



REVISED AGENDA SPECIAL COMMISSION MEETING

1:00 PM - Friday, March 13, 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. PRESENTATIONS
 - 6.1. Police Department Monthly Report - Chief DeCoursey 8 - 16
[Agenda Item Report - AIR-26-190](#)
 - 6.2. National Athletic Training Proclamation 17 - 18
[Agenda Item Report - AIR-26-191](#)
 - 6.3. Colorectal Cancer Awareness Proclamation 19 - 20
[Agenda Item Report - AIR-26-192](#)
 - 6.4. Procurement Month Proclamation 21 - 22
[Agenda Item Report - AIR-26-193](#)
7. RESOLUTIONS
 - 7.1. Consideration and Approval of Locally Funded Agreement with FDOT for Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Sponsored by Public Services Director Odoms 23 - 38
RESOLUTION NO: 2026-015
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
[Agenda Item Report - AIR-26-194](#)
 - 7.2. Consideration and Approval of FDOT Funding Agreement - I-95 Stormwater Pump Station Rehabilitation - Sponsored by Public Services Director Odoms 39 - 47
RESOLUTION NO: 2026-025

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FUNDING AGREEMENT PROVIDING FOUR HUNDRED THOUSAND DOLLARS (\$400,000) IN CAPITAL FUNDING FOR THE REHABILITATION OF THE I 95 STORMWATER PUMP STATION; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-195](#)

- 7.3. Consideration and Application for Enhanced Allocation for FY 2026 Rehabilitation & Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms 48 - 54

RESOLUTION NO: 2026-020

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-196](#)

- 7.4. Consideration of Resolutions Establishing Administrative Transparency Procedures for Development Review Communications, Revising Impact Fee Administration Procedures, and Establishing a Community Benefit Fund Sponsored by Commissioner Mohammed 55 - 94

RESOLUTION NO: 2026-028

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK ESTABLISHING TRANSPARENCY AND ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT REVIEW COMMUNICATIONS; PROVIDING FOR DEVELOPMENT APPLICANT REGISTRATION, DISCLOSURE OF DEVELOPMENT-RELATED COMMUNICATIONS, CONSULTANT DISCLOSURE REQUIREMENTS, AND COORDINATION OF DEVELOPMENT AGREEMENT NEGOTIATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO: 2026-029

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A COMMUNITY BENEFIT FUND AND COMMUNITY DEVELOPMENT AGREEMENT FRAMEWORK; PROVIDING A PROCESS FOR DEVELOPMENT REGISTRATION, PRE-APPLICATION REVIEW, COMMUNITY IMPACT ANALYSIS, AND NEGOTIATED COMMUNITY BENEFITS ASSOCIATED WITH DEVELOPMENT APPROVALS; PROVIDING

FOR TRANSPARENCY IN DEVELOPMENT REVIEW; PROVIDING FOR ADMINISTRATION AND REPORTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO: 2026-030

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FRAMEWORK FOR THE ADMINISTRATION OF IMPACT FEES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT; PROVIDING FOR IMPACT FEE CATEGORIES; PROVIDING FOR APPLICABILITY TO NEW DEVELOPMENT, REDEVELOPMENT, AND CHANGE OF USE; PROVIDING FOR PAYMENT TIMING, CREDITS, AND ACCOUNTING; PROVIDING FOR COMPLIANCE WITH FLORIDA LAW; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-197](#)

- 7.5. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury 95 - 434

RESOLUTION NO: 2026-022

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE’S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THROUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-198](#)

- 7.6. Consideration and approval for Award Recommendation – RFQ 26-02 Civil, Structural and MEP Engineering Services - Sponsored by Procurement Administrator Woodbury 435 - 1284

RESOLUTION NO: 2026-026

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-199](#)

- 7.7. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) for Project Management - Sponsored by Procurement Administrator Woodbury 1285 - 1996

RESOLUTION NO: 2026-027

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: PROJECT MANAGEMENT SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-200](#)

- 7.8. Consideration and approval for the purchase of police vehicles from Cocoa Ford Inc. - Sponsored by Chief DeCoursey 1997 - 2076

RESOLUTION NO: 2026-023

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE PURCHASE OF NEW POLICE VEHICLES FROM COCOA FORD INC. THROUGH A COOPERATIVE PURCHASING AGREEMENT; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-201](#)

- 7.9. Consideration and approval for Premier Sponsorship for the Broward League of Cities Annual Gala - Sponsored by Town Clerk Garcia-Lima 2077 - 2083

RESOLUTION NO: 2026-024

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE TOWN'S PARTICIPATION AS A PREMIER SPONSOR FOR THE BROWARD LEAGUE OF CITIES ANNUAL GALA; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-202](#)

8. ORDINANCES - FIRST READING

- 8.1. Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen 2084 - 2109

ORDINANCE NO: 2026-008

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-203](#)

9. OLD BUSINESS

- 9.1. Updated Vehicle Maintenance Plan- Chief Daniel DeCoursey 2110 -

[Agenda Item Report - AIR-26-206](#)

2113

10. NEW BUSINESS

10.1. Approval of Minutes

2114 -
2176

January 14, 2026 - Regular Commission Meeting
February 3, 2026 - Workshop Commission Meeting
February 11, 2026 - Regular Commission Meeting
February 11, 2026 - Special Commission Meeting
February 16, 2026 - Special Commission Meeting
February 20, 2026 - Special Commission Meeting
February 23, 2026 - Special Commission Meeting
February 24, 2026 - Special Commission Meeting

[Agenda Item Report - AIR-26-207](#)

- 10.2. Consideration and approval of City Fire Quote to bring Town Hall up to code for the fire alarm systems in an amount not to exceed \$45,000 - Sponsored by IT Director Pakula

2177 -
2183

[Agenda Item Report - AIR-26-208](#)

- 10.3. JP Lyons Lane Drainage Improvements: Construction Observation & Engineering Certification Services (Keith- Addendum #02) - Sponsored by Public Services Director Odoms

2184 -
2191

[Agenda Item Report - AIR-26-209](#)

- 10.4. Consideration and approval to Procure 350 kW Emergency Generator and 1200A Automatic Transfer Switch (ATS) - Sponsored by Public Services Director Odoms

2192 -
2229

[Agenda Item Report - AIR-26-210](#)

- 10.5. Motion to approve agreement for FPL Electrical Installation at the new Public Works building site by JLM Contractors in an amount not to exceed \$40,000; or, in the alternative, finding that it is in the Town's best interests to engage another third party contractor to perform the electrical installation in the event that the Town's professional staff is able to secure a more competitive quote for such services - Sponsored by Public Services Director Odoms

2230 -
2235

[Agenda Item Report - AIR-26-211](#)

11. DISCUSSION

- 11.1. Consideration and authorization for paving improvements - Future Public Works Lot - Sponsored by Public Services Director Odoms

2236 -
2246

[Agenda Item Report - AIR-26-212](#)

- 11.2. Discussion on renovations for the second and third floor of Town Hall - Sponsored by IT Director Pakula

2247

[Agenda Item Report - AIR-26-213](#)

- 11.3. Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed

2248 -
2269

[Agenda Item Report - AIR-26-214](#)

- 11.4. Hire Updates - Sponsored by Commissioner Mohammed 2270

[Agenda Item Report - AIR-26-215](#)

- 11.5. Discussion on Agenda Preparation - Sponsored by Commissioner Mohammed 2271 - 2276

[Agenda Item Report - AIR-26-216](#)

- 11.6. Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch 2277 - 2288

[Agenda Item Report - AIR-26-217](#)

- 11.7. Termination of Town Manager David Marlborough Lynch - Sponsored by Mayor Jacobs 2289 - 2353

[Agenda Item Report - AIR-26-218](#)

- 11.8. Discussion and possible action on hiring an Assistant Town Manager - Sponsored by Mayor Jacobs 2354

[Agenda Item Report - AIR-26-219](#)

- 11.9. Motion to authorize the Town Attorney's Office to engage Special Counsel to file an action for declaratory relief seeking to determine whether Mayor Geoffrey Jacobs has forfeited his office due to lack of residency in the town - Sponsored by Clerk Commissioner Hodgkins 2355

(ADDED)

[Agenda Item Report - AIR-26-220](#)

12. ATTORNEY COMMENTS

13. TOWN MANAGER COMMENTS

14. COMMISSIONER COMMENTS

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

15. ANNOUNCEMENTS

- 15.1. Special Magistrate Hearing, Wednesday, March 18, 2026 at 9:00 a.m.
Special Commission Meeting, Wednesday, March 25, 2026 at 5:30 p.m.

SPECIAL EVENTS

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

16. 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