



REVISED AGENDA WORKSHOP COMMISSION MEETING

6:00 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. PRESENTATIONS	
6. REPORTS OF COMMITTEES AND TOWN STAFF	
6.1. Police Department Monthly Report - Chief DeCoursey Agenda Item Report - AIR-26-098	8 - 16
6.2. Report from the Fire Department - Chief Kane Agenda Item Report - AIR-26-110	17 - 29
7. OLD BUSINESS	
8. NEW BUSINESS	
8.1. Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen 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-26-103	30 - 54
8.2. Consideration and Approval of Sign Ordinance Amending Chapter 21 titled "Signs and Advertisements" of the Pembroke Park Code of Ordinances to ensure content neutral sign regulations and to provide clearer sign regulations.- Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-009	55 - 165

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 21, ENTITLED “SIGNS AND ADVERTISING;” AMENDING ARTICLE II ENTITLED “SIGNS;” PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR AND REMOVING DEFINITIONS; PROVIDING FOR ADDITIONAL EXEMPT SIGNS; PROVIDING FOR PROHIBITED SIGN LOCATIONS, FABRICATIONS, APPLICATIONS, DESIGNS, AND TYPES; AMENDING SECTION 21-20 PERMANENT SIGN REGULATIONS; AMENDING SECTION 21-21 TEMPORARY SIGN REGULATIONS; AMENDING SECTION 21-22 NONCONFORMING SIGN REGULATIONS; AMENDING SECTION 21-23 PERMIT REQUIREMENTS; AMENDING SECTION 21-24 CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS; AMENDING SECTION 21-25 REINSPECTION FEES; AMENDING SECTION 21-26 REMOVAL OF NUISANCE SIGNS; AMENDING 21-27 PENALTY FOR VIOLATION; REMOVAL OF DIVISION 3 ENTITLED “POLITICAL SIGNS”; AMENDING DIVISION 4 ENTITLED “VARIANCE”; AMENDING SECTION 21-71 APPLICATION FEE; DEPOSIT FOR CONSULTANTS; SECTION 21-74 FILING FOR REQUEST; AMENDING SECTION 21-75 APPLICATIONS – REVIEW; RETURN IF INCOMPLETE OR FEE NOT PAID.; SECTION 21-76 ISSUANCE OF RECEIPT; DISTRIBUTION OF COPIES; SECTION 21-77 PLACEMENT ON COMMISSION AGENDA; SECTION 21-78 HEARING; NOTICE TO APPLICANT; REMOVAL OF SECTION 21-79 WAIVER OF TIME SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-105](#)

- 8.3. Consideration and approval to Amend chapter 28 – “Zoning” to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen 166 - 179

ORDINANCE NO: 2026-010

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 – ZONING TO ESTABLISH SECTION 28-339 REGULATING ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR DEFINITIONS, PERMITTED TYPES, LOCATION, HEIGHT, AND DESIGN STANDARDS; AND AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-104](#)

- 8.4. 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 180 - 195

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-26-099](#)

- 8.5. Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen 196 - 223

File No.: 25-P-01

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.

RESOLUTION NO: 2026-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AN APPLICATION FOR 25-SP-02 SPECIAL PERMIT FOR THE PROPERTY LOCATED AT THE NORTH OF WEST HALLANDALE BEACH BLVD, WEST OF SW 31ST AVE AND EAST OF BRYAN ROAD, PEMBROKE PARK, FL IN THE B-1 DISTRICT TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY". SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-106](#)

- 8.6. Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen 224 - 459

File No.: 25-PR-01

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center.

RESOLUTION NO: 2026-017

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PARKING REDUCTION APPLICATION NO. 25-PR-01, ATTACHED HERETO AS EXHIBIT "A," SUBMITTED BY HOME DEPOT USA, INC. FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA;

**PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

[Agenda Item Report - AIR-26-107](#)

- 8.7. Consideration and approval of Site Plan Application - Town Planner 460 - 481
Consultant Von der Meulen

File No.: 25-SP-02

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

RESOLUTION NO: 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING A SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-108](#)

- 8.8. Consideration and approval of a sign variance - Town Planner 482 - 505
Consultant Von der Meulen

File No.: 25-SV-04

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs.

RESOLUTION NO: 2026-019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULEVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-109](#)

- 8.9. Consideration and Application for Enhanced Allocation for FY 2026 506 - 512
Rehabilitation

& Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms

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-26-111](#)

- 8.10. Consideration and approval of the Amended Town of Pembroke Park Purchasing Policy & Procedures Manual - Sponsored by Commissioner Mohammed and Procurement Administrator Woodbury 513 - 572

RESOLUTION NO.: 2026-021

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING THE AMENDED PURCHASING POLICY AND PROCEDURES MANUAL (2026) ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-113](#)

- 8.11. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury 573 - 912

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 THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Item Report - AIR-26-114](#)

- 8.12. Approval of Minutes 913 - 942

January 14, 2026 - Regular Commission Meeting
February 3, 2026 - Workshop Commission Meeting
February 11, 2026 - Regular Commission Meeting

[Agenda Item Report - AIR-26-100](#)

9. DISCUSSION

- 9.1. Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed 943 - 964
[Agenda Item Report - AIR-26-102](#)
- 9.2. Discussion on Fiscal Impact Review Requirement - Sponsored by Commissioner Mohammed 965 - 969
[Agenda Item Report - AIR-26-112](#)
- 9.3. Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch 970 - 972
[Agenda Item Report - AIR-26-115](#)
- 9.4. **Hire Updates - Sponsored by Commissioner Mohammed (ADDED)** 973
[Agenda Item Report - AIR-26-134](#)
10. ATTORNEY COMMENTS
11. TOWN MANAGER COMMENTS
12. COMMISSIONER COMMENTS
- 12.1. 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