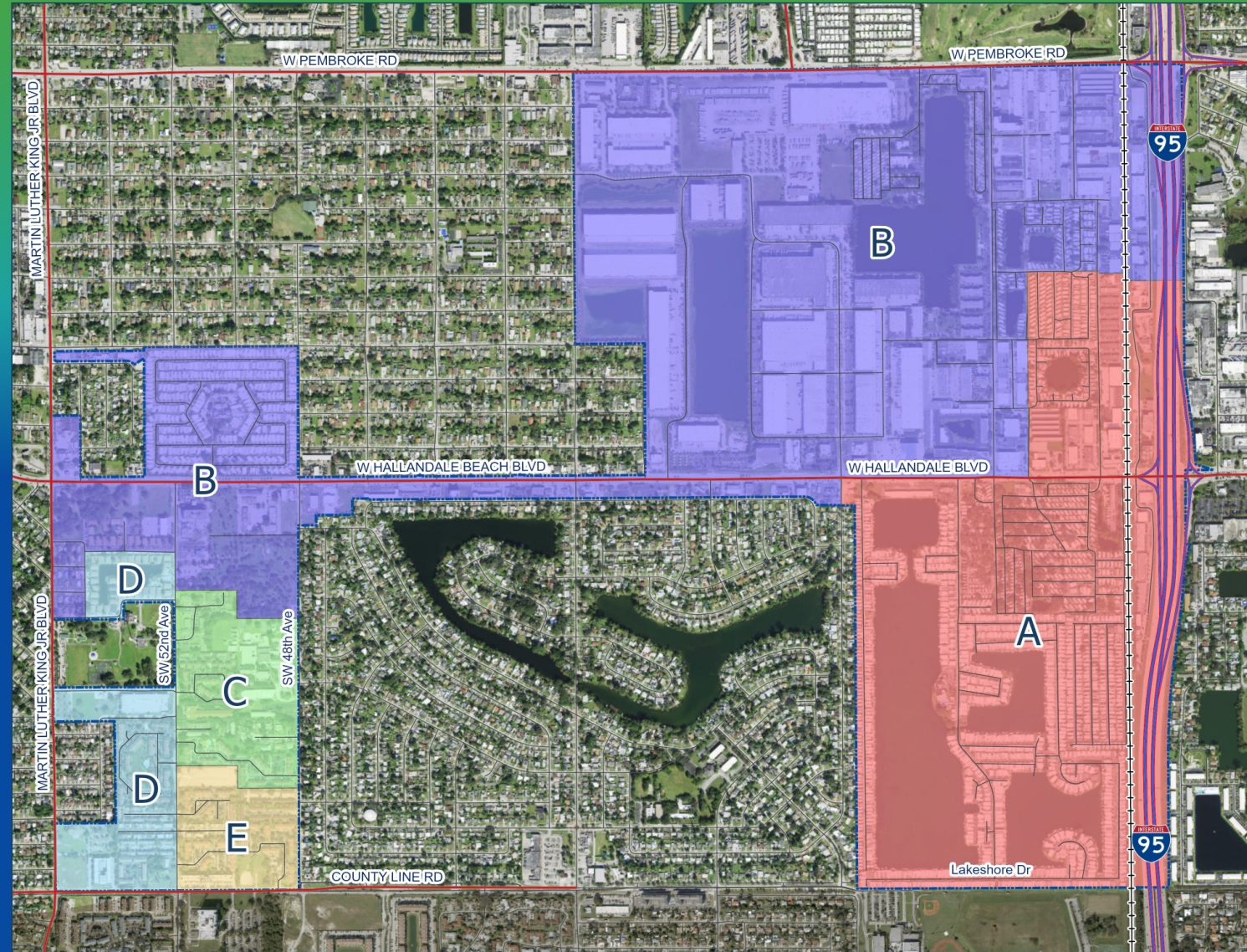
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



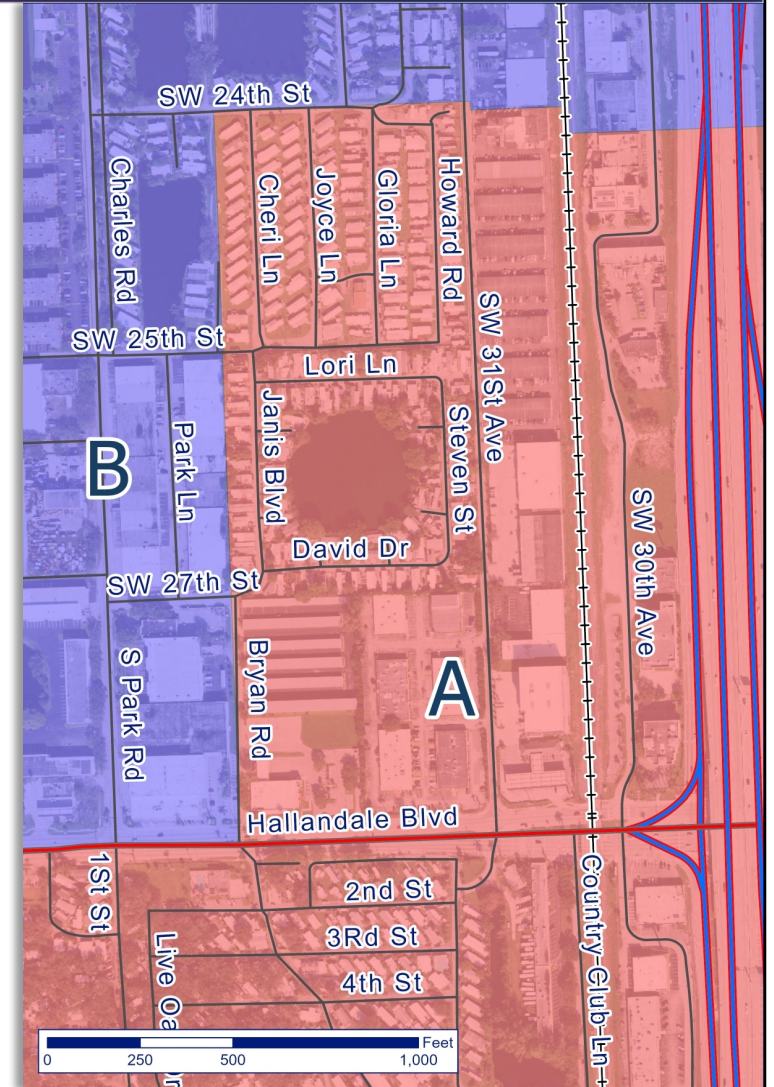
Revision Date: 11/29/2025
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University





Alternative 3

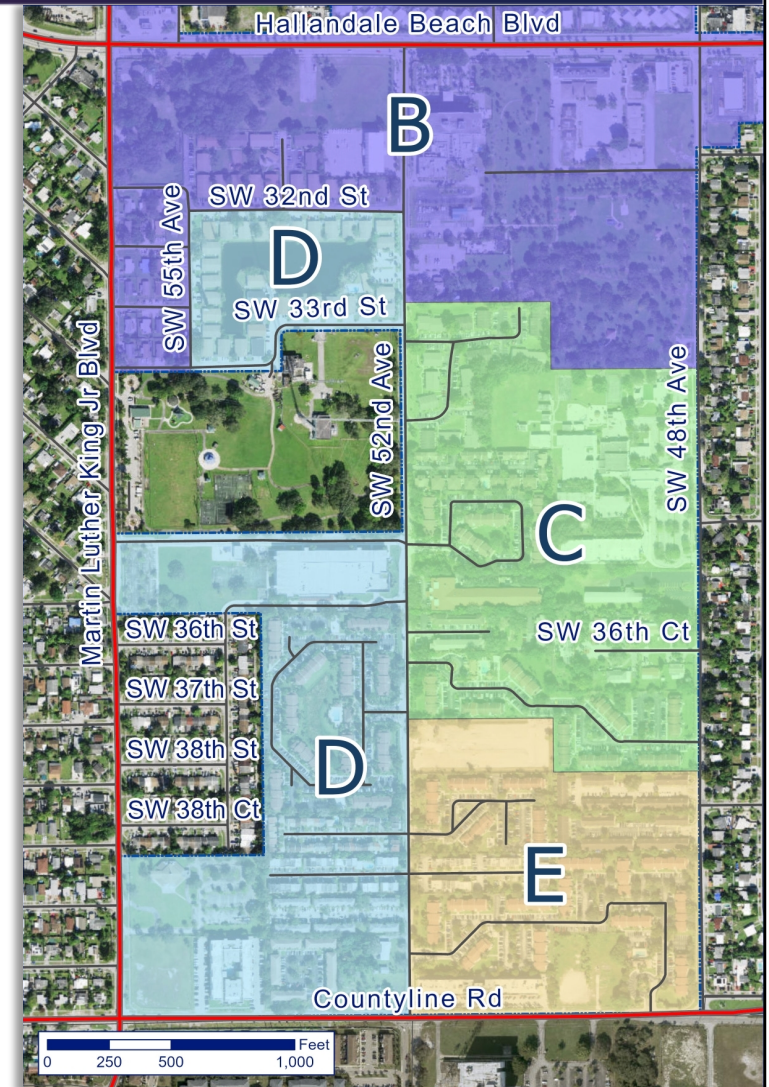
- The borders of District A are identical to those described in Alternative 1





Alternative 3

- In this alternative, SW 52nd Ave serves as the E/W border between districts C, D, and E
 - District B extends all the way to the Town's western border
 - East of SW 52nd Avenue, it continues south to the southern boundaries of 3115 SW 52nd Avenue and 3150 SW 52nd Avenue
 - West of SW 52nd Avenue, it is found to the north of SW 32nd Street, and to the west of SW 55th Avenue



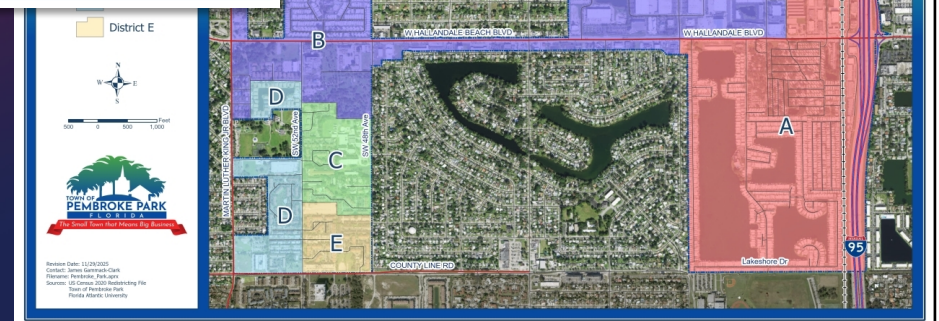
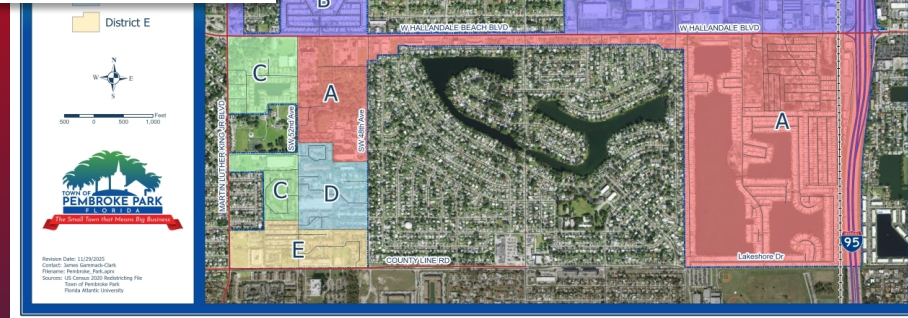
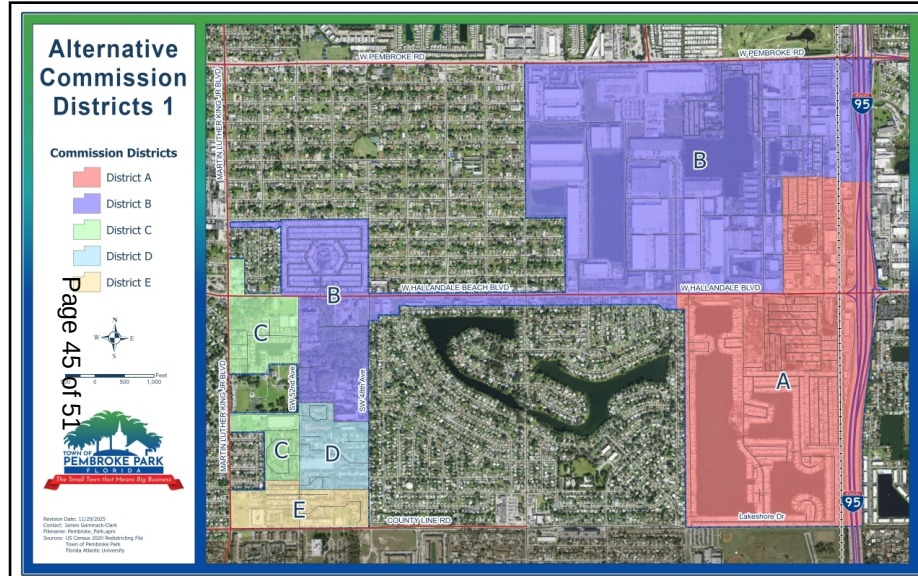


Summary

- Each alternative dramatically improves population equity
 - Alt. 1 offers the most improved population equity
 - Alt. 2 improves equity, compactness, and boundary recognizability
 - Alt. 3 offers an alternative configuration of the western election districts

Configuration	Total Deviation	Mean Deviation	Spread
Existing	318.10	63.60	178.40
Alternative 1	18.98	3.80	9.84
Alternative 2	30.31	6.06	20.22
Alternative 3	31.70	6.34	20.38

QUESTIONS?



December 10, 2025 •
Town of Pembroke Park, Florida

Alternative Commission Districts 1

Commission Districts

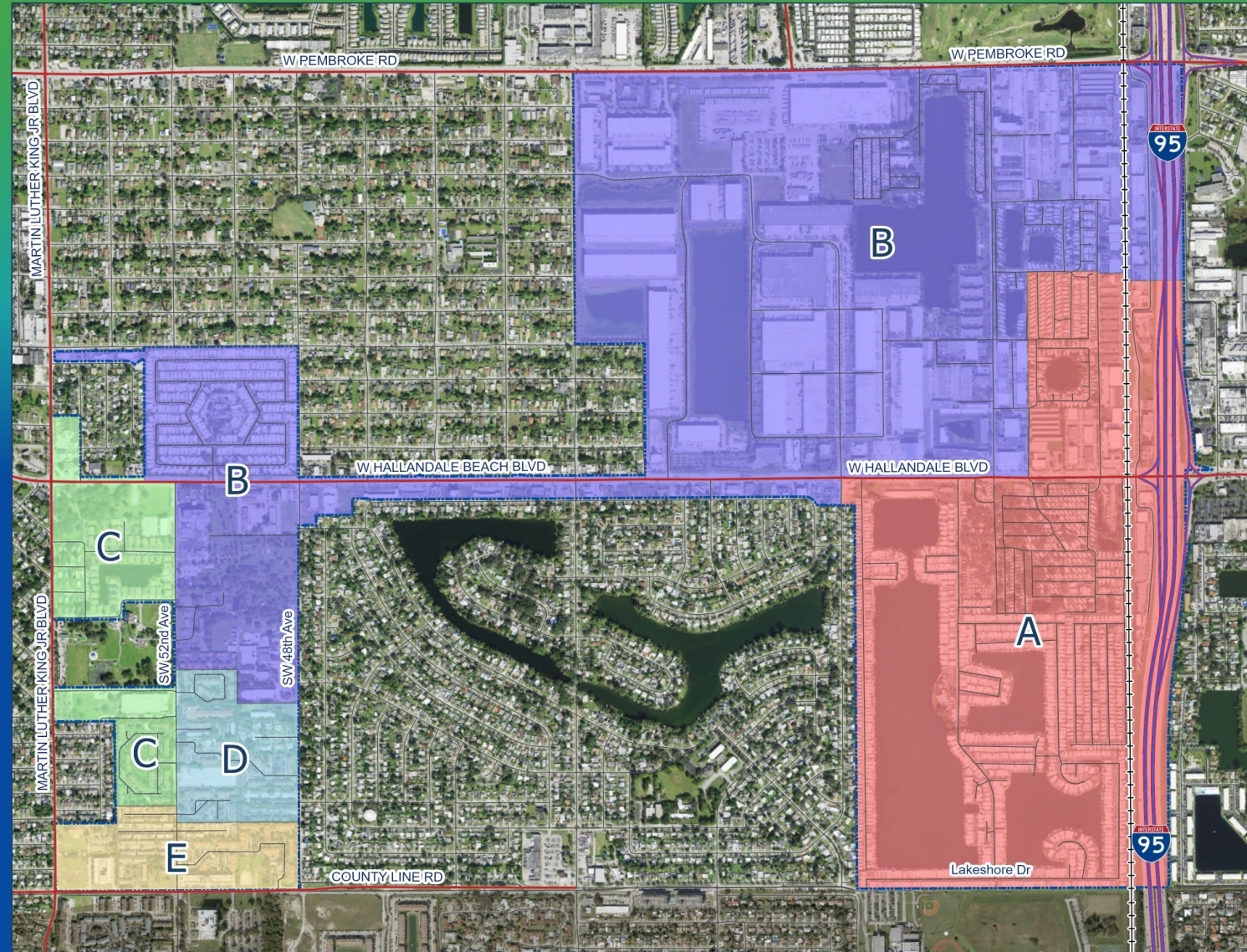
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University



Alternative Commission Districts 2

Commission Districts

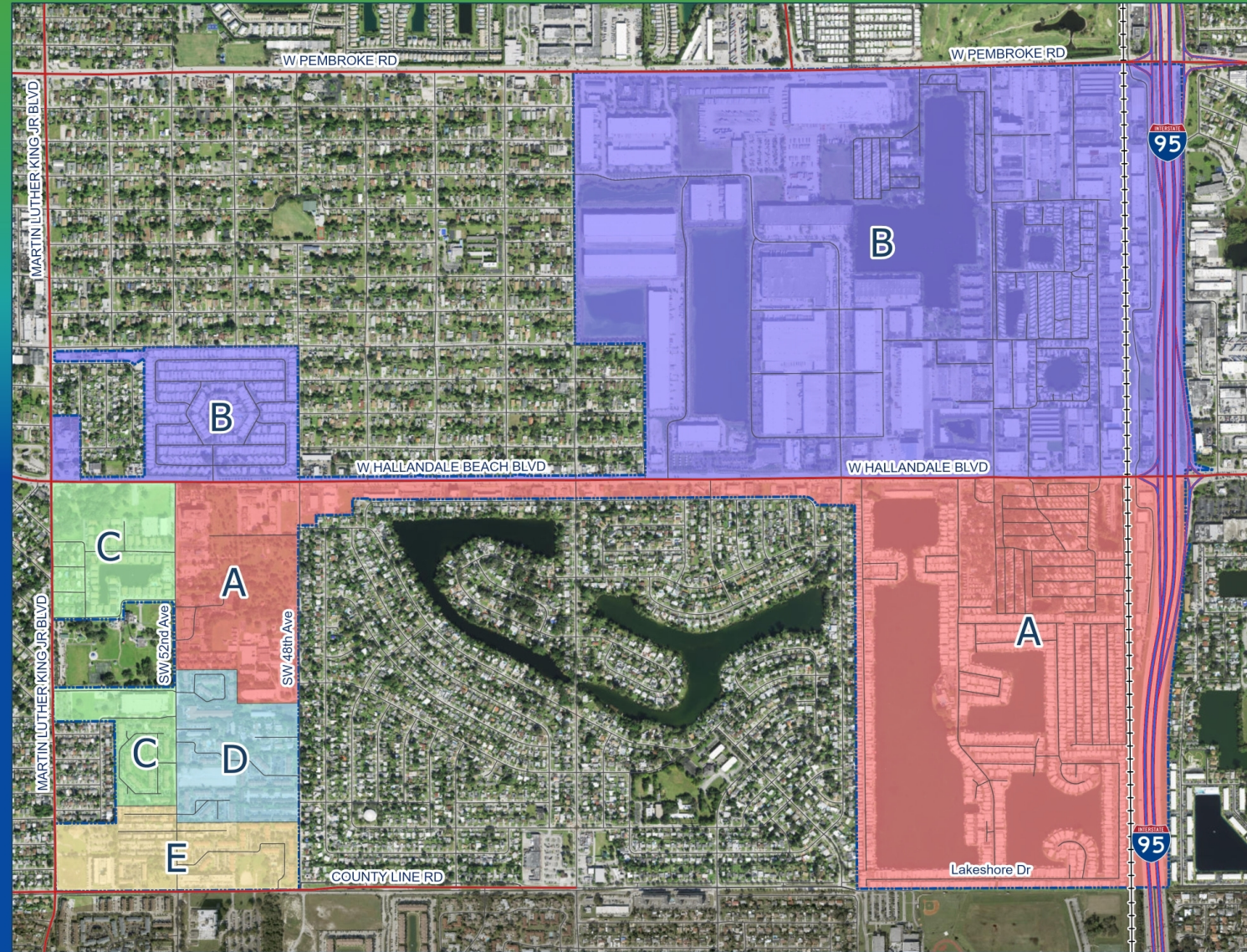
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University



Alternative Commission Districts 3

Commission Districts

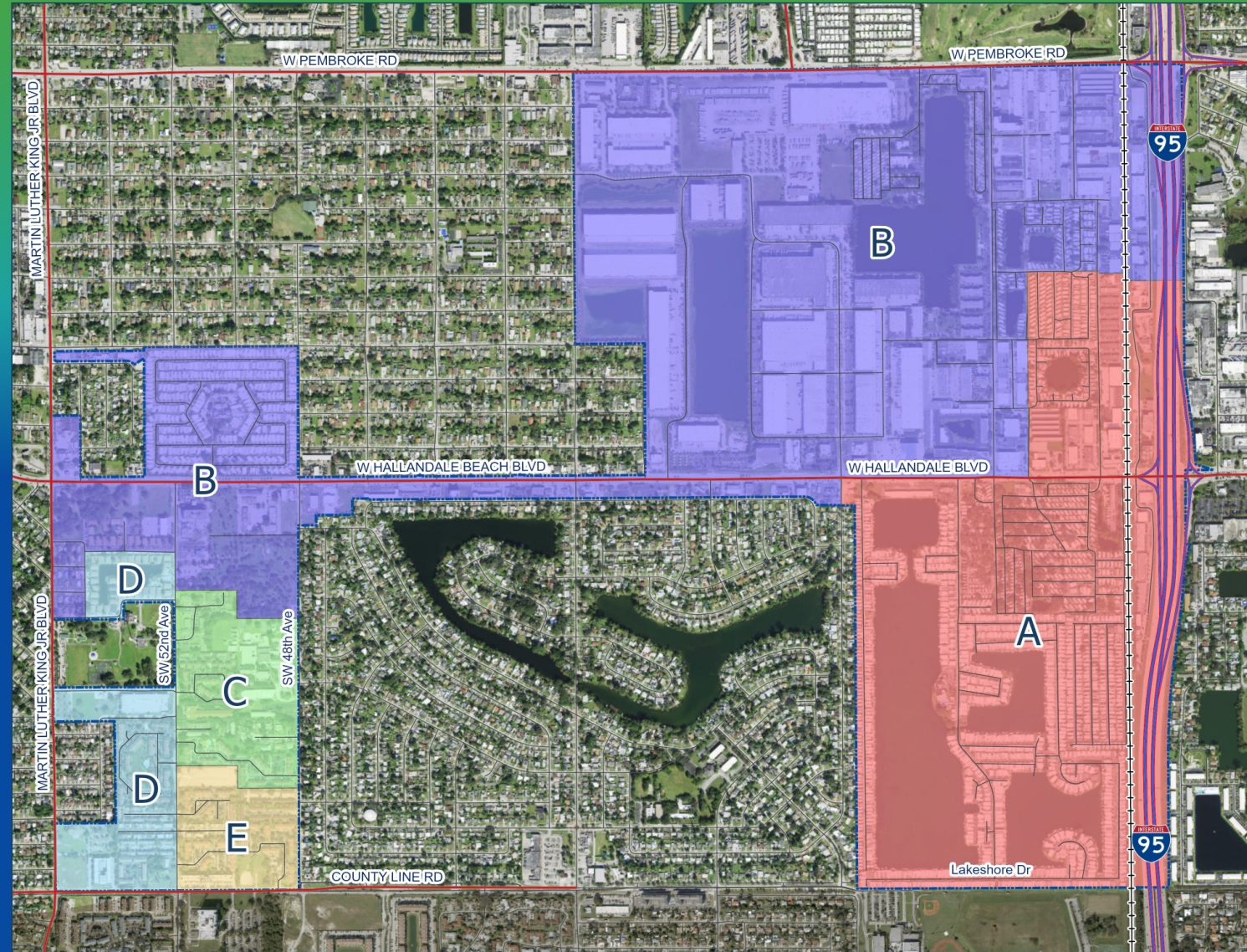
- District A
- District B
- District C
- District D
- District E



500 0 500 1,000 Feet



Revision Date: 11/29/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University





Charter Redistricting Clarification (Sec 9)

Town Commission: Election of Commissioners: The government of the Town of Pembroke Park shall be vested in a Commission consisting of five (5) members elected from five (5) separate geographic districts. For the purpose of representation upon and election of the Commissioners, the Town of Pembroke Park Commission shall, by ordinance, prior to December 1, 2002, apportion the Town in accordance with the Constitutions of the State of Florida and of the United States into five (5) consecutively numbered geographic districts. Thereafter, by subsequently enacted ordinances, the Town of Pembroke Park Commission shall adjust the boundary lines of said districts as may be required from time to time in order that the apportionment of the Town shall continue to be in accordance with the Constitution of the State of Florida and of the United States, but in any event not less frequently than within the first calendar year following each decennial census.



Redistricting Parameters (166.0321, F.S.)

Division of municipalities into districts

*Each municipality shall, from time to time, fix the boundaries of its districts so as to keep them as nearly equal in proportion to their respective populations as practicable, provided that such changes may not be made in the 270 days before a regular general election for the governing body of the municipality. Districts may not be drawn with the intent to favor or disfavor a candidate for member of the governing body or an incumbent member of the governing body based on the candidate's or incumbent's residential address. Any ordinance enacted or adopted by a municipality on or after July 1, 2023, which is in conflict with this section is void. **History.**—s. 2, ch. 2023-101.*

Existing Commission Districts

Commission Districts

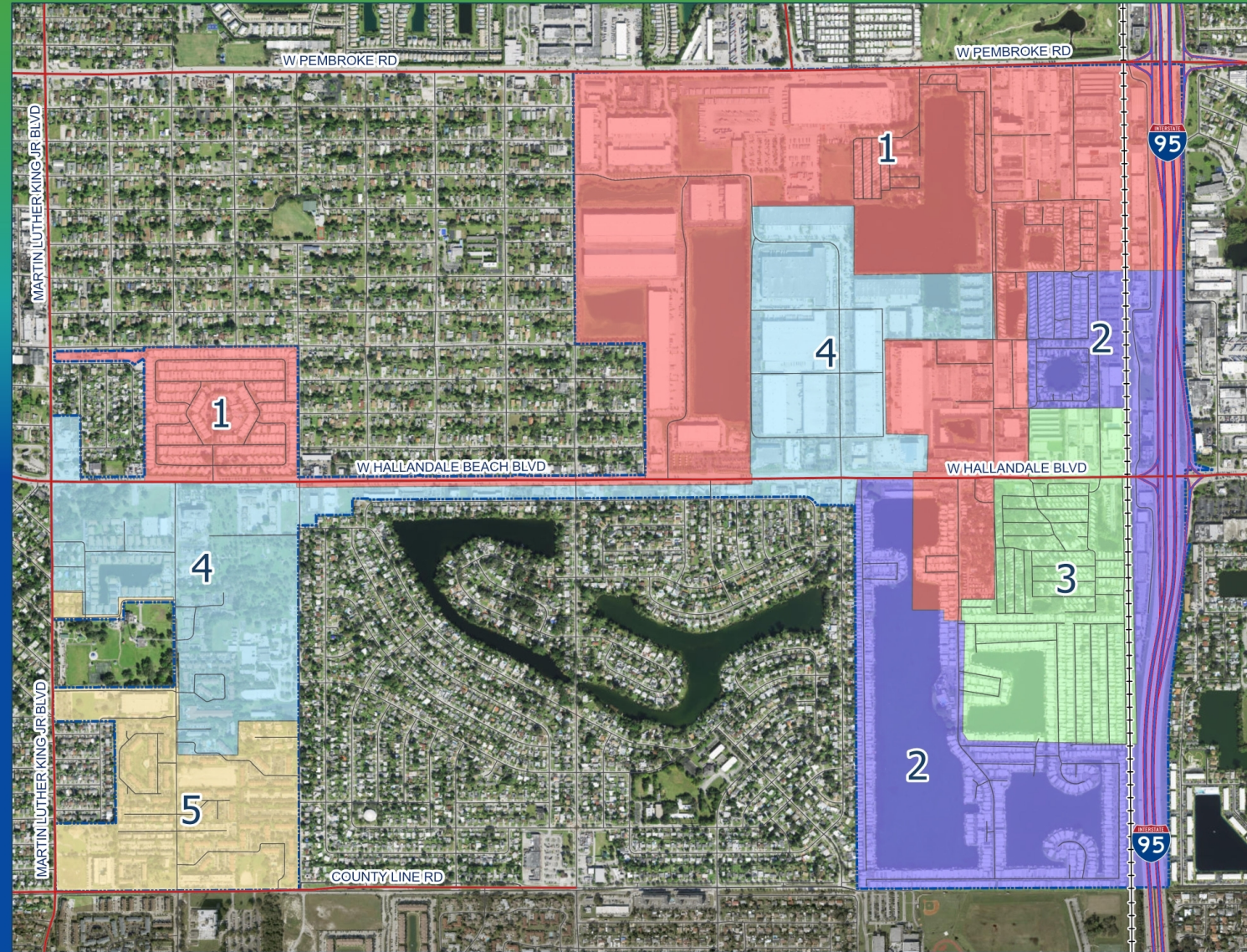
- District 1
- District 2
- District 3
- District 4
- District 5



500 0 500 1,000 Feet



Revision Date: 10/19/2025
 Contact: James Gammack-Clark
 Filename: Pembroke_Park.aprx
 Sources: US Census 2020 Redistricting File
 Town of Pembroke Park
 Florida Atlantic University





Agenda Item Report

Subject:	Consideration and Approval of Ordinance for Re-Districting - Sponsored by Town Attorney Horowitz ORDINANCE NO: 2026-007 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA PROVIDING FOR THE RE-CREATION AND RE-ESTABLISHMENT OF THE GEOGRAPHIC BOUNDARIES FOR FIVE (5) ELECTION DISTRICTS IN THE TOWN OF PEMBROKE PARK IN ACCORDANCE WITH SECTION 9 OF THE TOWN CHARTER; PROVIDING FOR FINDINGS AND CONCLUSIONS OF THE TOWN COMMISSION; PROVIDING FOR THE IMPLEMENTATION OF REVISED ELECTION DISTRICTS TO BE EFFECTIVE FOR THE ELECTIONS TO BE HELD IN THE TOWN OF PEMBROKE PARK, FLORIDA, COMMENCING AT THE GENERAL MUNICIPAL ELECTION IN MARCH 2027, AND THEREAFTER; PROVIDING A FORM OF REQUEST TO THE SUPERVISOR OF ELECTIONS OF BROWARD COUNTY, FLORIDA, TO IMPLEMENT THE REVISED PLAN ESTABLISHED PURSUANT TO THIS RE-DISTRICTING ORDINANCE AND TO CREATE FUNCTIONAL DISTRICTS CONSISTENT WITH THE IDENTIFICATION OF GEOGRAPHIC BOUNDARIES FOR ELECTION DISTRICTS; PROVIDING FOR THE ATTACHMENT OF ELECTION DISTRICT MAPS, CHARTS, STREET ADDRESSES, AND GRAPHIC DESCRIPTIONS, WHICH SHALL BE ATTACHED TO AND MADE A PART OF THIS ORDINANCE, AS EXHIBIT "A;" PROVIDING FOR AUTHORIZATION AND DIRECTION TO THE TOWN ADMINISTRATION TO IMPLEMENT THE TERMS, CONDITIONS, AND PROVISIONS OF THIS ORDINANCE EFFECTIVE FOR THE NEXT ENSUING GENERAL MUNICIPAL ELECTION OF MARCH 2027 OR AS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Special Commission Meeting - February 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jacob Horowitz, Town Attorney
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	

Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Ordinance No: 2026-007](#)

[2026-007 - Business Impact Statement -Re-Districting](#)

ORDINANCE NO. 2026-007

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA PROVIDING FOR THE RE-CREATION AND RE-ESTABLISHMENT OF THE GEOGRAPHIC BOUNDARIES FOR FIVE (5) ELECTION DISTRICTS IN THE TOWN OF PEMBROKE PARK IN ACCORDANCE WITH SECTION 9 OF THE TOWN CHARTER; PROVIDING FOR FINDINGS AND CONCLUSIONS OF THE TOWN COMMISSION; PROVIDING FOR THE IMPLEMENTATION OF REVISED ELECTION DISTRICTS TO BE EFFECTIVE FOR THE ELECTIONS TO BE HELD IN THE TOWN OF PEMBROKE PARK, FLORIDA, COMMENCING AT THE GENERAL MUNICIPAL ELECTION IN MARCH 2027, AND THEREAFTER; PROVIDING A FORM OF REQUEST TO THE SUPERVISOR OF ELECTIONS OF BROWARD COUNTY, FLORIDA, TO IMPLEMENT THE REVISED PLAN ESTABLISHED PURSUANT TO THIS REDISTRICTING ORDINANCE AND TO CREATE FUNCTIONAL DISTRICTS CONSISTENT WITH THE IDENTIFICATION OF GEOGRAPHIC BOUNDARIES FOR ELECTION DISTRICTS; PROVIDING FOR THE ATTACHMENT OF ELECTION DISTRICT MAPS, CHARTS, STREET ADDRESSES, AND GRAPHIC DESCRIPTIONS, WHICH SHALL BE ATTACHED TO AND MADE A PART OF THIS ORDINANCE, AS EXHIBIT “A;” PROVIDING FOR AUTHORIZATION AND DIRECTION TO THE TOWN ADMINISTRATION TO IMPLEMENT THE TERMS, CONDITIONS, AND PROVISIONS OF THIS ORDINANCE EFFECTIVE FOR THE NEXT ENSUING GENERAL MUNICIPAL ELECTION OF MARCH 2027 OR AS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sec. 9 of the Town Charter of the Town of Pembroke Park, Florida provides for the establishment of five (5) consecutively numbered election districts; and

{00477136.1 3451-00000000}

Page 1 of 6

.

Page 3 of 8

WHEREAS, Sec. 9 of the Town Charter further requires the Town Commission to review the election districts from time to time, but no less frequently than within the calendar year following the U.S. Decennial Census; and

WHEREAS, the Town has contracted with Florida Atlantic University (“FAU”) to conduct an independent review and analysis of the Town’s election districts based on the most recent census data, including pending building and development applications in the Town; and

WHEREAS, after considering FAU’s analysis and recommendations, the Town Commission has determined that it is necessary to amend the Town’s election districts to ensure compliance with the Town Charter, as well as state and federal law; and

WHEREAS, the Town has identified the various options for the election districts to be formally adopted and is prepared to commence the implementation of revised election districts in the Town of Pembroke Park as required by law; and

WHEREAS, the Town Commission finds that the proposal by FAU attached hereto as Exhibit “A” provides for five (5) compact, contiguous commission districts nearly equal in population size as possible; and

WHEREAS, the Town Commission finds that accepting the findings, conclusions and recommendations prepared by FAU, and attached hereto as Exhibit “A,” and implementing the new election districts for the March 2027 general municipal election is in the best interests of the citizens and residents of the Town.

{00477136.1 3451-0000000}

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

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

Section 2. The Town Commission specifically finds and determines that it has reviewed the election districts and complied with Section 9 of the Town Charter wherein geographic boundaries have been designated, prepared and identified by and pursuant to a contract between the Town of Pembroke Park and Florida Atlantic University.

Section 3. The Town Commission hereby ratifies, confirms, and adopts the following findings, conclusions, and recommendations prepared by Florida Atlantic University, dated _____, the same incorporated herein by this reference and made apart hereof, and hereby selects the recommended option referenced as **Exhibit "A"** attached hereto.

Section 4. The Town Commission further finds, determines and concludes that the State of Florida Election Code, Chapters 97 through 106, Florida Statutes, as amended, and Sec. 166.0321, F.S., specifically applies to the Town's implementation of revised election districts in the Town of Pembroke Park, consistent with this Ordinance.

Section 5. The Town Commission acknowledges the requirements of §101.002, Florida Statutes, as amended, which specifies that the Board of County

{00477136.1 3451-0000000}

.

Commissioners of Broward County, Florida, upon recommendation and approval of the Supervisor of Elections of Broward County, Florida, shall have the power and authority to alter or create new election districts or precincts, subject to the concurrence by the Town Commission.

Section 6. Based upon the requirements of §101.002, Florida Statutes, the Town Administration is hereby authorized and directed to transmit a certified copy of this Ordinance along with as **Exhibit "A,"** reflecting the changes contained therein to the Town's election districts, to the Supervisor of Elections of Broward County, Florida.

Section 7. The Town of Pembroke Park through its Town Commission and Town Administration, hereby formally advises the Supervisor of Elections of Broward County, Florida that the Town has fulfilled its obligations under the Town Charter and Section 101.002, F.S., and elected to alter the Town's election districts as provided for in **Exhibit "A,"** in accordance with the recommendation of Florida Atlantic University. Accordingly, the Town Clerk is directed to transmit a certified copy of this ordinance for the Supervisor of Elections of Broward County, Florida.

Section 8. Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Severability. If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or

{00477136.1 3451-0000000}

invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way effecting the validity of the other provisions of this Ordinance.

Section 10. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS 11TH DAY OF FEBRUARY, 2026.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____, 2026.

ATTEST:

MAYOR GEOFFREY JACOBS

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

JACOB G. HOROWITZ
Town Attorney

{00477136.1 3451-0000000}

.



BUSINESS IMPACT ESTIMATE¹

Meeting Date: February 11, 2026

Agenda Item No. 7.1

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

This ordinance proposes the redistricting of the Town of Pembroke Park into five election districts based on updated census data and growth projections. This ordinance ensures compliance with Section 9 of the Town Charter and state and federal election laws. The revised districts will be effective for the March 2027 general municipal election.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. **Estimate of Direct Business Compliance Costs:**

There are no direct compliance costs for businesses, as the ordinance does not impose new requirements, operational changes, or mandates.

b. **New Charges/Fees on Businesses Impacted:**

Not applicable. The ordinance does not impose any new charges, fees, or taxes on businesses.

c. **Estimate of Regulatory Costs:**

There are no new regulatory costs associated with this ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted: Businesses may fall under different election districts, potentially changing their elected commissioner representation.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

¹ Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
 - a. Part II of Chapter 163, F.S.;
 - b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
 - c. Sec. 553.73, F.S. (Fla. Building Code);
 - d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).