



Agenda

Workshop Commission Meeting

6:00 PM - Wednesday, August 26, 2026
Commission Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DELETIONS OR WITHDRAWALS TO THE AGENDA

5. PRESENTATIONS

- 5.1 Presentation from Broward County Public Schools Regarding the Next Generation Referendum

6. REPORTS OF COMMITTEES AND TOWN STAFF

- 6.1 Monthly Report from Town Planner - Sponsored by Town Planner Von der Meulen
- 6.2 Monthly Report from Police Department — Sponsored by Police Chief DeCoursey
- 6.3 Monthly Report from Fire Department — Sponsored by Chief Kane
- 6.4 Monthly Report from Building and Code Compliance — Sponsored by Building Department Manager Louis

7. ORDINANCES - SECOND READING

- 7.1 Consideration and approval of a M-1 Text Amendment for Data Centers and Artificial Intelligence (AI) Facilities and Fee Schedule - Sponsored by Town Planner Consultant Von der Meulen and Commissioner Mohammed

File No: 26-Z-01

Applicant: Town of Pembroke Park

Address: Citywide

Request: Amend Article III, Division 6, M-1 Industrial District, Sec. 28-211 Intent and definitions, Sec. 28-11.5 Permitted uses and Sec. 28-212 Uses requiring approval by special exception of the Pembroke Park Code of Ordinances for Data Centers and Artificial Intelligence (AI) Training Facilities within the M-1 zoning district.

ORDINANCE NO: 2026-010

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28 ENTITLED "ZONING", ARTICLE III ENTITLED "DISTRICT REGULATIONS", DIVISION 6 ENTITLED "M-1 INDUSTRIAL DISTRICT", SECTION 28-211 ENTITLED "INTENT AND DEFINITIONS", SECTION 28-211.5 ENTITLED

“PERMITTED USES” AND SECTION 28-212 ENTITLED “USES REQUIRING A SPECIAL EXCEPTION” TO ALLOW FOR THE REGULATION DATA CENTERS AND ARTIFICIAL INTELLIGENCE TRAINING FACILITIES; ESTABLISHING DEFINITIONS ; PROHIBITING DATA CENTERS AS A PERMITTED USE; REQUIRING SPECIAL EXCEPTION USE APPROVAL FOR DATA CENTERS; IMPOSING LOCATION, INFRASTRUCTURE, CLIMATE RESILIENCE, EMPLOYMENT, AND OPERATIONAL STANDARDS; IMPOSING VARIOUS FEES, AND FINANCIAL ASSURANCES; REQUIRING DECOMMISSIONING; PROVIDING FOR ENFORCEMENT, PROVIDING FOR CODIFICATION, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

8. NEW BUSINESS

- 8.1 Consideration and approval for resolution for Schedule Fee for Data Centers — Sponsored by Town Planner Consultant Von der Meulen and Commissioner Mohammed

File No: 26-Z-01

Applicant: Town of Pembroke Park

Address: Citywide

Request: Amend Article III, Division 6, M-1 Industrial District, Sec. 28-211 Intent and definitions, Sec. 28-11.5 Permitted uses and Sec. 28-212 Uses requiring approval by special exception of the Pembroke Park Code of Ordinances for Data Centers and Artificial Intelligence (AI) Training Facilities within the M-1 zoning district.

RESOLUTION NO: 2026-067

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A SCHEDULE OF FEES FOR DATA CENTERS AND ARTIFICIAL INTELLIGENCE TRAINING FACILITIES WITHIN THE TOWN OF PEMBROKE PARK, PURSUANT TO THE CODE OF ORDINANCES OF THE TOWN OF PEMBROKE PARK, FLORIDA, SECTION 28-212; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE

- 8.2 Consideration and approval of Sign Variance for Ekos Development — Sponsored by Town Planner Von der Meulen

File No: 26-SV-02

Applicant: Lakeside Sign Company

Address: 5595 SW 41 Street

Request: The applicant is requesting two sign variances from Section 21-20(c)(1)(A) to allow an increase in letter height beyond the permitted limit.

RESOLUTION NO: 2026-068

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-02 AND GRANTING TWO (2) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 5595 SW 41 ST STREET, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- 8.3 Consideration and approval for commitment to fund the I 95 Rehabilitation Project (Joint Project with City of Hallandale Beach and FDOT) — Sponsored by Public Services Director Odoms

RESOLUTION NO: 2026-069

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, RATIFYING AND CONFIRMING THE TOWN'S FUNDING COMMITMENT OF \$1,279,500 TOWARD THE I 95 REHABILITATION PROJECT IN PARTNERSHIP WITH THE CITY OF HALLANDALE BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING STAFF TO CONTINUE NEGOTIATING A JOINT PARTICIPATION AGREEMENT CONSISTENT WITH THIS COMMITMENT; PROVIDING FOR AN EFFECTIVE DATE.

- 8.4 Consideration and approval of a proposal for the Modular Building — Sponsored by Public Service Director Jeff Odoms

RESOLUTION NO: 2026-070

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE PROPOSAL FROM CRAVEN THOMPSON & ASSOCIATES, INC. FOR MISCELLANEOUS ENGINEERING SERVICES RELATED TO SITE WORK FOR THE TOWN'S MODULAR BUILDING; AUTHORIZING THE TOWN MANAGER TO ISSUE A PURCHASE ORDER AND NOTICE TO PROCEED; PROVIDING FOR AN EFFECTIVE DATE.

- 8.5 Consideration and approval for Ratification of Updated Agreement Amount — Michael Grant Painting (Town Hall Exterior Painting) Sponsored by Public Services Director Odoms and Deputy Public Services Director Olarzabal

RESOLUTION NO: 2026-071

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, RATIFYING AND CONFIRMING THE UPDATED TOTAL COST OF THE AGREEMENT FOR THE PAINTING OF TOWN HALL AWARDED TO MICHAEL GRANT PAINTING DURING THE 2025 SUMMER RECESS; ACKNOWLEDGING THAT THE ORIGINAL AMOUNT OF \$21,240 REFLECTED 2025 PRICING AND THAT THE UPDATED TOTAL COST OF \$24,950 REFLECTS CURRENT MARKET CONDITIONS AS SET FORTH IN THE NEW PROPOSAL DATED AUGUST 17, 2026; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.6 Consideration and approval of the Utility Easement Agreement for SW 56th Avenue — Sponsored by Interim Town Manager Sigerson and Public Services Director Odoms
- 8.7 Consideration and approval of request for establishment of project account and fund transfers — CSLIP/REV for the South Park Road project — Sponsored by Public Services Director Odoms
- 8.8 Consideration and approval of selection of Exterior Paint Color for Town Hall building — Public Services Director Odoms and Deputy Public Services Director Larzabal
- 8.9 Consideration and approval of Selection of Theming for Utility Traffic Box Wraps and Establishment of Project Budget — Public Services Director Odoms and Deputy Public Services Director Larzabal

- 8.10 Consideration and approval for the purchase of one (1) - 2026 Ford Explorer (Admin Vehicle), Service Plan (Maintenance), & FVS Uplift, from SAG Cocoa DBA Cocoa Ford — Sponsored by Chief DeCoursey

RESOLUTION NO: 2026-072

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FL AUTHORIZING THE PURCHASE AND UPFITTING OF ONE (1) 2026 FORD EXPLORER ACTIVE ADMIN VEHICLE FOR THE PEMBROKE PARK POLICE DEPARTMENT; APPROVING THE VEHICLE PURCHASE FROM COCOA FORD ATTACHED HERETO AS EXHIBIT A AND THE EMERGENCY EQUIPMENT INSTALLATION BY FRONTLINE VEHICLE SOLUTIONS ATTACHED HERETO AS EXHIBIT B; PROVIDING FOR CONFLICTS, SEVERABILITY, IMPLEMENTATION AND AN EFFECTIVE DATE.

- 8.11 Consideration and approval for Approval of Continuing Services Agreements for RFQ 25 02 – Transportation, Traffic, and Roadway Engineering — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-073

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING SERVICES WITH CHOICE ENGINEERING CONSULTANTS, CRAVEN THOMPSON & ASSOCIATES, CHEN MOORE & ASSOCIATES, KEITH & ASSOCIATES, AND KIMLEY-HORN & ASSOCIATES PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.12 Consideration and approval for Continuing Services Agreements – RFQ 25 02 Surveying & Mapping Services — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-074

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR SURVEYING AND MAPPING SERVICES WITH CAULFIELD & WHEELER INC., ENGENUITY GROUP INC., CRAVEN, THOMPSON & ASSOCIATES, LONGITUDE SURVEYORS LLC, KEITH & ASSOCIATES PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.13 Consideration and approval for Continuing Services Agreements — RFQ 25-02 Project Management Services — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-075

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR

PROJECT MANAGEMENT SERVICES WITH KIMLEY-HORN & ASSOCIATES, CHEN MOORE & ASSOCIATES, KEITH & ASSOCIATES, HBC ENGINEERING, CRAIG A. SMITH & ASSOCIATES PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.14 Consideration and approval for Continuing Services Agreements – RFQ 25 02 Environmental Engineering Services — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-076

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR ENVIRONMENTAL ENGINEERING SERVICES WITH CHEN MOORE & ASSOCIATES, KIMLEY-HORN & ASSOCIATES, HBC ENGINEERING PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-C; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.15 Consideration and approval for Continuing Services Agreements – RFQ 25 02 Landscape Architectural Services — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-077

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR LANDSCAPE ARCHITECTURAL SERVICES WITH COTLEUR & HEARING LANDSCAPE ARCHITECTURE, KIMLEY-HORN & ASSOCIATES, KEITH & ASSOCIATES, CRAVEN, THOMPSON & ASSOCIATES AND CPH CONSULTING PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.16 Consideration and approval for Continuing Services Agreements – RFQ 25 02 Civil, Structural and MEP Engineering — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-078

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING WITH KIMLEY-HORN & ASSOCIATES, CHEN MOORE & ASSOCIATES, CRAVEN, THOMPSON & ASSOCIATES, KEITH & ASSOCIATES,

HBC ENGINEERING AND SGM ENGINEERING PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-F; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.17 Consideration and approval for Continuing Services Agreement — RFQ 25-02 Construction Engineering Inspection — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-079

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR CONSTRUCTION ENGINEERING INSPECTION SERVICES WITH HBC ENGINEERING, CRAVEN, THOMPSON & ASSOCIATES, CHEN MOORE & ASSOCIATES, KEITH & ASSOCIATES, AND CRAIG A. SMITH PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.18 Consideration and approval for Continuing Services Agreements – RFQ 25 02 Drainage and Stormwater — Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-080

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING CONTINUING SERVICES CONTRACTS FOR DRAINAGE AND STORMWATER ENGINEERING SERVICES WITH KIMLEY-HORN & ASSOCIATES, CHEN MOORE & ASSOCIATES, CRAVEN, THOMPSON & ASSOCIATES, KEITH & ASSOCIATES, AND CRAIG A. SMITH PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-02, ATTACHED HERETO AS EXHIBITS A-E; AUTHORIZING THE EXECUTION OF THE AGREEMENTS AND DIRECTING THE APPROPRIATE TOWN OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.19 Consideration and approval of the updated Organizational Charts for all Town Hall Departments — Sponsored by Interim Town Manager Sigerson

- 8.20 Consideration and approval of meeting minutes — Sponsored by Town Clerk Garcia-Lima

Workshop Commission Meeting — October 23, 2024

Regular Commission Meeting — November 6, 2024

Special Commission Meeting — November 22, 2024

Workshop Commission Meeting — April 29, 2026

Special Commission Meeting — May 6, 2026
Regular Commission Meeting — May 13, 2026
Workshop Commission Meeting — May 27, 2026
Regular Commission Meeting — June 10, 2026
Special Commission Meeting — June 29, 2026

9. DISCUSSION

- 9.1 Discussion and possible action of Kitchen Code Compliance Proposals and Direction Regarding Procurement Requirements — Public Services Director Odoms and Deputy Public Services Director Larzabal
- 9.2 Discussion on Commissioner Mohammed attending the Annual Legislative Conference held by the Congressional Black Caucus — Sponsored by Interim Town Manager Sigerson
- 9.3 Discussion on participating on the "Florida City Week" event — Sponsored by Interim Town Manager Sigerson
- 9.4 Discussion on the future of HR Department - Sponsored by Acting Clerk Commissioner Morrisette
- 9.5 Discussion and Possible Action – Annual Holiday Party - Sponsored by IT Director Pakula and Commissioner Mohammed
- 9.6 Discussion on expansion of the Community Garden — Sponsored by Commissioner Mohammed
- 9.7 Discussion and possible action on Christmas Lights — Sponsored by Commissioner Mohammed
- 9.8 Discussion on Commission usage of Town cars — Sponsored by Mayor Jacobs
- 9.9 Discussion on attorney fees and possible action for reimbursement on the matter of Babette Friedman v Town of Pembroke Park — Sponsored by Mayor Jacobs

10. ATTORNEY COMMENTS

11. TOWN MANAGER COMMENTS

12. COMMISSIONER COMMENTS

13. ANNOUNCEMENTS

- 13.1 First Budget Hearing Meeting, Wednesday, September 9, 2026 at 6:00 p.m.
Regular Commission meeting, Wednesday, September 9, 2026 at 7:00 p.m. or after the First Budget Hearing meeting ends
Special Magistrate Hearing, Wednesday, September 16, 2026 at 9:00 am
Final Budget Hearing Meeting, Wednesday, September 23, 2026 at 6:00 p.m.

Workshop Commission meeting, Wednesday, September 30, 2026 at 6:00 p.m.

EVENTS

Food Giveaway, Saturday, August 29, 2026, at 9:00 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