



REVISED AGENDA SPECIAL COMMISSION MEETING

5:30 PM - Wednesday, February 25, 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. APPLICATIONS/PUBLIC HEARINGS
 - 6.1. Consideration and approval of a sign variance - Town Planner
Consultant Von der Meulen
File No.: 26-SV-01
Applicant: Antonio Acosta/Solutions Electrical Corp
Address: 2540 SW 30th Avenue
Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1.A limiting the letter height.
RESOLUTION NO: 2026-014
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
[Agenda Item Report - AIR-26-101](#)
7. ORDINANCES - SECOND READING
 - 7.1. Certificate of Use Application Ordinance - Sponsored by Building
Department Manager Louis
ORDINANCE: 2026-003
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-095](#)

- 7.2. Consideration and Approval of Ordinance for Re-Districting - Sponsored by Town Attorney Horowitz

23 - 40

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-26-094](#)

8. OLD BUSINESS

9. NEW BUSINESS

- 9.1. Motion to cancel all public meetings of the town commission until the resolution of the pending litigation between Mayor Jacobs and the Town pertaining to Mayor Geoffrey Jacobs' status as a member of the town commission, with the exception of regular meetings required by Sec. 2-36 of the town code; and direction to town staff not to attend any public meetings of the town commission unless such meetings are called by a majority of the town commission - Sponsored by Clerk Commissioner Hodgkins **(ADDED)**

41

[Agenda Item Report - AIR-26-135](#)

10. ATTORNEY COMMENTS

11. TOWN MANAGER COMMENTS

12. COMMISSIONER COMMENTS
Commissioner Mohammed
Acting Clerk Commissioner Morrisette
Clerk Commissioner Hodgkins
Vice Mayor Kashem
Mayor Jacobs

13. ANNOUNCEMENTS

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

SPECIAL EVENTS

- Food Giveaway, Saturday, February 28, 2026 at 9:00 a.m.
Food Giveaway, Saturday, March 21, 2026 at 9:00 a.m.
Eggstravaganza, Saturday, March 28, 2026 at 10:00 a.m.

14. 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:	Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen File No.: 26-SV-01 Applicant: Antonio Acosta/Solutions Electrical Corp Address: 2540 SW 30th Avenue Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1.A limiting the letter height. RESOLUTION NO: 2026-014 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Special Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	The property is located on the west side of SW 30th Avenue, west of Interstate 95, near the northern edge of the Town municipal line. The immediate surrounding properties have a similar designation of MXE zoning and Commercial land use. The subject site is approximately 0.39 acres in size, the current building was built in 2002 with the building sitting lower than the Interstate-95 highway. Triplenine Motor LLC is the current tenant of the first floor of the building. Currently there is no existing signage on any of the building frontage. In April of 2024 and April 2025, the tenants to the North, Express Roofing and Awnings by Valrose, were approved for a sign variance due similar hardship, lack of visibility.
Staff Recommendations:	
Procurement:	

Financial Implications:	
Alternatives:	

ATTACHMENTS:

[Resolution No: 2026-014](#)

[01- 26-SV-01 Staff Report](#)

[02-PROJECT NARRATIVE](#)

[03-VARIANCE APPLICATION](#)

[04-PLANS](#)

[05-SURVEY](#)

RESOLUTION NO. 2026-014

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Antonio Acosta/ Solutions Electrical Corp, agent for the owner MEAT BAR HOLDINGS LLC, the “Applicant,” of the property located at 2540 SW 30th Avenue, Pembroke Park, Florida has applied for a sign variance pursuant to Chapter 21, Division 4 of the Town of Pembroke Park (“Town”) code, the application is attached hereto and incorporated herein as **Exhibit “A.”**; and

WHEREAS, the Applicant is requesting the following one (1) sign variance:

1. A variance from §21-20(c)(1)(A) to allow for a 48” letter height in lieu of the 18” letter height permitted by the Town code for the east elevation;

WHEREAS, §21-72 of the Town code provides that a variance may be granted whenever the enforcement of the applicable Town code results in an undue hardship upon a party and does not endanger the health, safety, and welfare of the resident of the Town; and

WHEREAS, §21-73 of the Town code provides that the application for a variance shall contain all the information required in a sign permit, the variance requested, and the reasons why the variance is desired and the details of the resulting hardship; and

WHEREAS, the Town Commission considered the application, through a presentation of the Town’s professional consultant at its December 1, 2025 commission workshop ; and

WHEREAS, the Town Commission held a public hearing and considered the input of the public; and,

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida, finds the Applicant's variance application, attached hereto and incorporated herein as **Exhibit "A,"** is sufficient and that the enforcement of the applicable Town code results in an undue hardship upon the applicant and does not endanger the health, safety, and welfare of the resident of the Town.

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

Section 1. The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2. The Town Commission of the Town of Pembroke Park, Florida, hereby approves and authorizes Meat Bar Holding LLC's variance application for the property located at 2540 SW 30th Avenue, Pembroke Park, Florida, attached hereto and incorporated herein as **Exhibit "A,"** that the enforcement of the applicable Town code results in an undue hardship upon the applicant, and variances do not endanger the health, safety, and welfare of the resident of the Town.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 25th day of February, 2026.

MAYOR GEOFFREY JACOBS

ATTEST:

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov



TO: Town Workshop Meeting

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

MEETING DATE: February 3, 2026

SUBJECT: 26-SV-01 / Triplenine Motors
2540 SW 30 Ave

APPLICANT: Antonio Acosta / Solutions Electrical Corp

REQUEST: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1.A limiting the letter height.

SITE DATA:

ADDRESS:	2540 SW 30 Avenue
FOLIO:	514221010120
PARCEL SIZE:	0.39 Acres
EXISTING USE:	Commercial
ZONING:	MXE Business District
FUTURE LAND USE:	C- Commercial

ADJACENT PROPERTY DESCRIPTION:

NORTH: MXE- Mixed Use Entertainment
SOUTH: MXE- Mixed Use Entertainment
EAST: I-95/City of Hallandale Beach
WEST: MXE- Mixed Use Entertainment

PROJECT BACKGROUND:

The property is located on the west side of SW 30th Avenue, west of Interstate 95, near the northern edge of the Town municipal line. The immediate surrounding properties have a similar designation of MXE zoning and Commercial land use.

The subject site is approximately 0.39 acres in size, the current building was built in 2002 with the building sitting lower than the Interstate-95 highway. Triplenine Motor LLC is the current tenant of the first floor of the building. Currently there is no existing signage on any of the building frontage.

In April of 2024 and April 2025, the tenants to the North, Express Roofing and Awnings by Valrose, were approved for a sign variance due similar hardship, lack of visibility.

Express Roofing was approved for the following variances:

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A for letter height	18" inches	72" inches	+54" inches
21-20.(c).1.B for length of sign	20' feet	70' feet	+50' feet
21-20.(c).1.C for size of sign area	150 square feet	248 square feet	+98 square feet

Valrose Awning was approved for the following variances:

North Elevation:

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A for letter height	25" inches	53" inches	+2'3" feet
21-20.(c).1.B for length of sign	20' feet	22' feet	+2' feet

East Elevation:

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A for letter height	20.5" inches	53" inches	+2'7" feet
21-20. (c).1.B for length of sign	20' feet	22' feet	+2' feet

STAFF ANALYSIS:

The applicant is proposing to add a new sign located on the eastern façade of the building, facing I-95. The proposed sign will display the business name, "Triplenine Motors". The Applicant states that due to the building's overall façade area, a larger sign is necessary to maintain appropriate visual balance and legibility. The proposed sign is designed to be consistent with the architectural scale of the building. It will provide clear identification that is reasonable given the size of the structure.

The applicant is requesting a variance from the sign code for this property to increase the letter height. The applicant is proposing the following:

East Elevation:

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A for letter height	20"	48"	+28"

SPECIFIC VARIANCE CRITERIA SECTION 21-73:

For a variance to be approved, the Town Commission must find that the application meets the following criteria:

1. All the information required in an application for a sign permit.
Yes, the applicant submitted all the information required in the application.
2. The variance requested from the provisions of sign code.
Yes, the variances requested are from specific provisions of the sign code.
3. The reason why the variance is desired and the detail of hardship which would result from the denial of same.
The consultant Town Planner believes that the applicant has demonstrated a hardship for the multiple variances.

STAFF CONDITIONS OF APPROVAL:

If Approved by the Town Commission, the consultant Town Planner recommends including the following conditions:

1. At time of application for a Building Permit for the sign, the Property Owner shall provide a copy of the Sign Variance Resolution and copies of the final approved plans to the Building Department.
2. Sign variance approval is only for signage matching drawings attached to this application.

RECOMMENDATION:

Staff recommends approval for the sign variance request.

ATTACHMENTS:

Application
Justification Statement
Sign Renderings
Survey
Legal Description

Solutions Electrical Corp

11525 SW 33 TER
Miami, FL 33165
7863027555
permitscb@gmail.com

Project Narrative – Sign Variance Request

Project Name: Triplenine

Property Address: 2540 SW 30 AVE

Variance Requested: Increase in allowable sign size of sign.

Project Description

Solutions Electrical Corp is requesting a variance to permit a sign with a total area of **48.95 square feet**, exceeding the maximum height allowed of 18". The proposed sign is 48" high and will be installed on the existing building façade. The sign will serve as primary identification for the business located at the property.

Purpose of the Variance

The purpose of the requested sign variance is to allow a sign that is proportionate to the scale and massing of the existing building. The building is big, and a sign limited to the maximum size permitted by the ordinance would appear undersized and ineffective as a means of business identification.

Due to the building's overall façade area, a larger sign is necessary to maintain appropriate visual balance and legibility. The proposed sign is designed to be consistent with the architectural scale of the building. It will provide clear identification that is reasonable given the size of the structure.

The requested variance is not intended to create additional signage beyond what is necessary, but rather to ensure that the sign is functionally and visually appropriate for a building of this size while remaining consistent with the intent of the sign regulations.

Conclusion

Based on the site conditions, the limited scope of the request, and the thoughtful design of the proposed sign, we are respectfully requesting approval of the sign variance. Granting the variance will allow reasonable use of the property while remaining consistent with the goals and intent of the zoning regulations.

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Triplene		Plat Note
Address		Parcel ID
2540 SW 30 AVE		514221010120
Owner/Applicant Name(s)	Phone	Email
Antonio Acosta	786.302.7555	permitscb@gmail.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		
Is this request the result of a site plan application or other application? (If yes, please attach site plan)		
Has this same or similar request been proposed previously on the property?		

Project Description

New electrical sign / Requesting variance for a bigger size sign.

Process Number 39235724

Agent

Name	Company/Firm
Antonio Acosta	Solutions Electrical Corp
Address	City, State, Zip
11525 SW 33 Ter	Miami, FL 33165
Phone	Email
7863027555	permitscb@gmail.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Agent's Signature

11/19/25
Date

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions or amendments required by this application.

Simon Alon

Printed Name of Property Owner

Signature of Property Owner

11/19/25
Date

State of <u>Florida</u> , County of <u>Miami Dade</u>	Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization
This <u>19th</u> day of <u>November</u> , 20 <u>25</u> , by <u>Simon Alon</u> (name of person making statement)	☒ Personally known OR ☐ Produced identification Type: <u>My Commission Expires: 6/17/27</u>
Notary Public Signature <u>[Signature]</u>	

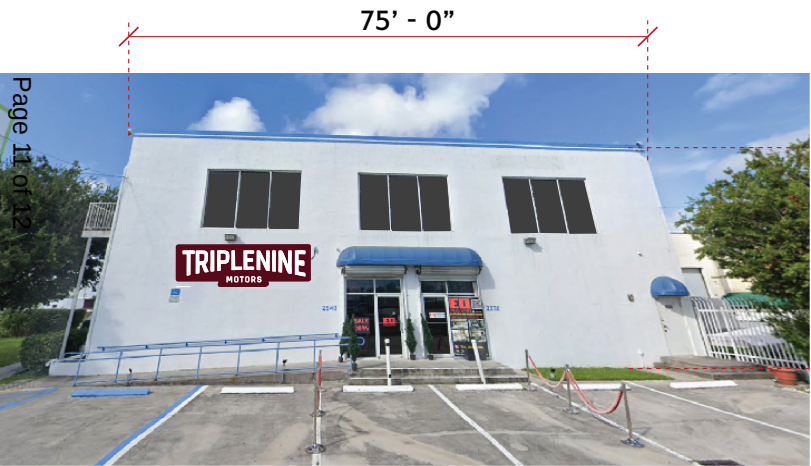
CAMILLE BARSHISHAT
Notary Public
State of Florida
Comm# HH410780
Expires 6/17/2027

TOWN USE ONLY	Submitted Date:	Project Number:
Review Staff:	Decision Date:	Decision:

PUSH THRU LIGHTBOX SIGN

EXHIBIT - A

ILLUMINATED



MOCKUP - FRONTAGE
SCALE: N.T.S

BLDG FRONT WIDTH = 75' - 0"
BLDG FRONT HEIGHT = 17' - 0"



NIGHT VIEW

ANCHOR SCHEDULE

ALL FASTENERS SHALL BE SPACED EVENLY

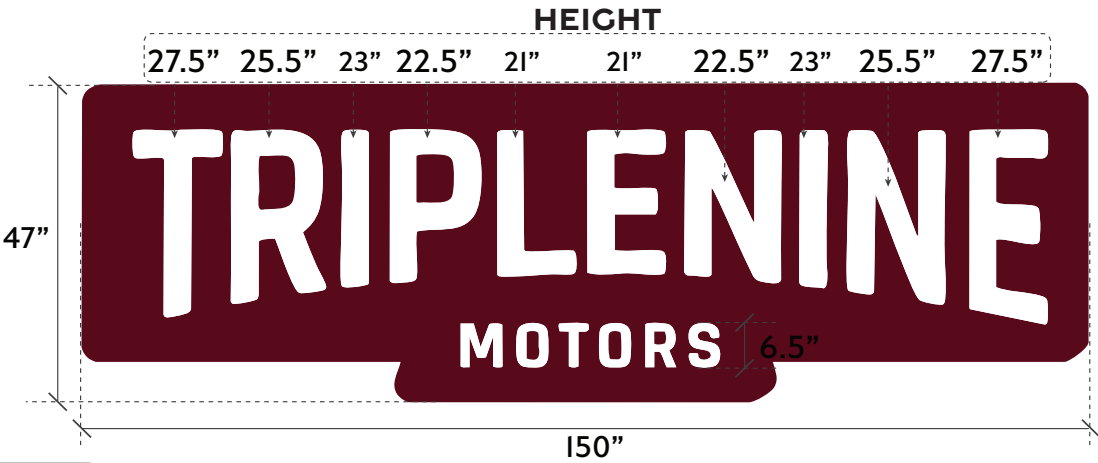
WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	PAIRS AT 18" O.C.
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	PAIRS AT 30" O.C.
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	PAIRS AT 48" O.C.
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	PAIRS AT 42" O.C.
	1/4" WOOD SCREWS, FULL EMBED	PAIRS AT 27" O.C.
METAL STUDS / PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	PAIRS AT 37" O.C.
HOLLOW WALL + BLOCKING	1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND	PAIRS AT 48" O.C.

3 MIN PER LETTER



SITE MAP
SCALE: N.T.S

EAST ELEVATION



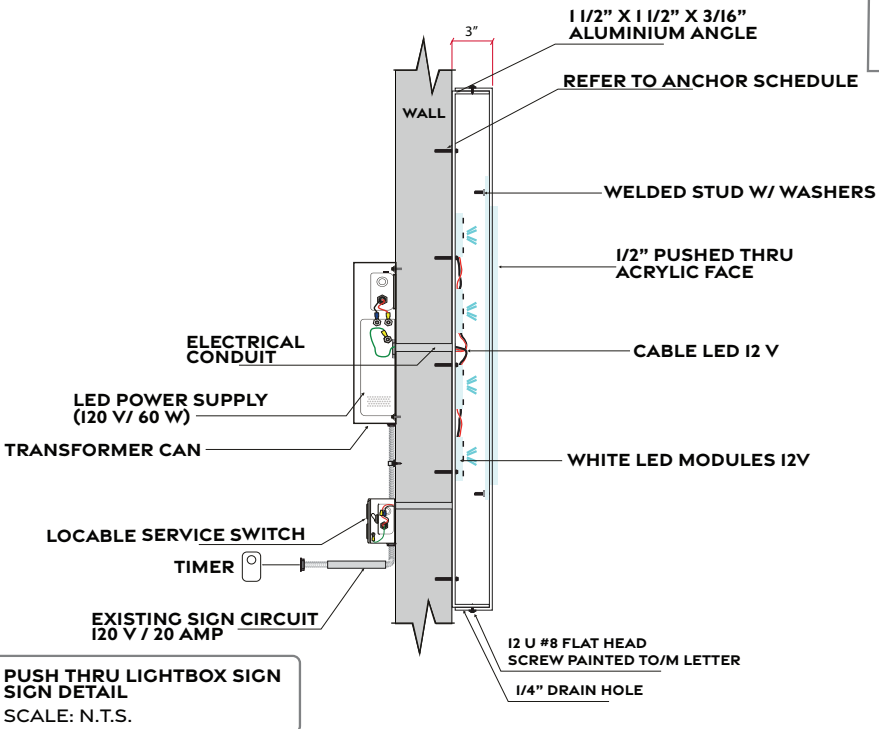
PUSH TRHU LIGHTBOX SIGN
SIGN DIMENSIONS
SCALE: 1/16" = 1'

GENERAL NOTES

- 701351 I2.0 VDC POWER SUPPLY FOR UP TO 1.50 AMPS
- AWG #18 2 CONDUCTOR, PVC JACKETED, NEC TYPY POWER LIMITED TRAY CABLE (PLTC) WITH UL LISTING. USED FOR LETTER JUMPERS OR EXTENSION OF POWER SUPPLY LEAD UP TO 15'
- AWG #14 2 CONDUCTOR, PVC JACKETED, NEC TYPY POWER LIMITED TRAY CABLE (PLTC) WITH UL LISTING. USED FOR LETTER JUMPERS OR EXTENSION OF POWER SUPPLY LEAD UP TO 50'
- UL LISTED FOR WET LOCATION OR NEMA 3R BOX, MIN. DIMENSIONS 12"X12"X6". VENTED IF POWER SUPPLY IS TO BE MOUNTED IN A LOCATION (EXPOSED TO WEATHER)
- CABLE TIE DOWNS (PLASTICWITH DOUBLE SIDED TAPE FOR MOUNTING)
- 4 NYLON ZIP TIES
- WIRE NUTS (IDEAL P/N #30-072 BLUE)
- SHEET METAL SCREWS (#8 OR 10) OR RIVETS (1/8" OR 3/16") FOR FRAMES
- RAGS OR SHOP TOWELS

- SILICONE SEALANT
- 1/2" CONDUIT FOR POWER SUPPLY PRIMARY (WATERTIGHT IF MOUNTING PORWER SUPPLY IN A BOX OUTDOORS)
- 1/2" CONDUIT CONNECTOR FOR POWER SUPPLY PRIMARY (WATERTIGHT IF MOUNTING PORWER SUPPLY IN A BOX OUTDOORS)
- DISCONNECT SWITCH FOR PRIMARY POWER SHUTOFF DOT S323E, LEVITON I45I-ICP OR EQUIVALENT
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY I20 VOLTS #I2 WIRES BY OTHERS
- SIGN GROUNDED ACCORDING TO NEC600.24 AND 600.7

ASCE 7-22, ASD
FBC 2023 8TH EDITION
BLDG CAT 2, EXP CAT "C"
V = I75 MPH
NEC 2020



ENGINEER:



2485 NW 65th Street
Miami, FL 33147
www.magnoeng.ai
services@magnoneng.ai
+1(305)-542-5579

This plan has been
signed
digitally and only this
digitally signed copy is
valid.
No physical copies are
considered valid.



ADDRESS: 2540 SW 30 AVE
PEMBROKE PARK, FL 33009

PARCEL NUMBER : 514221010120

SIGN INFORMATION

SIGN SQ.FT. : 48.95 SQ.FT.
MATERIAL : ALUMINUM
COLOR: RED
RETURN: RED
TRIM: N/A
ILUMINATION: I2VDC LEDS
RACEWAY N/A

PROJECT TYPE

EXTERIOR WALL SIGN
ILLUMINATED SIGN
CHANNEL LETTER SIGN

PERMIT TYPE

ELECTRICAL SIGN

PROPERTY OWNER

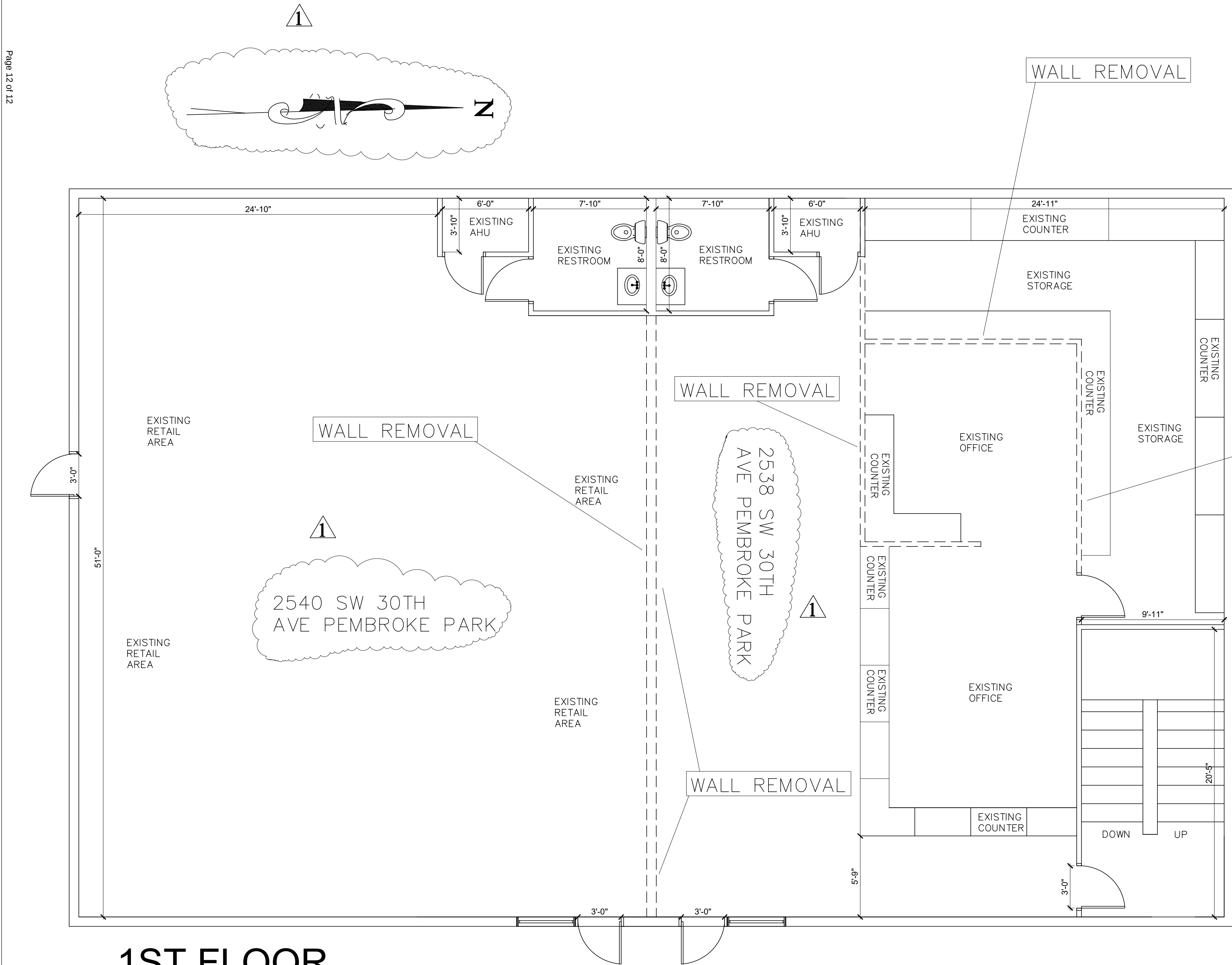
MEAT BAR HOLDINGS LLC

PROPERTY OWNER ADDRESS

2875 NE I9I ST STE 60I
AVENTURA, FL 33I80

DESIGNER:

RENATTO LLONA
786.302.7555



1ST FLOOR

EXISTING/ DEMO FLOOR PLAN

1/4" = 1'-0"



GOVERNING CODES
FLORIDA FIRE PREVENTION CODE (FFPC) 8TH ED.
NFPA 1 : FIRE CODE (2021 EDITION)

SCOPE OF WORK

1. AFTER THE FACT DEMO OF PAST WORK

APPROVED



SET

APPROVED
By Jeffrey Louis at 5:44 pm, Apr 11, 2025

RENOVATION/ DEMOLITION NOTES

DUE TO THE NATURE OF THE WORK, & LACK OF 'AS- BUILT' DRAWINGS, THE CONTRACTOR SHALL USE THE UTMOST CARE WHILE REMOVING, ALTERING OR DEMOLISHING ANY PART OF THE STRUCTURE.

CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO INSURE THE HEALTH & SAFETY OF ALL PERSONS, & SHALL COMPLY WITH ALL OSHA REQUIREMENTS. ALL WORKERS SHALL WEAR PROTECTIVE SAFETY EQUIPMENT AS REQUIRED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS AND/ OR DISCREPANCIES DUE TO "AS BUILT" CONDITIONS" SHALL BE MADE KNOWN TO THE ARCHITECT, PRIOR TO CONSTRUCTION FOR REVIEW AND RECOMMENDATION.

THE CONTRACTOR SHALL ACQUAINT THEMSELVES WITH THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION.

ANY CONDITIONS NOT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWING.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THIS OFFICE PRIOR TO CONSTRUCTION.

ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.

THE CONTRACTOR SHALL PROVIDE THE NECESSARY TEMPORARY CLOSING OF ALL NEW OPENINGS IN WALLS, ROOFS OR FLOORS AT THE END OF EACH DAY'S WORK TO KEEP THE BUILDING WEATHER TIGHT AND SECURE.

THE ENGINEER & HIS OFFICE SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE INTEGRITY OR CORRECTNESS OF THE EXISTING BUILDING AND ITS COMPONENTS.

THE CONTRACTOR SHALL PROVIDE PROPER SHORING OF ALL STRUCTURAL MEMBERS THAT WILL REMAIN, PRIOR TO THE REMOVAL OF EXISTING SUPPORTS.

EXISTING ROOF MUST BE PROPERLY SHORED PRIOR TO REMOVAL OF ANY EXISTING BEARING WALLS, WOOD POSTS OR COLUMNS.

ARCHITECT/ ENGINEER SHALL NOT BE LIABLE FOR THE PROPER PROCEDURE OF REMOVAL & SHORING WORK OF STRUCTURE BEING ALTERED AND/ OR REMOVED.

IF A STRUCTURAL COMPONENT IS TO BE ALTERED, REMOVED OR DEMOLISHED A STRUCTURAL ENGINEER SHALL BE RETAINED FOR DIRECTION. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO ALL EXISTING WORK, FURNISHINGS, AND FIXTURES/ APPLIANCES THAT ARE TO BE RETAINED, SO THAT THEY WILL NOT BE DAMAGED.

THE CONTRACTOR SHALL PATCH, REPAIR OR REPLACE EXISTING WORK DAMAGED BY NEW CONSTRUCTION.

CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT FOR SUBSTITUTIONS MADE IN SPECIFIED EQUIPMENT, MATERIALS AND COLORS.

THE CONTRACTOR SHALL VERIFY ROUGH OPENING SIZES OF DOORS AND WINDOWS PRIOR TO CONSTRUCTION.

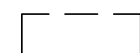
THE CONTRACTOR SHALL CORRECT ANY EXISTING CODE VIOLATIONS DURING THE PROCESS OF CONSTRUCTION, & ALL NEW WORK SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.

ALL AREAS WHERE NEW FOOTINGS AND/OR SLABS ARE PLACED, SHALL BE EXCAVATED FREE OF ALL ORGANIC MATERIAL, FILLED WITH CLEAN TERMITE TREATED FILL AND COMPACTED TO 95% DENSITY (2500 PSF MINIMUM BEARING).

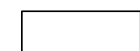
DISCONNECT & DEACTIVATE ALL UTILITIES PRIOR TO ANY DEMOLITION AND/ OR REMOVAL OF ANY WORK.

REMOVE ALL PLUMBING FIXTURES AND ELECTRICAL EQUIPMENT INDICATED FOR REMOVAL ON THE DEMOLITION PLAN AND CAP OR TIE OFF TO INSURE THE SAFETY OF INDIVIDUALS IN THESE AREAS.

EQUIPMENT SUCH AS HOT WATER HEATERS, AIR CONDITIONING EQUIPMENT, ELECTRIC PANELS AND ELECTRIC EQUIPMENT ETC., SHALL NOT BE REMOVED IF NOT INDICATED TO BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER



WALL LEGEND
DEMO WALL



WALLS TO REMAIN

BUILDING TYPE

1. FLORIDA BUILDING CODE 2023 8th Edition NEC 2021
2. WORK AREA METHOD OF COMPLIANCE – LEVEL 2 ALTERATION
3. TYPE OF CONSTRUCTION: TYPE VB

DESIGN CRITERIA

ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-22 FBC 2023 8TH EDITION NEC 2023

WIND SPEED = 170 MPH
EXPOSURE C 3 SEC GUST
IMPORTANCE FACTOR = 1.00
BUILDING CATEGORY- II
Kd=0.85 FOR MWFRS WITH LOAD FACTORS

PART: ENCLOSED STRUCTURE
LIVE LOAD 30 PSF
DEAD LOAD 25 PSF

REVISIONS DATE

REVISIONS	DATE
1	
2	
3	
4	
5	
6	

CARL G. FORBES, PE



ENGINEER OF RECORD
CARL G. FORBES, PE
183 SOUTH DYKE HERBAY
POMEROY BEACH, FLORIDA 33600
PHONE: 954-682-6681 FAX: 954-903-4884
STATE OF FLORIDA LICENSE PE 20899

AFTER THE FACT DEMO PLAN
PROPERTY ADDRESS:
2540 SW 30TH AVE
PEMBROKE PARK, FL

THIS DOCUMENT IS THE PROPERTY OF VILACA CONSTRUCTION CONSULTANTS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VILACA CONSTRUCTION CONSULTANTS LLC. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VILACA CONSTRUCTION CONSULTANTS LLC.

PLANS DRAWN BY
CLAUDIO VILACA
VILACA CONSTRUCTION CONSULTANTS LLC
1415 VIA DEP PEPI
BOYNTON BEACH, FLORIDA 33426
PHONE: 561-305-9121
EMAIL: VILACA.CONSTRUCTIONCONSULTANTS@gmail.com

DRAWN BY:
CLAUDIO VILACA
6835 TERRA ROSA CIRCLE
BOYNTON BEACH, FLA. 33472

PHONE: 561-305-9121
EMAIL: VILACA.CONSTRUCTIONCONSULTANTS@GMAIL.COM

DATE

10-23-24

SCALE

1/4" = 1'-0"

PROJECT :

2540 SW 30TH AVE

SHEET

A1



Agenda Item Report

Subject:	Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis ORDINANCE: 2026-003 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Special Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Jeffrey Louis, Emergency Management Manager
Dept/Group:	Business Tax Receipt
Recommendation for Counsel to consider:	
Background Information:	With the elimination of the Business Tax Receipt, the Business Licensing Division needs a new application process for the Certificate of Use. The proposed ordinance is moving the application requirement from Business Tax Receipt to Certificate of Use.
Staff Recommendations:	Approval of the Ordinance, there are no significant changes from the Business Tax Receipt requirement to the Certificate of Use requirement.
Procurement:	N/A
Financial Implications:	N/A
Alternatives:	

ATTACHMENTS:

[Ordinance No: 2026-003](#)

[2026-003 - Certificate of Use - Second Reading](#)

ORDINANCE NO. 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 15-175 of the Town's Code of Ordinances establishes the requirement that businesses operating within the Town obtain a Certificate of Use; and

WHEREAS, the Town Commission previously abolished the Local Business Tax and its attendant application process; and

WHEREAS, the Town Commission used the information obtained from Local Business Tax applicants in its Certificate of Use application process; and

WHEREAS, the Town Commission seeks to incorporate the relevant portions of the prior Local Business Tax application process into the Certificate of Use application for administrative purposes only; and

WHEREAS, the Town Commission finds that amending Section 15-175 of the Town of Pembroke Park Code of Ordinances is in the best interests of the citizens and residents of the Town.

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

Page 1

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

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

Section 2. CHAPTER 15 OF TOWN CODE AMENDED. Article VIII, entitled “Certificates of Use,” of Chapter 15 of the Town Code, entitled “Licenses and Business Regulations,” is hereby specifically amended as follows:

Sec. 15-175. Certificate of use requirements.

...

(e) An applicant for a Certificate of Use shall provide a sworn and notarized affidavit to the Town, stating:

- (1) The applicant's name, mailing address, telephone number and email address;
- (2) The particular location in the Town where the applicant proposes to engage in the business for which the Certificate of Use is sought;
- (3) The exact nature of the business;
- (4) The date the applicant proposes to commence business;
- (6) Where a property is leased to a business, the owner shall file a certificate of use for the proposed business rental certificate of use; upon commencement of a lease of the premises, the owner shall ensure that an amendment to the certificate of use is filed with the Town, providing the information required in subsections 1-4 above for the lessee.

(f) Home Occupations. Home occupations, subject to the provisions contained herein, shall be permitted in all residential zoning districts.

- (1) A home occupation means the use of a portion of a dwelling unit or accessory building as a personal office or business by a resident of the dwelling only.
- (2) A person desiring to conduct a home occupation shall submit a completed application, including a signed affidavit, on forms provided by the Town. The application will be reviewed to make sure that the application includes all the required information. The applicant will be notified within seven (7) calendar days after filing as to whether the application is complete. The applicant shall be notified by the Town within fourteen (14) calendar days as to whether the application for a home occupation certificate of use is approved.
- (3) Any home occupation must comply with the individual residential zoning regulations applicable to the particular address and the following provisions:
 - a. There shall be no display of goods, machinery, equipment, nor any performance of work visible or audible from any street or adjoining property, nor shall there be any sign identifying or providing any information of any nature regarding the home occupation. There shall be no retail sales, repair,

Page 2

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

manufacture or the storage of merchandise on the premises. This includes hazardous materials.

b. No equipment or process shall be used in any home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises.

c. No home occupation shall generate or attract unsafe, excessive or hazardous vehicular or pedestrian traffic to the dwelling unit.

d. The applicant may use his or her home address only for receiving mail and not for any advertising purposes.

e. No more than one (1) employee or independent contractor of any type shall be permitted at the dwelling unit or accessory building at any time in connection with the home occupation.

f. No customers or clients are permitted in the dwelling unit or accessory building in connection with the home occupation.

g. Notwithstanding the above provisions, under no circumstances shall the cultivation, growing, processing or distribution of medical or recreational marijuana or prescription drugs or substances be permitted, including medical marijuana treatment centers or dispensaries, as a home occupation.

(4) The Town reserves the right to conduct an inspection of the home occupation premises at least once a year, but does not require an annual inspection.

(g) No Certificate of Use shall be granted until there has been full compliance with this section, and all applicable provisions of the ordinances of the Town and all regulations adopted pursuant thereto, including, but not limited to, the building and fire codes.

Section 3. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Page 3

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

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

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

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

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS 14TH DAY OF JANUARY 2026.

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

ATTEST:

MAYOR GEOFFREY JACOBS

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

JACOB G. HOROWITZ
Town Attorney

Page 4

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



BUSINESS IMPACT ESTIMATE¹

Meeting Date: February 25, 2026

Agenda Item No. 8.1

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

The proposed ordinance seeks to amend Section 15-175 of the Town of Pembroke Park's Code of Ordinances to revise the Certificate of Use (COU) requirements. The amendment incorporates relevant elements from the previously repealed Local Business Tax application process into the COU application for administrative purposes. It also clarifies the application and approval process for home occupations and outlines the responsibilities of property owners leasing to businesses. The purpose of the ordinance is to streamline business registration procedures, ensure accurate business information is collected, and maintain compliance with applicable zoning, building, and fire codes. These changes are intended to improve administrative efficiency and support safe, lawful business operations within the Town.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

This ordinance is not expected to impose direct compliance costs on private or for-profit businesses. The changes are administrative in nature and primarily affect the information required during the Certificate of Use application process. Businesses will not be required to alter their operations or incur new expenses beyond standard application procedures.

b. New Charges/Fees on Businesses Impacted:

The ordinance does not impose any new charges or fees on businesses. It does not reinstate the Local Business Tax or introduce any new financial obligations.

c. Estimate of Regulatory Costs:

There are no new regulatory costs imposed on businesses. The ordinance does not create new regulations for private entities but rather updates the Town's internal procedures for processing Certificate of Use applications and clarifies requirements for home-based businesses.

Good Faith Estimate of Number of Businesses Likely Impacted: The ordinance applies to all businesses operating within the Town that are required to obtain a Certificate of Use. While the number of impacted businesses may vary, all new and existing businesses seeking to operate legally in the Town will be subject to the clarified application requirements. Home-based businesses may also be positively impacted by the formalization of a clear and accessible application process.

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. 552.73, F.S. (Fla. Building Code);

d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).



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 25, 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:

[Ordinance No: 2026-007](#)

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

[Consultant Report Pembroke Park Addendum Creation of Map Alternative 1A](#)

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.

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 18

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 25, 2026

Agenda Item No. 8.2

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).

Consultant Report

Addendum: Creation of Map Alternative 1A

February 22, 2026

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

Redistricting Report Addendum

On February 11, 2026 the Town Commission passed an ordinance on first reading approving Map Alternative 1. During the various discussions of the map alternatives, there were inquiries by members of the Commission regarding potential minor changes to the maps as well as the impact of the future 150-unit senior housing complex currently under construction at the corner of Countyline Road and SW 56th Avenue. The 150 units were not factored into the planning horizon presented to the Commission in previous reports as the consultant only included projects that had received their certificates of occupancy. The consultant team further examined the approved map alternative and created Alternative 1A. This report briefly describes the two alternatives (1 and 1A) and the differences in terms of geography and population for the map alternatives. Second and final reading of the ordinance is scheduled for Wednesday February 25, 2026.

Map Alternatives

Given the necessity for redistricting, three alternatives were developed for review and discussion by the Town Commission, consistent with requirements in the Town Charter. In our opinion, all 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. This addendum only focuses on Alternative 1, which was approved by the Town Commission on first reading and proposed Alternative 1A.

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 1 – 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

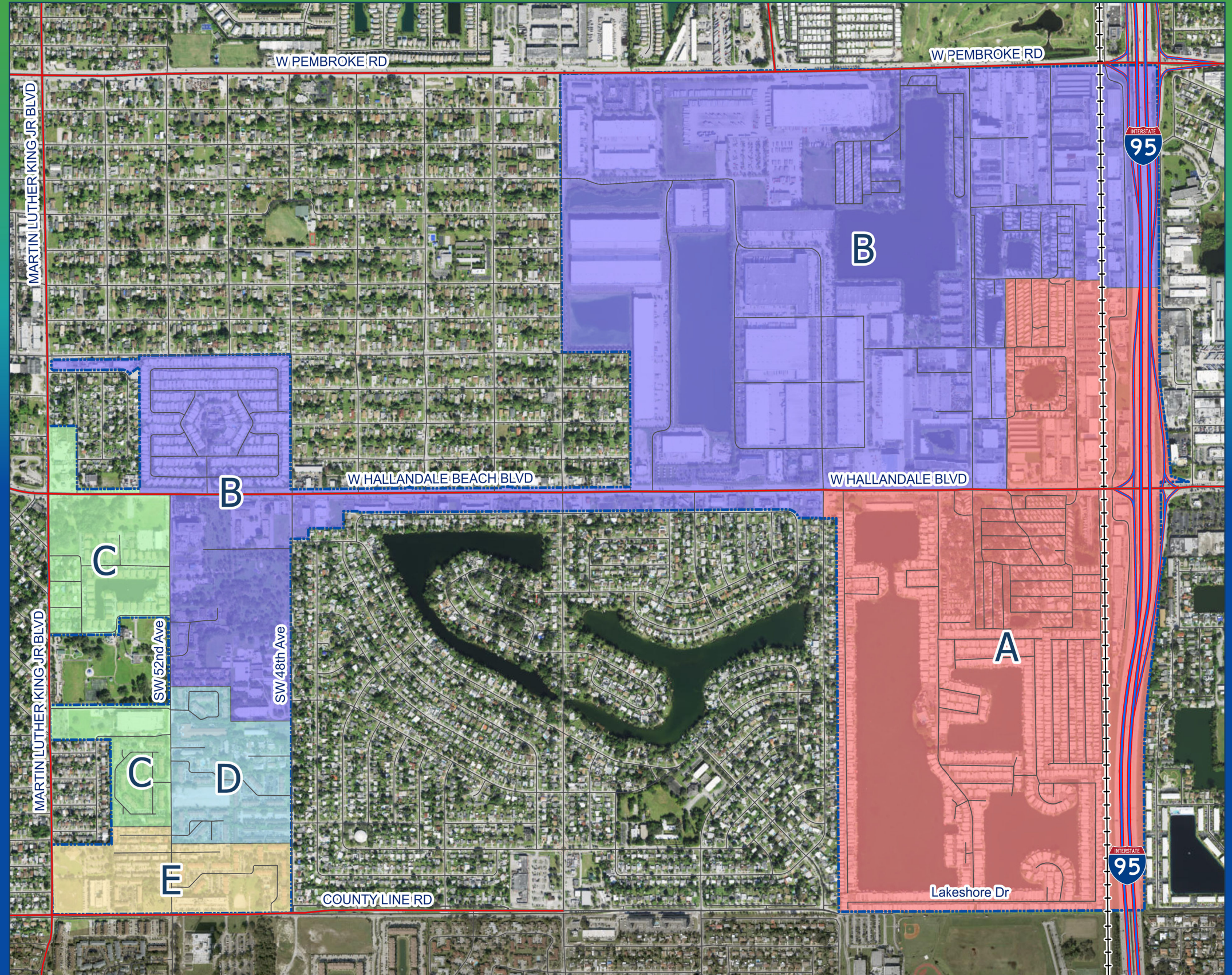
-  District A
-  District B
-  District C
-  District D
-  District E



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 1A

Alternative 1A sacrifices some population balance in comparison to Alternative 1 in favor of more compact districts. Specifically, the Forest Park Villas are moved from Proposed District E to Proposed District C. The change moves 94 people to proposed district C from proposed district E. The northern boundary of proposed district E in this alternative follows the extent of three communities Glenwood Cort Townhomes, Park Pointe Townhomes and Pembroke Villas Apartments. Although the 150 senior units are not factored into the population estimate, District E has a smaller population as result of the change and would be able to absorb future population growth after occupancy of the units (estimated occupancy summer 2027). 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 2 – Alternative Districts 1A
Town of Pembroke Park 2025 Population Estimate*

Alt. 1A	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	1,317	21.04	5.19%	1,317	20.73	3.64%
District D	1,202	19.20	-3.99%	1,323	20.82	4.11%
District E	1,205	19.25	-3.75%	1,205	18.96	-5.18%
Total	6,260	100	19.81%	6,354	100	21.81%
Average	1,252	20	3.96%	1,271	20	4.36%

Alternative 1A reduces the mean deviation from 63.6% to 4.36%. The overall spread between the largest and smallest Districts is reduced from 178.4% to 10.91%.

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 the Forest Park Villas. 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 the Forest Park Villas, and west of SW 52nd Avenue.

Alternative Commission Districts 1A

Commission Districts

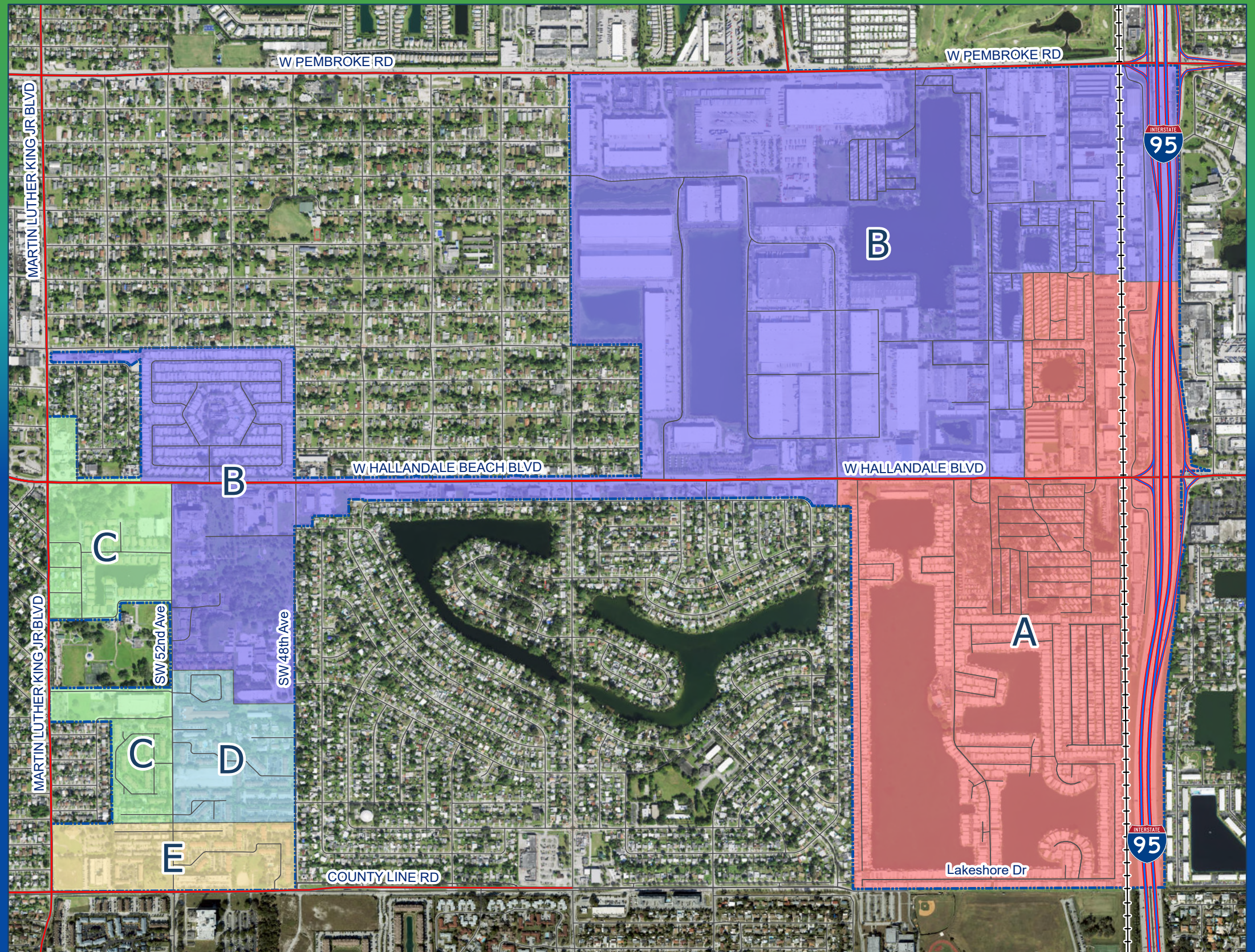
- District 1
- District 2
- District 3
- District 4
- District 5



500 0 500 1,000 Feet



Revision Date: 2/17/2026
Contact: James Gammack-Clark
Filename: Pembroke_Park.aprx
Sources: US Census 2020 Redistricting File
Town of Pembroke Park
Florida Atlantic University

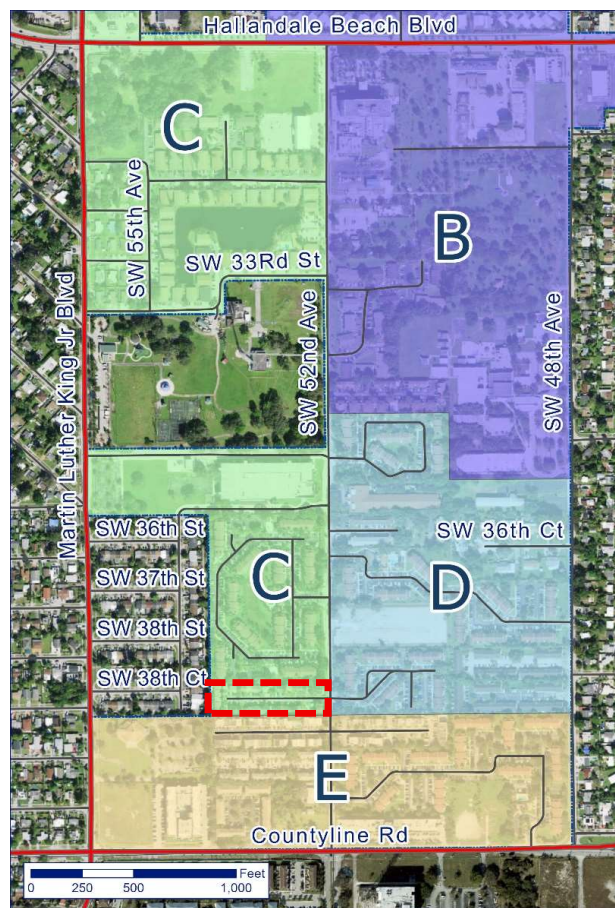


Map Alternatives Comparison

Table 3 – Comparison of Deviations for each Map Alternative

Configuration	Total Deviation	Mean Deviation	Spread
Existing	318.10	63.60	178.40
Alternative 1	18.98	3.80	9.84
Alternative 1A	21.81	4.36	10.91
Alternative 2	30.31	6.06	20.22
Alternative 3	31.70	6.34	20.38

Figure 1 – Inset Map showing Forest Lakes Villas community moved from proposed district E to proposed district C.



Page | 9

**Table 4 – 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 5 – Town of Pembroke Park
Map Alternative 1A Expanded
Demographics, U.S. Census 2020**

District (Alt 1A)	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	1,317	78 (5.92%)	1,038 (78.82%)	6 (0.46%)	17 (1.29%)	0 (0%)	177 (13.44%)	182 (13.82%)	1,135 (86.18%)
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	1,205	61 (5.06%)	924 (76.68%)	1 (0.08%)	16 (1.33%)	0 (0%)	204 (16.93%)	247 (20.5%)	959 (79.59%)
	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%)



Agenda Item Report

Subject:	Motion to cancel all public meetings of the town commission until the resolution of the pending litigation between Mayor Jacobs and the Town pertaining to Mayor Geoffrey Jacobs' status as a member of the town commission, with the exception of regular meetings required by Sec. 2-36 of the town code; and direction to town staff not to attend any public meetings of the town commission unless such meetings are called by a majority of the town commission - Sponsored by Clerk Commissioner Hodgkins
Meeting Date:	Special Commission Meeting - February 25, 2026
Prepared For:	Town Commission
Staff Contact:	Bill Hodgkins, Clerk Commissioner
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	