



AGENDA

REGULAR COMMISSION MEETING

7:00 PM - Wednesday, January 13, 2021
Virtual Meeting

Page

1. VIRTUAL INSTRUCTIONS

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a “Virtual” Regular Commission Meeting utilizing communications media technology (“CMT”), in accordance with Emergency Ordinance 2020-009, dated November 10, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19)

REGULAR COMMISSION MEETING

Wednesday, January 13, 2021 7:00 PM - 12:00 AM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/826209941>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 826-209-941

Two hours prior to the meeting you can submit a text or voicemail at (954) 707-9820.

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the Town Clerk at townclerk@tppfl.gov.

All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission Meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, FL 33023

954-966-4600, ext: 235

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA

6. PRESENTATIONS / PROCLAMATIONS

- 6.1. Senator Jones would like to present his legislative agenda and updates on the Town's appropriations request
7. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
8. CONSENT AGENDA
 - 8.1. Approval of Minutes - Town Clerk Martell 7 - 30
[10 28 2020 Workshop Commission Meeting](#)
[12 09 2020 Regular Commission Meeting](#)
[12 09 2020 Pension Board Meeting](#)
[12 21 2020 Workshop Commission Meeting](#)
 - 8.2. Bills Over \$500 - Interim Finance Director Taubenfeld 31 - 32
[REVISED Bills Over \\$500 January 13th 2021](#)
[Bills Over \\$500 January 13th 2021](#)
 - 8.3. Decorative Light Pole Replacement on SW 30th Avenue - Interim Public Services Director Jacques 33 - 50
[Agenda Item Report - AIR-20-130 - Pdf](#)
[PS SW 30th decorative street light](#)
 - 8.4. Street light pole replacement - Interim Public Services Director Jacques, Project Manager Woodbury 51 - 57
[Agenda Item Report - AIR-20-146 - Pdf](#)
[American Lighting Signalization Proposal](#)
[Image of pole](#)
 - 8.5. Salvage Equipment - small dump truck - Interim Public Services Director Jacques 58 - 60
[Agenda Item Report - AIR-20-145 - Pdf](#)
 - 8.6. Town logo and seals - Interim Public Services Director Jacques, Project Manager Woodbury 61 - 62
[Agenda Item Report - AIR-20-147 - Pdf](#)
 - 8.7. Survey Services for ADA restrooms - Interim Public Services Director Jacques 63 - 68
[Agenda Item Report - AIR-20-148 - Pdf](#)
[PS Survey service](#)
 - 8.8. Building wiring quote - IT Director Pakula 69
[IT Atelecom Build quote for wiring](#)
9. ZONING MODIFICATION ORDINANCE - 2ND READING ON FEBRUARY 10TH

- 9.1. 1st Reading Ordinance No. 2021-002 - Zoning Modification - Town Planner Miller, Town Attorney Anderson 70 - 160
- ORDINANCE NO. 2021-002**
- AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **MODIFYING A VARIANCE GRANTED IN 2001 RELATING TO A PORTION OF LOT 2, BLOCK 13, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES;** SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
- [2021-002 REVISED modification](#)
[Planner 2350 SW 30th AVENUE 1](#)
[Planner 2350 SW 30th AVENUE 2](#)
[MM Ordinance 02 02 01](#)
[MM 2350 SW 30 Ave Var Use List Ex A Option 1 Aug 2020](#)
[MM 2350 SW 30 Ave Var Use List Ex A Option 2 Aug 2020](#)
10. HUMAN RESOURCES
- 10.1. Hiring Miguel Nunez as Building Official - Town Manager Jimenez, HR Director Menegazzo 161 - 167
- RESOLUTION NO. 2021-001**
- A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPOINTING MIGUEL NUNEZ AS THE TOWN OF PEMBROKE PARK BUILDING OFFICIAL;** SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
- [2021-001 Building Official Nunez](#)
[HR 2020-12-02 Miguel Nunez Interim Building Official](#)
[HR Nunez Miguel - Resume](#)
- 10.2. Town Planner salary and start date - Town Manager Jimenez, HR Director Menegazzo 168 - 173
- RESOLUTION NO. 2021-002**
- A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPOINTING HEIDI SIEGEL AS TOWN PLANNER; PROVIDING FOR TOWN PLANNER'S COMPENSATION;** SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
- [2021-002 Planner Heidi Siegel](#)
[HR Resume Siegel Heidi](#)

- 10.3. Contract designation of Interim Police Chief David Howard - Mayor Jacobs, Town Attorney Anderson 174 - 176
RESOLUTION NO. 2021-003
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPOINTING DAVID HOWARD AS THE TOWN OF PEMBROKE PARK INTERIM CHIEF OF POLICE CONTINGENT UPON THE TOWN ESTABLISHING THE TOWN'S OWN POLICE DEPARTMENT AND CONTINGENT UPON DAVID HOWARD MEETING EMPLOYMENT AND CERTIFICATION CRITERIA;** SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
[2021-003 REVISED Interim Chief Howard](#)
11. RESOLUTIONS - NONE
12. ORDINANCES
- 12.1. 1st Reading Ordinance No. 2021-001 Special Magistrate Ordinance - Town Attorney Anderson, Interim Building Official Nunez 177 - 184
Second Reading on February 10th
ORDINANCE NO. 2021-001
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **AMENDING CHAPTER 7, ARTICLE I OF THE PEMBROKE PARK CODE OF ORDINANCES TO ALLOW FOR A SPECIAL MAGISTRATE TO PRESIDE OVER CODE ENFORCEMENT CASES;** PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
[2021-001 Special Magistrate Ordinance](#)
13. 2ND READING ORDINANCE - PUBLIC COMMENT
- 13.1. 2nd Ordinance Reading 185 - 201
ORDINANCE NO. 2020-007 - Town Attorney Anderson
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA **RELATING TO CHAPTER 2, ADMINISTRATION; AMENDING ARTICLE IV, EMERGENCY MANAGEMENT; PROVIDING FOR DELETION OF SECTIONS 2-101 THROUGH 2-106; PROVIDING FOR NEW SECTIONS ENTITLED INTENT AND OBJECTIVES, DECLARATION OF STATE OF EMERGENCY BASED UPON SUBSTANTIAL HARM, DECLARATION OF STATE OF EMERGENCY BASED UPON CIVIL UNREST, NOTICE, DISCRETIONARY EMERGENCY MEASURES OF THE TOWN MANAGER, CLEARING OF DEBRIS FROM PRIVATE STREETS, ROADS, AND ROADWAYS, AND OTHER PRIVATE PROPERTY AFTER A DECLARED EMERGENCY OR DISASTER, PENALTY, AND IMMUNITY;** PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.
[2020-007 Emergency Order](#)

14. NEW BUSINESS
 - 14.1. S.W. 52nd Avenue - asphalt repair - Interim Public Services Director Jacques 202 - 204
[Agenda Item Report - - Pdf](#)
 - 14.2. Awarding RFP 20-08 - Interim Building Official Nunez, Interim Finance Director Taubenfeld 205 - 206
[Finance Agenda Request Form - January 13th 2021 - CIP Project #20-08](#)
[Finance 2020-08 CIP Recommendation](#)
15. OLD BUSINESS
 - 15.1. Neighborhood Improvement Program - Commissioner Clark
Property Standards
501C3 Pembroke Park Cares
Business Opportunities
Funding/Grants - FEMA, DEP, Cares Act, SHIP, MPO, HGMP, FRDAP
etc...
16. DISCUSSION
 - 16.1. Special Election - Commissioner Clark
 - 16.2. Holiday Light Decorations - Clerk Commissioner Dieuveille
 - 16.3. Public Works Update- Vice Mayor Cohen
 - 16.4. Vaccine Drive Thru Station - Mayor Jacobs
17. TOWN CLERK REPORTS
 - 17.1. 2020 Update - Mayor Jacobs, Clerk Commissioner Dieuveille, Town Clerk Martell 207 - 210
[01 13 2021 Town Clerk Office Update](#)
18. ATTORNEY REPORTS
19. TOWN MANAGER REPORTS
20. COMMISSION REPORTS
Commissioner Clark
Clerk Commissioner Dieuveille
Vice Mayor Cohen
Mayor Jacobs
21. ANNOUNCEMENTS
January 18th, 2021, Town Hall is Closed in observance of
Dr. Martin Luther King Jr. Day
January 27th, 2021, Workshop Commission Meeting at 6:00 PM
February 10th, 2021, Regular Commission Meeting at 7:00 PM
22. ADJOURNMENT

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.



TOWN OF PEMBROKE PARK

3152 SW 52 Avenue, Pembroke Park, FL 33023
Broward (954) 966- 4600 Fax (954)966-5186

VIRTUAL WORKSHOP COMMISSION MEETING MINUTES Wednesday, October 28, 2020 at 6:00 PM

Mayor Ashira Mohammed
Vice Mayor Howard Clark
Clerk Commissioner Geoffrey Jacobs
Commissioner Georgina A. Cohen
Commissioner Reynold Dieuveille

Town Manager J.C Jimenez
Town Attorney Melissa Anderson
Deputy Town Clerk Marlen D Martell

INSTRUCTIONS TO ATTEND VIRTUAL SPECIAL COMMISSION MEETING

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a “Virtual” Special Meeting utilizing communications media technology (“CMT”), in accordance with Governor Ron DeSantis’ Executive Order No. 20-69, dated March 20, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19).

Town Hall is closed to the public. Public access to this virtual meeting can be accomplished as follows:

**Special Commission Meeting
Wednesday, October 28, 2020 6:00 PM – 11:00 PM
You can dial in using your phone.
United States (Toll Free): 1 877 309 2073
United States: +1 (517) 317-3129
Access Code: 115-757-525**

During the meeting you can submit a text at (954) 707-9820

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the Deputy Clerk at townclerk@tppfl.gov

Workshop Commission Meeting
October 28, 2020

Page 1 of 7

ROLL CALL OF THE CITY OFFICIALS:

The meeting was called to order at 6:15 pm by Mayor Mohammed. Present at the meeting were Mayor Ashira Mohammed; Vice Mayor Howard P. Clark; Clerk Commissioner Jacobs; Commissioner Georgina A. Cohen and Commissioner Reynold Dieuveille.

Additional staff in attendance were: Town Attorney Melissa Anderson; Deputy Town Clerk Marlen D. Martell; Administrative Assistant to the Town Clerk Suzi Reutlinger; Administrative Assistant to the Commissioners Joy Brown; IT Director Mark Pakula; Interim Building Official Miguel Nunez; Building Manager Lucie Manzerolle and other staff.

CALL TO ORDER at 6:15pm.

PLEDGE OF ALLEGIANCE: led by Vice Mayor Clark and Commissioners.

ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA:

CREDIT CARD DESIGNATION CHANGED TO THE TOWN MANAGER AND FINANCE DIRECTOR

MR. LOGAN SAENC IS INTERESTING IN ASSISTING WITH THE FOOD FOREST.

VICE MAYOR CLARK ADDED TO THE AGENDA A CONCERNED CITIZEN LETTER

REPORTS OF COMMITTEES AND CITY STAFF

Commission Legislative Priorities - Town Manager Jimenez, Town Lobbyist

NO ACTION TAKEN, DISCUSSION ITEM

Broward Sheriff's Office - Captain Coker

REPORT SUBMITTED FOR COMMISSION REVIEW

Fire Department - Chief Kane

REPORT SUBMITTED FOR COMMISSION REVIEW

Building Department Report - Interim Building Official Nunez

REPORT SUBMITTED FOR COMMISSION REVIEW

Code Enforcement Monthly Report - Chief Code Enforcement Officer Louis

REPORT SUBMITTED FOR COMMISSION REVIEW

Finance Report - Interim Finance Director Taubenfeld

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Workshop Commission Meeting
October 28, 2020

Business Tax Receipt and Billing Update - BTR Administrator Grooms

NO ACTION TAKEN, INFORMATION ONLY

Waiver Request - Jan Studio - BTR Administrator Grooms

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Public Services Monthly Report - Vice Mayor Clark, Interim Public Services Director Jacques

REPORT SUBMITTED FOR COMMISSION REVIEW

INFORMATION TECHNOLOGY

Electrical work for the server room - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Security Camera move for the server room - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Construction for the server room - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

New Workstation - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Upgrade Backup System - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

West Law for in-house Attorney - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Rewiring for the first to floors to the new server room - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

WIFI for the Townhall - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Migration of old Servers and install new servers - IT Director Pakula

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

PUBLIC SERVICES DEPARTMENT

Lake Patio setback variance - Vice Mayor Clark, Interim Public Services Director Jacques, Town Planner Miller

Workshop Commission Meeting
October 28, 2020

NO ACTION TAKEN, INFORMATION ONLY

Property Standards - Vice Mayor Clark, Interim Public Services Director Jacques

NO ACTION TAKEN, INFORMATION ONLY

Approval to award contract to replace main water line at Town Hall - Vice Mayor Clark, Interim Public Services Director Jacques

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Renovations for Public Services - Vice Mayor Clark, Interim Public Services Director Jacques

ITEM FORWARDED TO THE WORKSHOP NOVEMBER 24, 2020

STAFF INFORMATION/DISCUSSION

Charter Review Board - Clerk Commissioner Jacobs, Town Attorney Anderson

NO ACTION TAKEN, DISCUSSION ONLY

Special Election Details - Vice Mayor Clark, Town Attorney Anderson, Deputy Town Clerk Martell

DISCUSSION CONTINUED

Designation of Town Clerk - Clerk Commissioner Jacobs, Town Attorney Anderson, HR Director Menegazzo

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020, MANAGER TO ADDRESS

Authorized to receive documents on behalf of the Town - Clerk Commissioner Jacobs, Town Attorney Anderson

ITEM SUBMITTED TO CONSENT AGENDA ON NOVEMBER 10, 2020

Public Comments/Decorum/Civility - Town Attorney Anderson, Deputy Town Clerk Martell

POLICY TO BE ADOPTED

Special Commission Meetings - Town Manager Jimenez, Town Attorney Anderson, Deputy Town Clerk Martell

POLICY TO BE ADOPTED

NEW BUSINESS

Redistribution of all Commissioners' Duties - Clerk Commissioner Jacobs

ITEM FORWARDED TO THE NOVEMBER 10, 2020 MEETING

Background Check - Vice Mayor Clark
Workshop Commission Meeting
October 28, 2020

Property Standards - Vice Mayor Clark

NO ACTION, DISCUSSION ONLY

Lawsuit Jacob's vs Town of Pembroke Park and Mayor Mohammed - Vice Mayor Clark

NO ACTION, DISCUSSION ONLY

Amnesty Program - Mayor Mohammed

NO ACTION, DISCUSSION ONLY

OLD BUSINESS

Annexation - Vice Mayor Clark

NO ACTION, DISCUSSION ONLY

Personnel Manual - Clerk Commissioner Jacobs, Human Resource Director Menegazzo

ITEM FORWARDED TO THE NOVEMBER 24,2020 WORKSHOP

RESOLUTION NO. 2020-123

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING AND ADOPTING THE TOWN OF PEMBROKE PERSONNEL MANUAL**; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

ITEM FORWARDED TO THE NOVEMBER 24,2020 WORKSHOP

Code of Conduct Resolution - Mayor Mohammed, Town Attorney Anderson

RESOLUTION NO. 2020-090

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **ADOPTING A CODE OF CONDUCT FOR ELECTED AND APPOINTED TOWN OFFICIALS**; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

ITEM FORWARDED TO THE NOVEMBER 24,2020 WORKSHOP

Amending the Emergency Powers Ordinance - Mayor Mohammed, Town Attorney Anderson

ORDINANCE NO. 2020-007

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA RELATING TO CHAPTER 2, ADMINISTRATION; AMENDING ARTICLE IV, EMERGENCY MANAGEMENT; PROVIDING FOR DELETION OF SECTIONS 2-101 THROUGH 2-106; PROVIDING FOR NEW SECTIONS ENTITLED INTENT AND OBJECTIVES, DECLARATION OF STATE OF EMERGENCY BASED UPON SUBSTANTIAL HARM, DECLARATION OF STATE OF EMERGENCY BASED UPON

Workshop Commission Meeting
October 28, 2020

CIVIL UNREST, NOTICE, DISCRETIONARY EMERGENCY MEASURES OF THE TOWN MANAGER, CLEARING OF DEBRIS FROM PRIVATE STREETS, ROADS, AND ROADWAYS, AND OTHER PRIVATE PROPERTY AFTER A DECLARED EMERGENCY OR DISASTER, PENALTY, AND IMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

ITEM FORWARDED TO THE NOVEMBER 24,2020 WORKSHOP

TOWN MANAGER COMMENTS: *NONE*

TOWN ATTORNEY COMMENTS: *NONE*

COMMISSIONER COMMENTS: *NONE*

Mayor Mohammed

Vice Mayor Clark

Clerk Commissioner Jacobs

Commissioner Cohen

Commissioner Dieuveille

ANNOUNCEMENTS

Tuesday, November 10th at 7:00 PM, Regular Commission Meeting

Monday, November 23rd, from 4:00 PM - 8:00 PM, Turkey Giveaway

Tuesday, November 24th at 6:00 PM, Workshop Meeting

ADJOURNMENT

With no further items for discussion, meeting adjourned at 10:28 pm. Vice Mayor Clark motioned for adjournment, seconded by Commissioner Cohen. **MOTION PASSED 5-0.**

Commission approved on: _____

ATTEST:

(SEAL)

Workshop Commission Meeting
October 28, 2020

Marlen D. Martell, Deputy Town Clerk

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.



TOWN OF PEMBROKE PARK
Virtual Regular Commission Meeting
Commission Chambers
3152 SW 52 Avenue
Pembroke Park, FL 33023
Wednesday, December 9, 2020
7:00 PM

Mayor Geoffrey Jacobs
Vice Mayor Georgina A. Cohen
Clerk Commissioner Reynold Dieuveille
Commissioner Howard Clark

Town Manager JC Jimenez
Town Attorney Melissa P Anderson
Town Clerk Marlen D. Martell

VIRTUAL REGULAR COMMISSION MEETING MINUTES

VIRTUAL MEETING INSTRUCTION

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a "Virtual" Special Meeting utilizing communications media technology ("CMT"), in accordance with Governor Ron DeSantis' Executive Order No. 20-69, dated March 20, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19).

DATE: Wednesday December 9, 2020

TIME: 7:00 P.M.

Town Hall is closed to the public.

Public access to this virtual meeting can be accomplished as follows:

You can dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 371-3116

Access Code: 810-330-733

During the meeting you can submit a text or leave a message at (954) 707-9820

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments two hours prior to the meeting by email to the Town Clerk at townclerk@townofpembrokepark.com.

All comments submitted by email that, if read orally, are limited to three minutes or less and shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission

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meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023
954-966-4600, ext: 235
townclerk@tppfl.gov

CALL TO ORDER by Mayor Jacobs at 7:12PM.

ROLL CALL OF THE CITY OFFICIALS:

The meeting was called to order at 7:12 pm by Mayor Jacobs. Present at the meeting were Mayor Jacobs; Vice Mayor Cohen; Commissioner Clark.

Clerk Commissioner Reynold Dieuveille absent

Additional staff in attendance via telephone were: Town Manager JC Jimenez, Town Attorney Melissa P. Anderson; Town Clerk Marlen D. Martell; Assistant Finance Director Harry Taubenfeld; Assistant to the Town Clerk Suzi Reutlinger; Assistant to the Commissioners Joy Brown ; Administrative Assistant to the Town Manager Dierdre Davis; Chief Code Officer Jeffrey Louis; Interim Building Official Miguel Nunez; Building Administrative Assistant Lucy Manzerolle; Consultant Planner Michael Miller; BTR/Billing Michelle Grooms, IT Director Mark Pakula, HR Director Yolanda Menegazzo and other staff.

PLEDGE OF ALLEGIANCE led by Commission.

ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA.

Remove 12.12 - MWI. Repair of 3 vertical pumps
12.11- Town of Pembroke Park and Sierra Club Agreement
14.02- Color painting pallet
8.7- Designation of Annexation Representative

MOTION TO ADOPT AMENDED AGENDA MADE BY VICE MAYOR COHEN,
SECONDED BY COMMISSIONER CLARK. MOTION PASSED 3-0.

PRESENTATIONS / PROCLAMATIONS

Introduction of State Representative Marie Woodson

MARIE WOODSON SPOKE ON RECORD

LEAGUE OF CITIES, INC., HONORING HOWARD P. CLARK JR. FOR THIRTY YEARS OF ELECTED MUNICIPAL SERVICE AND PRESENTING HIM WITH THE MAYOR JOHN LAND YEARS OF SERVICE AWARD IN RECOGNITION OF HIS UNSELFISH COMMITMENT TO MUNICIPAL LEADERSHIP AND GOVERNANCE

Congratulations to Howard

PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

Letters read into the record submitted by Joshua Schainberg, Katie Milledge and Rob Raymond.

David Roach spoke on record

Rob Raymond spoke on record

ORDINANCES - 1ST READING - PUBLIC HEARING

Amending the Emergency Powers Ordinance - Mayor Jacobs, Town Attorney Anderson

ORDINANCE NO. 2020-007

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA RELATING TO CHAPTER 2, ADMINISTRATION; AMENDING ARTICLE IV, EMERGENCY MANAGEMENT; PROVIDING FOR DELETION OF SECTIONS 2-101 THROUGH 2-106; PROVIDING FOR NEW SECTIONS ENTITLED INTENT AND OBJECTIVES, DECLARATION OF STATE OF EMERGENCY BASED UPON SUBSTANTIAL HARM, DECLARATION OF STATE OF EMERGENCY BASED UPON CIVIL UNREST, NOTICE, DISCRETIONARY EMERGENCY MEASURES OF THE TOWN MANAGER, CLEARING OF DEBRIS FROM PRIVATE STREETS, ROADS, AND ROADWAYS, AND OTHER PRIVATE PROPERTY AFTER A DECLARED EMERGENCY OR DISASTER, PENALTY, AND IMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

THE MAYOR OPENED THE MEETING FOR PUBLIC COMMENT

THE MAYOR CLOSED THE MEETING FOR PUBLIC COMMENT

MOTION TO ADOPT ORDINANCE 2020-007 1ST READING MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0**

SECOND READING JANUARY 13, 2021

ORDINANCES - 2ND READING - PUBLIC HEARING

COVID Emergency Ordinance - Town Attorney Anderson

EMERGENCY ORDINANCE NO. 2020-009

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN MANAGER TO ARRANGE FOR PUBLIC

3

MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND FOR ATTENDANCE BY USE OF SUCH TECHNOLOGY BY ELECTED AND APPOINTED OFFICIALS DURING A DECLARED PUBLIC HEALTH EMERGENCY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

THE MAYOR OPENED THE MEETING FOR PUBLIC COMMENT
THE MAYOR CLOSED THE MEETING FOR PUBLIC COMMENT

MOTION TO ADOPT ORDINANCE 2020-009 1ST READING MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Town Attorney Ordinance - Town Attorney Anderson

ORDINANCE NO. 2020-008

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **RELATING TO CHAPTER 2, ADMINISTRATION; PROVIDING FOR THE ESTABLISHMENT OF THE OFFICE OF TOWN ATTORNEY, APPOINTMENT, QUALIFICATIONS AND COMPENSATION; PROVIDING FOR THE DUTIES AND RESPONSIBILITIES OF THE TOWN ATTORNEY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.**

MOTION TO ADOPT ORDINANCE 2020-008 MADE BY VICE MAYOR COHEN, SECONDED BY COMMISSIONER CLARK, **MOTION PASSED 3-0.**

NEW BUSINESS

Ryan & Ryan Service Contract - Town Attorney Anderson - MOTION TO ADOPT RYAN AND RYAN SERVICE CONTRACT MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Establishing Town Police Department - Mayor Jacobs, Town Manager Jimenez, Consultant Howard

MOTION TO ESTABLISH A POLICE DEPARTMENT MADE BY VICE MAYOR COHEN, SECONDED BY MAYOR JACOBS, **MOTION PASSED 3-0**

Design Services for the Proposed Police Department - Mayor Jacobs, Town Manager Jimenez

MOTION TO ACCEPT TO MOVE FORWARD WITH THE DESIGN FOR THE PROPOSED POLICE DEPARTMENT NOT TO EXCEED \$5,000.00, MADE BY VICE MAYOR COHEN, SECONDED BY COMMISSIONER CLARK. **MOTION PASSES 3-0**

Police Chief Recruitment - Mayor Jacobs, HR Director Menegazzo

MAYOR JACOBS PASSED THE GAVEL TO VICE MAYOR COHEN AT 8:06PM

MOTION TO HIRE DAVID HOWARD AS AN INTERIM POLICE CHIEF FOR A ONE YEAR CONTRACT SUBJECT TO OR CONTINGENT UPON ALL CERTIFICATIONS AND BACKGROUND CHECK BEING CLEAR AND ANY OTHER NECESSARY DOCUMENTS MADE BY COMMISSIONER CLARK SECONDED BY MAYOR JACOBS, **MOTION PASSED 3-0**

VICE MAYOR COHEN PASSED THE GAVEL BACK TO MAYOR JACOBS AT 8:17PM

Commission Legislative Priorities - Commissioner Clark, Town Manager Jimenez, Interim Public Services Director Jacques, Town Lobbyist Sigerson, Lobbyist Carper

DAVE SEIGERSON SPOKE ON RECORD
DESINDA WOOD-CARPER SPOKE ON RECORD

MOTION TO APPROVE THE COMMISSION LEGISLATIVE PRIORITIES AS DESCRIBED BY DAVID SEIGERSON LEAD LOBBYIST MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN

Hiring of Town Planner - HR Director Menegazzo - MOTION TO HIRE HEIDI SIEGAL AS THE TOWN PLANNER MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Check Signing Policy - Interim Finance Director Taubenfeld

RESOLUTION NO. 2020-148

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **AUTHORIZING ANY TOWN COMMISSIONER AT LARGE AND THE TOWN MANAGER TO EXECUTE CHECKS IN LIEU OF THE MAYOR, VICE-MAYOR OR CLERK-COMMISSIONER;** PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

MOTION TO ADOPT RESOLUTION 2020-148 MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Neighborhood Improvement Program (NIP) etc... - Commissioner Clark, Town Attorney Anderson, Town Lobbyist David Sigerson

MOTION TO MOVE FORWARD WITH THE NEIGHBORHOOD IMPROVMENTS PROGRAM AND TO HAVE DEE CARPER, JC JIMENEZ AND COMMISSIONER CLARK COLLECT THE INFORMATION, BRING IT BACK TO THE COMMISSION AND TO THE ATTORNEY, MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Agro-Eco (FRDAP)- Commissioner Clark

INFORMATIONAL DISCUSSION ONLY

Decorative Light Pole Replacement on SW 30th Avenue - Interim Public Services Director Jacques
ITEM FORWARDED TO THE WORKSHOP

MWI Pumps Oil to Water Lube Conversion - Interim Public Services Director Jacques

MOTION TO GO OUT FOR RFP FOR 3 PUMPS MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**
Lift Station 15 - Commissioner Clark, Interim Public Services Director Jacques

MOTION TO GO OUT FOR LIFT STATION 15 MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Lift Station 26 Sulzer Pump Replacement at Lakeside Park Estates Mobile Home Park - Interim Public Services Director Jacques

MOTION TO REPLACE LIFT STATION 26 NOT TO EXCEED \$4,590.00 MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR CHEN, **MOTION PASSED 3-0.**

Request for Installment Payment Plan to Rehabilitate Instead of Abandoning Lift Station #11 Sewer Connection - Interim Public Services Director Jacques

MOTION MADE NOT TO APPROVE PAYMENT PLAN/ LEND ANY MONEY TO THE PROPERTY OWNER, THAT THE PROPERTY OWNER IS RESPONSIBLE FOR THEIR LIFT STATION AND THAT ANY REPAIR AND UPKEEP, HAS TO BE DONE BY THEM. ALSO, THAT THE PROPERTY OWNER WOULD BE FORBIDDEN TO TIE INTO THE COUNTY'S SYSTEM AND ABANDON US WITHOUT OUR PERMISSION MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

OLD BUSINESS

Special Election - Town Manager Jimenez, Town Attorney Anderson, Town Clerk Martell

MOTION TO DIRECT STAFF TO MOVE FORWARD TO HAVE A SPECIAL ELECTION 3/9/2021 HELD BY SUPERVISOR OF ELECTION MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR CLARK, **MOTION DIES 2-1.** Vice Mayor Cohen and Mayor Jacobs Opposed.

Personnel Manual - Mayor Jacobs, Human Resources Director Menegazzo, Town Attorney Anderson

RESOLUTION NO. 2020-123

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **APPROVING AND ADOPTING THE TOWN OF PEMBROKE PERSONNEL**

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MANUAL; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

MOTION TO ADOPT RESOLUTION 2020-123 APPROVED WITH THE MANAGER MAKING CHANGES AS NEEDED AND INFORMING THE COMMISSIONERS MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

Code of Conduct Resolution - Mayor Jacobs, Town Attorney Anderson

RESOLUTION NO. 2020-090

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **ADOPTING A CODE OF CONDUCT FOR ELECTED AND APPOINTED TOWN OFFICIALS; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.**

MOTION TO ADOPT RESOLUTION 2020-090 MADE BY COMMISSIONER CLARK, SECONDED BY VOCE MAYOR COHEN, MOTION PASSED 3-0.

DISCUSSION

Public Services Update - Vice Mayor Cohen

REPORT/DISCUSSION

Signage for businesses during Covid - Mayor Jacobs, Town Planner Miller

MOTION TO APPROVE SIGNAGE FOR BUSINESSES FOR A PERIOD OF 60 DAYS MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

RESOLUTION TO BE ADOPTED AT THE NEXT MEETING

MOTION TO BRING UP AND DISCUSS A NON-AGENDA ITEM MADE BY COMMISSIONER CLARK, SECONDED BY VICE MOAYOR CLARK, **MOTION PASSED 3-0.**

MOTION TO MOVE WORKSHOP MEETING FROM DECEMBER 23, 2020 TO DECEMBER 21, 2020 MADE BY COMMISSIONER CLARK, SECONDED BY VICE MAYOR COHEN, **MOTION PASSED 3-0.**

ATTORNEY REPORTS – BRINGING FORTH A SPECIAL MGISTRATE ORDINANCE

COMMISSIONER COMMENTS –

VICE MAYOR COHEN STATED THAT SHE WOULD LIKE ADDED TO THE WORKSHOP A DISCUSSION REGARDING HIRING A HANDYMAN

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TOWN MANAGER REPORTS - NONE

ANNOUNCEMENTS –

Toy Drive, Thursday - December 17th from 4PM to 9PM

DRIVE THRU SANTA, MIGUEL NUNEZ TO BE SANTA THIS YEAR

Workshop Commission Meeting - Wednesday, December 23rd at 6:00PM

ADJOURNMENT

With no further items for discuss, meeting adjourned at 10:38pm. Mayor Jacobs motioned for adjournment, seconded by Commissioner Clark, **MOTION PASSED 3-0.**

NEXT WORKSHOP TOWN COMMISSION MEETING is scheduled for Monday, December 21, 2020.

Commission approved on: _____

ATTEST:

(SEAL)

Marlen D. Martell, Town Clerk

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.

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Town of Pembroke Park
Regular Commission Meeting
December 9, 2020



TOWN OF PEMBROKE PARK

Virtual Pension Meeting
Commission Chambers
3152 SW 52 Avenue
Pembroke Park, FL 33023
Wednesday, December 9, 2020
6:45 PM

Mayor Geoffrey Jacobs
Vice Mayor Georgina A. Cohen
Commissioner Howard Clark

Town Manager JC Jimenez
Town Attorney Melissa P Anderson
Town Clerk Marlen D. Martell

PENSION BOARD MEETING MINUTES

VIRTUAL MEETING INSTRUCTION

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a "Virtual" Pension Board Meeting utilizing communications media technology ("CMT"), in accordance with Governor Ron DeSantis' Executive Order No. 20-69, dated March 20, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID-19).

DATE: Wednesday December 9, 2020

TIME: 6:45 P.M.

Town Hall is closed to the public.

Public access to this virtual meeting can be accomplished as follows:

You can dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 371-3129

Access Code: 500-407-949

During the meeting you can submit a text or leave a message at (954) 707-9820

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments two hours prior to the meeting by email to the Town Clerk at townclerk@tppfl.gov.

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Town of Pembroke Park
Pension Board Meeting
December 9, 2020

All comments submitted by email that, if read orally, are limited to three minutes or less and shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023
954-966-4600, ext: 235
townclerk@tppl.gov

CALL TO ORDER by Mayor Jacobs at 6:50PM.

ROLL CALL OF THE CITY OFFICIALS:

The meeting was called to order at 6:50 pm by Mayor Jacobs. Present at the meeting were Mayor Jacobs; Vice Mayor Cohen; Commissioner Clark.

Clerk Commissioner Reynold Dieuveille absent

Additional staff in attendance via telephone were: Town Manager JC Jimenez, Town Attorney Melissa P. Anderson; Town Clerk Marlen D. Martell; Assistant Finance Director Harry Taubenfeld; Assistant to the Town Clerk Suzi Reutlinger; Assistant to the Commissioners Joy Brown ; Administrative Assistant to the Town Manager Dierdre Davis; Chief Code Officer Jeffrey Louis; Interim Building Official Miguel Nunez; Building Administrative Assistant Lucy Manzerolle; Consultant Planner Michael Miller; BTR/Billing Michelle Grooms, IT Director Mark Pakula, HR Director Yolanda Menegazzo and other staff.

PLEDGE OF ALLEGIANCE led by Commission.

PRESENTATIONS / PROCLAMATIONS

Annual Pension Report - Pension Advisor Rosen
GLORIA ROSEN SPOKE ON RECORD

ADJOURNMENT

With no further items for discuss, meeting adjourned at 7:02 PM. Mayor Jacobs motioned for adjournment, seconded by Commissioner Clark, **MOTION PASSED 3-0.**

Commission approved on: _____

ATTEST:

(SEAL)

Marlen D. Martell, Town Clerk

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.



TOWN OF PEMBROKE PARK

Workshop Commission Meeting

Commission Chambers

3152 SW 52 Avenue

Pembroke Park, FL 33023

Monday December 21, 2020

6:00 PM

Mayor Geoffrey Jacobs

Vice Mayor Georgina A. Cohen

Clerk Reynold Dieuveille

Commissioner Howard Clark

Town Manager JC Jimenez

Town Attorney Melissa P. Anderson

Town Clerk Marlen D. Martell

VIRTUAL WORKSHOP COMMISSION MEETING MINUTES

VIRTUAL MEETING INSTRUCTION

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a “Virtual” Special Meeting utilizing communications media technology (“CMT”), in accordance with Governor Ron DeSantis’ Executive Order No. 20-69, dated March 20, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19).

DATE: Wednesday December 9, 2020

TIME: 7:00 P.M.

Town Hall is closed to the public.

Public access to this virtual meeting can be accomplished as follows:

You can dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 352-162-685

During the meeting you can submit a text or leave a message at (954) 707-9820

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments two hours prior to the meeting by email to the Town Clerk at townclerk@tppfl.gov.

All comments submitted by email that, if read orally, are limited to three minutes or less and shall be read into the record. All comments submitted by email shall be made a part of the public

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record. If any member of the public requires additional information about this Town Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023
954-966-4600, ext: 235
townclerk@tppfl.gov

CALL TO ORDER by Mayor Jacobs at 6:10 PM.

ROLL CALL OF THE CITY OFFICIALS:

The meeting was called to order at 6:10 pm by Mayor Jacobs. Present at the meeting were Mayor Jacobs; Vice Mayor Cohen; Clerk Commissioner Reynold Dieuveille; Commissioner Clark.

Additional staff in attendance via telephone were: Town Manager JC Jimenez, Town Attorney Melissa P. Anderson; Town Clerk Marlen D. Martell; Assistant Finance Director Harry Taubenfeld; Assistant to the Town Clerk Suzi Reutlinger; Assistant to the Commissioners Joy Brown ; Administrative Assistant to the Town Manager Dierdre Davis; Chief Code Officer Jeffrey Louis; Interim Building Official Miguel Nunez; Building Administrative Assistant Lucy Manzerolle; Consultant Planner Michael Miller; BTR/Billing Michelle Grooms, IT Director Mark Pakula, HR Director Yolanda Menegazzo and other staff.

PLEDGE OF ALLEGIANCE led by Commission.

ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA.

CHANGES TO AGENDA, CONSENSUS removed from agenda 10.7, 12.2 add to agenda 13.2 Discussion of Public Works Department. Add to agenda and start with 14.1 which is Zoning Modification

PRESENTATIONS

Zoning Modification - Town Planner Miller, Town Attorney Anderson

ITEM FORWARDED TO THE 01 13 2021 MEETING

REPORTS OF COMMITTEES AND CITY STAFF

Broward Sheriff's Office - Captain Coker
REPORT GIVEN TO THE COMMISSION FOR REVIEW

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Fire Department - Chief Kane
REPORT GIVEN TO THE COMMISSION FOR REVIEW

BUILDING DEPARTMENT

Building Department Report - Interim Building Official Nunez
REPORT GIVEN TO THE COMMISSION FOR REVIEW

Code Enforcement Monthly Report - Chief Code Enforcement Officer Louis
REPORT GIVEN TO THE COMMISSION FOR REVIEW

FINANCE DEPARTMENT

Bills Over \$500 - Interim Finance Director Taubenfeld
REPORT GIVEN TO THE COMMISSION FOR REVIEW

Business Tax Receipt and Billing Update - BTR Administrator Grooms
REPORT GIVEN TO THE COMMISSION FOR REVIEW

HUMAN RESOURCE DEPARTMENT

Hiring Miguel Nunez as Building Official - Town Manager Jimenez, HR Director Menegazzo
ITEM FORWARDED TO THE 01 13 2021 REGULAR COMMISSION MEETING

Discussion of Town Planner salary and start date - HR Director Menegazzo
ITEM FORWARDED TO THE 01 13 2021 REGULAR COMMISSION MEETING

Discussion of Police Chief salary and start date - Mayor Jacobs, HR Director Menegazzo
ITEM FORWARDED TO THE 01 13 2021 REGULAR COMMISSION MEETING

Hiring of person to work on beautification/improvement projects - Vice Mayor Cohen, HR
Director Menegazzo
JC JIMENEZ, TOWN MANAGER; YOLANDA MENEGAZZO HR DIRECTOR AND
MYRIAM JACQUES, INTERIM PUBLIC SERVICES DIRECTOR TO ACCESS JOB DUTIES
ITEM FORWARDED TO THE JANUARY 27, 2021 WORKSHOP COMMISSION MEETING

PUBLIC SERVICES DEPARTMENT

Public Service Report - Interim Public Services Director Jacques
REPORT GIVEN TO THE COMMISSION FOR REVIEW

Public Services Monthly Report - Interim Public Services Director Jacques
REPORT GIVEN TO THE COMMISSION FOR REVIEW

Decorative Light Pole Replacement on SW 30th Avenue - Interim Public Services Director Jacques

SUPPORTING DOCUMENTS ADDED AND FORWARDED TO CONSENT

Street light pole replacement - Interim Public Services Director Jacques, Project Manager Woodbury

ITEM FORWARDED TO CONSENT

Salvage Equipment - small dump truck - Interim Public Services Director Jacques

ITEM FORWARDED TO CONSENT

Town logo and seals - Interim Public Services Director Jacques, Project Manager Woodbury
TOWN ATTORNEY WORK ON TRADEMARK LOGO PLACE ON CONSENT AND MOVE FORWARD WITH VEHICLES AND BUS SHELTERS BUT NOT ON BUILDING FIRST FLOOR

Survey Services for ADA restrooms - Interim Public Services Director Jacques

ITEM FORWARDED TO CONSENT

IT DEPARTMENT

Building wiring quote - IT Director Pakula

ITEM FORWARDED TO CONSENT

DISCUSSION

Public Services Update - Vice Mayor Cohen

REPORT SUBMITTED

Designation of Annexation Representative - Commissioner Clark, Town Manager Jimenez, Lobbyist Sigerson

RESOLUTION NO. 2020-140

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, STATING ITS OBJECTION TO ANY INVOLUNTARY ANNEXATION PLAN AFFECTING THE MUNICIPAL BOUNDARIES OF THE TOWN OF PEMBROKE PARK; **DESIGNATING THE TOWN MANAGER AS THE TOWN OFFICIAL RESPONSIBLE FOR COORDINATING ANNEXATION ISSUES AND REAFFIRMING THE DESIGNATION OF HOWARD P. CLARK, JR. AS THE TOWN COMMISSION'S LEAD LIAISON FOR ISSUES RELATING TO ANNEXATION; AUTHORIZING AND DIRECTING TOWN STAFF TO PROVIDE ASSISTANCE RELATING TO ANNEXATION ENDEAVORS;** PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

ITEM MOVED TO WORKSHOP 01 27 2021

Food Giveaway at Ogelsby Park - Commissioner Clark

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NO ACTION

Agro-Eco Agreements - Commissioner Clark

ITEM FORWARDED TO THE 01 27 2021 WORKSHOP COMMISSION MEETING

Grants and Funding - Commissioner Clark, Interim Public Services Director Jacques

ITEM FORWARDED TO THE 01 27 2021 WORKSHOP COMMISSION MEETING

ITEMS MOVED TO VICE MAYOR COHEN

Neighborhood Improvement Program discussion items - Commissioner Clark

ITEMS MOVED TO VICE MAYOR COHEN

NEW BUSINESS

Special Magistrate Ordinance - Town Attorney Anderson, Interim Building Official Nunez,

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, **AMENDING CHAPTER 7, ARTICLE I OF THE PEMBROKE PARK CODE OF ORDINANCES TO ALLOW FOR A SPECIAL MAGISTRATE TO PRESIDE OVER CODE ENFORCEMENT CASES**; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

ITEM MOVED TO 1ST READING ON 01 13 2021

ATTORNEY COMMENTS: None

TOWN MANAGER COMMENTS:

TOWN HALL WILL BE CLODED TOMORROW FOR WATER LINE REPAIR

COMMISSION COMMENTS

Commissioner Clark:

NONE

Clerk Commissioner Dieuville:

NONE

Vice Mayor Cohen:

NONE

Mayor Jacob:

NONE

ANNOUNCEMENTS

Regular Commission Meeting - Wednesday, January 13, 2020

Workshop Commission Meeting - Wednesday, January 27, 2020

ADJOURNMENT

With no further items for discuss, meeting adjourned at 08:55pm. Mayor Jacobs motioned for adjournment, seconded by Vice Mayor Cohen, **MOTION PASSED 4-0.**

NEXT REGULAR TOWN COMMISSION MEETING is scheduled for Wednesday, January 13, 2021.

NEXT WORKSHOP TOWN COMMISSION MEETING is scheduled for Wednesday, January 27, 2021.

Commission approved on: _____

ATTEST:

(SEAL)

Marlen D. Martell, Town Clerk

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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.

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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.

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Town of Pembroke Park
Regular Commission Meeting
December 21, 2020

**Town of Pembroke Park
Bills Over \$500
January 13, 2021
Commission Meeting**

Payments				
Invoice#	Vendor	Service/Product	Dept.	Amount
w2891-1	AllTool Rental	Spartan Sewer Jetter Repair	Sewer	\$ 682.16
3677	Flagler Technologies LLC	Clumio Microsoft Office 365 Backups	NonDept	\$ 1,400.00
ElectricityNovember2020	FPL	Electricity Expenses October19th -November17th 2020	Various	\$ 21,215.02
165249	Sach Sax and Caplan	Professional Services in Regards to the BSO Litigation #13965-00003 (Billed Through November 30th, 2020)	Legal	\$ 6,233.96
Total:				\$29,531.14

Payments				
Invoice#	Vendor	Service/Product	Dept.	Amount
20059	Areawide Council on Aging of Broward County Inc.	Town of Pembroke Park 2021 Fair Share Allocation Reimbursement for Tuition and Books for Fall 2020/2021 Semester at FAU (Investment Analysis 4504 & Advanced Managerial Finance 4424)	NonDept	\$ 3,322.00
FallSemester2020	Christian Noel	Not To Exceed	Finance	\$ 1,500.00
3157	C & I Construction and Design Inc.	Emergency Call for Broken Force Main at SW 30st Street and 34th Ave	Sewer	\$ 5,350.00
3158	C & I Construction and Design Inc.	Emergency Call for Broken Force Main at the Front of 2250 South Park Road	Sewer	\$ 7,370.00
112810402	Comcast	Monthly Wi-Fi and Phone System Hardware	Various	\$ 7,621.06
12152020strmt	Dramis Construction Management Inc.	New Vinyl Flooring (13x18') for IT Office	Bldg.	\$ 1,495.00
ElectricityNovember2020	FPL	Electricity Expenses November17th- December 17th 2020	Various	\$ 19,899.89
12182020	Harry Hipler P.A.	Matters Regarding 2350 SW 30th Avenue Properties LLC Variance Request No. 20-436	Legal	\$ 1,867.50
2020-PP-1201	Michael Miller Planning Associates	General Planning Services Rendered Through December 31st, 2020	Planning	\$ 10,132.25
2020-PP-1202	Michael Miller Planning Associates	Land Development Planning Services Rendered Through December 31st, 2020	Reimbursable	\$ 700.00
10975	S. Davis & Associates P.A.	Progress Billing for Professional Services Rendered in Connection with the Audit for Fiscal Year End 2020	Finance	\$ 15,000.00
142131	Southeast Mechanical Service	Repair A/C Unit at Preserve Park	Parks	\$ 1,237.24
Total:				\$75,494.94

Purchase Orders				
305496	Shirts R Us	Various Town Shirts for Commission and Staff	Commission/Admin	\$ 1,420.00
305499	Dora Industries Inc. D.B.A. Gold Coast Chemical Products	(2) Cases of Odor Destroyer & 30 Gallon Drum of Orange Thrust for Lift Stations	Sewer	\$ 2,165.00
305500	AllTool Rental	Repair Scag Riding Lawn Mower (Replace Cutting Blade and Front Wheels)	Roads	\$ 707.67
305502	Kelly Tractor	Installation of Electric Hour Meter and Maintenance of Backhoe Tractor	Roads/Sewer	\$ 2,355.08
305503	Southern Sewer Equipment Sales	Installation of New 3 Section Valve on Recycle Truck	Roads	\$ 4,455.58
305504	Ace Pump & Supply	New Motor for Irrigation Pump at Behan Park	Parks	\$ 539.86
Total:				\$11,643.19
Grand Total:				\$116,669.27

**Town of Pembroke Park
Bills Over \$500
January 13, 2021
Commission Meeting**

Payments				
Invoice#	Vendor	Service/Product	Dept.	Amount
w2891-1	AllTool Rental	Spartan Sewer Jetter Repair	Sewer	\$ 682.16
3677	Flagler Technologies LLC	Clumio Microsoft Office 365 Backups	NonDept	\$ 1,400.00
ElectricityNovember2020	FPL	Electricity Expenses October19th -November17th 2020	Various	\$ 21,215.02
165249	Sach Sax and Caplan	Professional Services in Regards to the BSO Litigation #13965-00003 (Billed Through November 30th, 2020)	Legal	\$ 6,233.96
Total:				\$29,531.14

Payments				
Invoice#	Vendor	Service/Product	Dept.	Amount
20059	Areawide Council on Aging of Broward County Inc.	Town of Pembroke Park 2021 Fair Share Allocation	NonDept	\$ 3,322.00
FallSemester2020	Christian Noel	Reimbursement for Tuition and Books for Fall 2020/2021 Semester at FAU (Investment Analysis 4504 & Advanced Managerial Finance 4424) Not To Exceed	Finance	\$ 1,500.00
112810402	Comcast	Monthly Wi-Fi and Phone System Hardware	Various	\$ 7,621.06
12152020stmt	Dramis Construction Management Inc.	New Vinyl Flooring (13x18') for IT Office	Bldg.	\$ 1,495.00
ElectricityNovember2020	FPL	Electricity Expenses November17th- December 17th 2020	Various	\$ 19,899.89
12182020	Harry Hipler P.A.	Matters Regarding 2350 SW 30th Avenue Properties LLC Variance Request No. 20-436	Legal	\$ 1,867.50
2020-PP-1201	Michael Miller Planning Associates	General Planning Services Rendered Through December 31st, 2020	Planning	\$ 10,132.25
2020-PP-1202	Michael Miller Planning Associates	Land Development Planning Services Rendered Through December 31st, 2020	Reimbursable	\$ 700.00
10975	S. Davis & Associates P.A.	Progress Billing for Professional Services Rendered in Connection with the Audit for Fiscal Year End 2020	Finance	\$ 15,000.00
142131	Southeast Mechanical Service	Repair A/C Unit at Preserve Park	Parks	\$ 1,237.24
Total:				\$57,952.94

Purchase Orders				
305496	Shirts R Us	Various Town Shirts for Commission and Staff	Commission/Admin	\$ 1,420.00
305499	Dora Industries Inc. D.B.A. Gold Coast Chemical Products	(2) Cases of Odor Destroyer & 30 Gallon Drum of Orange Thrust for Lift Stations	Sewer	\$ 2,165.00
305500	AllTool Rental	Repair Scag Riding Lawn Mower (Replace Cutting Blade and Front Wheels)	Roads	\$ 707.67
305502	Kelly Tractor	Installation of Electric Hour Meter and Maintenance of Backhoe Tractor	Roads/Sewer	\$ 2,355.08
Total:				\$6,647.75

Grand Total:	\$94,131.83
---------------------	--------------------

AGENDA ITEM REPORT



To: Town Manager
Subject: Decorative Light Pole Replacement on SW 30th Avenue
Meeting: 11 24 2020 DRAFT WORKSHOP COMMISSION MEETING - Nov 24 2020
Department: Public Works
Staff Contact: Myriam Jacques, Public Services AssistantDirector

BACKGROUND INFORMATION:

One of the decorative light pole got hit by a car and destroyed the pole. The area is now poorly lit and should be replaced. It may become a safety issue.

FINANCIAL IMPACT:

\$13,425.00. The decorative pole costs are causing the high price for the replacement

RECOMMENDATION:

Approval for Replacement

ALTERNATIVES:

.

ATTACHMENTS:

[Light Pole Replacement Aero](#)
[Light Pole Replacement Imperial](#)

Aero Electric Inc. Energy Management

160 W. Tropical Way
Plantation, FL. 33317
954-587-7977
EC0002670

Proposal / Contract

Date	No.
10/26/2020	102620-01

TO:

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Fl. 33023-5499

PROJECT:

New Antique Pole Light Fixture

DESCRIPTION OF WORK

This proposal / contract is for the electrical work needed on 30th Ave. @ North Side of Hallandale Beach Blvd at the Antique District where two Antique Light Pole's are missing. The following will be done.

1. Order (2) New (2) Headed Decorative Antique Light Pole's to match other existing light pole's at Antique District

Note: New Antique Light Pole's will closely match existing light pole's as per Street Light Equipment.

2. Set up time with our Light Pole Installer to offload new pole's once they arrive.

3. Prep base and fixture and have our Light Pole Installer set light pole in place.

4. Upon being set on existing concrete base in ground, install washers and nuts to secure light pole in place.

5. Make up connections inside handhole's at bottom of base's and re-install covers.

6. Install (4) new LED corn light bulbs to closely match existing.

7. Upon completion of installation, test new light pole fixtures.

8. Pick up tools and material upon completion and clean up work area.

Craftsmanship comes with a one year warranty from date of installation. Material comes with manufacture's warranty. Warranties do not include coverage for damages due to owner negligence, vandalism and acts of nature. Any changes or addition will require a verbal or written work order.

Notes: a) Permit fee's and or drawing are excluded and will be added if applicable.

b) This price maybe subject to adjustment for any unforeseen situations.

c) The description of work may slightly differ from what is quoted.

Approximate Job Cost: \$13,800.00

Downpayment: 50% to order Antique Light Pole Fixtures.

Remaining payment will be due upon completion of work.

Accepted

Date:

Service of notice to owner in accordance to section 713.06 Florida statutes is hereby acknowledged and that title to all materials shall remain the property of Aero Electric Inc. until all labor and materials are paid in full. It is further understood and agreed that Aero Electric Inc. shall have the right to enter said premises and repossess said materials in the event the total amount is not paid in full on the due date. In the event it becomes necessary to turn this matter over to an attorney for collection, customer agrees to pay all attorney fees and court costs. A service charge of 1 1/2% per month on the unpaid balance will be charged from due date.

Ramonda Greene

From: Aero Electric Inc <aeroelectricinc@hotmail.com>
Sent: Friday, October 30, 2020 10:09 AM
To: Ramonda Greene
Subject: Estimate 102620-01 from AERO ELECTRIC Inc. Energy Management
Attachments: Est_10262001_from_Aero_Electric_Inc._Energy_Management_10136.pdf

Dear Customer :

Please review the estimate below. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

AERO ELECTRIC Inc. Energy Management
Office: 954.587.7977
Cell: 954.826.0492
EC0002670

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

PROPOSAL

IMPERIAL ELECTRICAL INC,
11821 NW 11 STREET-PLANTATION, FL 33323
SINCE 1969

(954)325-2133

FAX (954)938-0530

Submitted To		Project Location	
Name	Town of Pembroke Park	Name	Antique District
Street		Street	
City/State		City/State	
Tele Num.		Plans Date	
Date	10/13/2020		

We hereby propose to furnish the following materials and perform the labor necessary for the completion of:

Replace street light pole

PRICE INCLUDES:

1 Decorative street light pole

New fixtures

Transport pole and set
Traffic Control

Journeyman	6 Hrs @ 35 per hr	\$	210.00
Crane Truck	6 Hrs @ 65 per hr	\$	390.00
Arrow Board	6 Hrs @ 60 per hr	\$	360.00
Bucket Truck	6 Hrs @ 65 per hr	\$	390.00

DOES NOT INCLUDE

FPL or Bell South charges
Anchor base
No base repairs

Material	\$	10,500.00
Mark-up 15%	\$	1,575.00

All materials guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work completed in a substantial workmanlike manner for the sum of:

TOTAL QUOTE

\$ 13,425.00

Respectfully submitted

IMPERIAL ELECTRICAL INC.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, wind, storm and other necessary insurance upon above work.

Note: This proposal may be withdrawn by us if not accepted within _____ days.

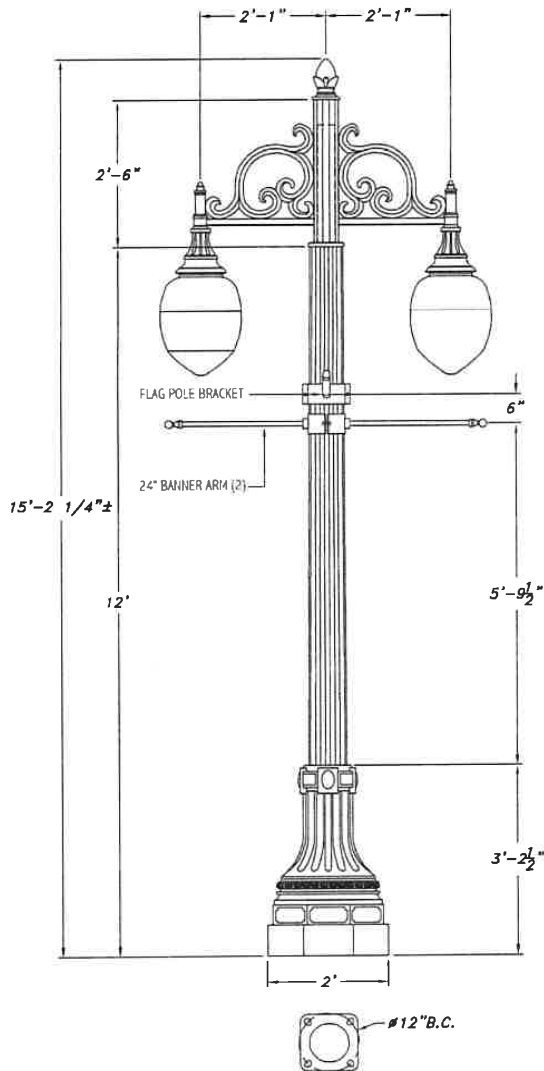
ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date

Signature

EL PASO PLAZA-24 INVERT SERIES



SCALE: 3/8" = 1'-0"

EPP-24-TFS-12-BSK-2-RS-APER

CSI POLE SPECIFICATION

I. POST

Post shall be cast iron and steel construction consisting of a cast-iron base and a deep 16-flute tapered steel shaft with a tenon for crossarm mounting. A door is located in the base for anchorage and wiring access.

II. CROSSARM

Crossarm shall be cast iron construction with uplifted arms.

III. ANCHORAGE DETAIL

Post base is furnished with (4) $\emptyset 1 \times 36$ " hot dip galvanized L-type anchor bolts with 3" minimum projection each.

NOTE

Post and crossarm shall be furnished with a powder coat finish. All hardware stainless steel. All exterior hardware tamper resistant.

FINISHES

Five Year Powder Coating Warranty

Niland Company factory-applied powder coatings are warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five years from date of shipment. Damage to finish coating caused by abuse or mishandling during installation is not covered by this warranty. This warranty is limited to the repair or replacement of the material involved and does not include reimbursement of consequential expenses such as installation or removal of equipment or transportation costs.

Liquid Finish

Optional liquid finish is first prime coated then finished with a two part liquid epoxy coat.

I. STANDARD FINISH

Satin iron achieved by rotary sanding, blasting and a phosphate conversion coating.

II. THERMOSET POWDER PAINT FINISH

Pretreatment shall consist of phosphate conversion coating.

FINISH COAT

Thermoset TGIC super polyester powder coat finish electrostatically applied, oven cured and bonded at approximately 420° F to a minimum dry film thickness of 1.6 mils. All Niland powders must pass a minimum 3000-hour salt-spray test for corrosion resistance. The National Association of Architectural Metal Manufacturers, Metal Finishes Manual rates the outdoor life of these powders at 15-plus years.

III. ELECTRICAL

All electrical components and materials shall be UL-recognized and wired by a certified technician. All Niland ballasts are high power factor rated for -30° starting. Medium and Mogul base sockets are 4KV rated. The electrical assembly is pre-wired with quick-disconnects for servicing. The fixture shall be UL-listed for wet locations use and carry all HID listings required. Ballast components shall carry the ballast manufacturers limited warranty of two years.

WARRANTY

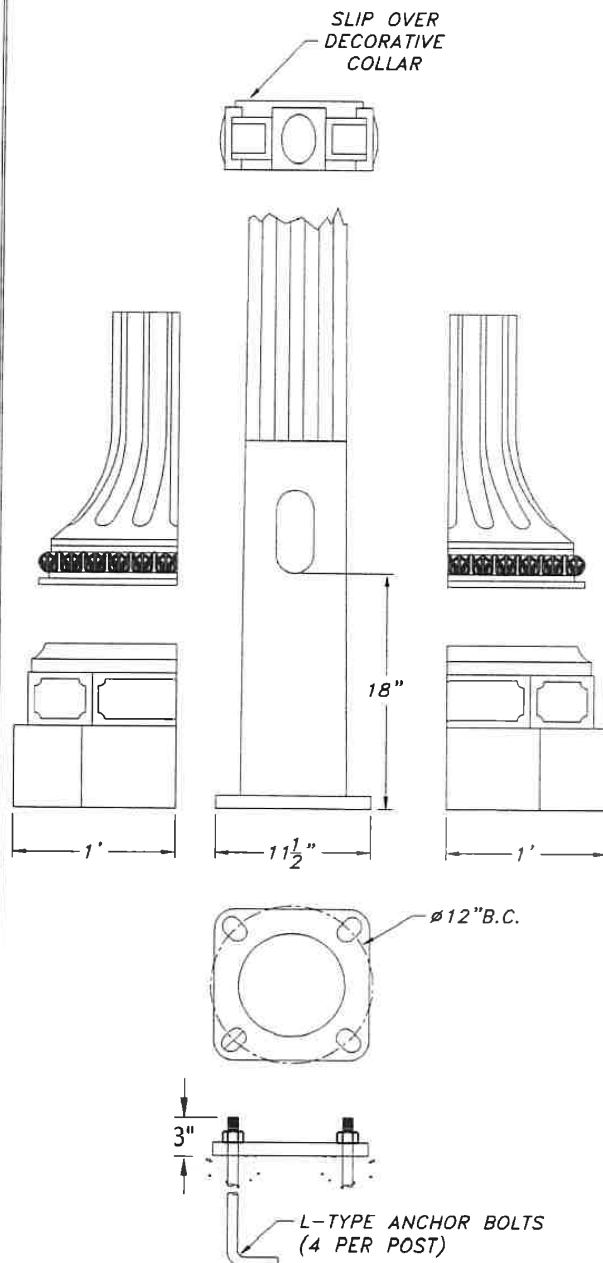
Niland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not include failures as a result of improper installation, mishandling or misapplication. This guarantee is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other expenses that may be incurred. Authorization must be obtained from Niland Company in El Paso, Texas before any material is returned.



Niland Company

NILAND COMPANY • PH: (315) 779-1405 • FAX: (915) 779-3618 • E-MAIL: INFO@NILANDCO.COM
320 N. Clark El Paso, Tx 79905 • PH: 800-648-9013 • FAX: 888-779-3065 • WEB PAGE: HTTP://www.nilandco.com

EL PASO PLAZA-24 SERIES



SCALE:
1" = 1'-0"

ORDERING GUIDE

Catalog Code Description: EPP-24-TFS-ht-top-globe

Name of base (El Paso Plaza); Diameter of Base (24")
Type of Pole (Tapered/Fluted Steel); Height of Pole (None)
Top Style (None); Color (None); Optional Equip. (None)

Post Selection: Specify pole height from bottom of base.

Catalog Code	Shaft Type	Heights
EPP-24-TFS-__	Tapered-Fluted Steel	10'-25'

Check Appropriate Boxes for Finish and Material

Finish

- ☐ Flat Black
- ☐ Hunter Green
- ☐ Forest Green
- ☐ Dark Bronze
- ☐ Custom

Material

- ☐ Cast Aluminum
- ☐ Cast Iron base and fixture
- ☐ Steel pole
- ☐ Custom

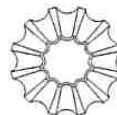
Optional Equipment

- ☐ Receptacles (see Accessories section)
- ☐ Banner Arms (see Accessories section)
- ☐ Flag Pole Holders (see Accessories section)
- ☐ Signage (see Signage section)

Ordering Instructions

To order, simply follow the format for the Catalog Code. The code description is: Base-Diameter-Pole-Height-Top-Globe. Once the base has been selected, use the base initials to begin your catalog code. The next entry to the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted, etc. The height of pole is next and it is measured from the bottom of the base. The post top style is next and followed by the globe type. Codes can be found under each item.

Shaft Options

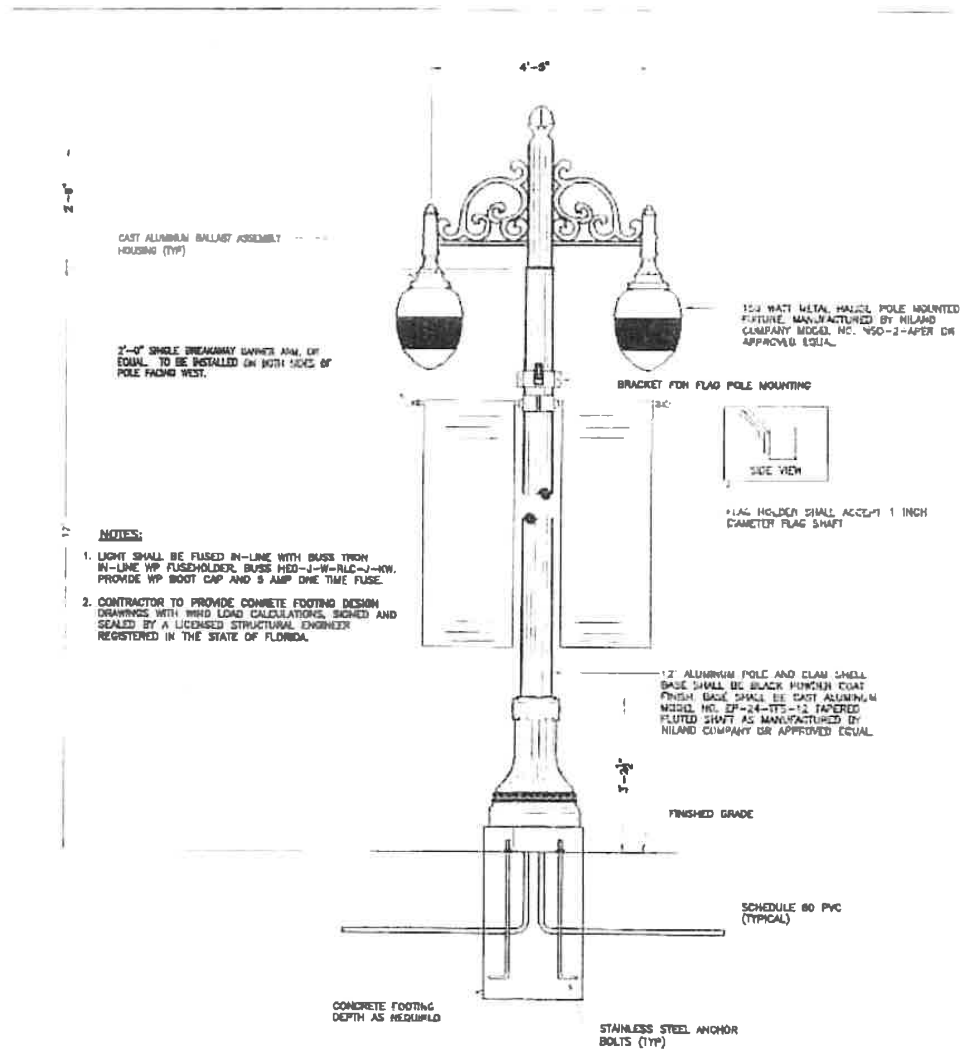


TAPERED AND
FLUTED STEEL
N.T.S.



Niland Company

NILAND COMPANY • PH: (915) 779-1405 • FAX: (915) 779-3618 • E-MAIL: INFO@NILANDCO.COM
320 N. Clark El Paso, Tx 79905 • PH: 800-648-9013 • FAX: 888-779-3065 • WEB PAGE: HTTP://www.nilandco.com



LIGHTING FIXTURE DETAIL

SCALE: 3/4"=1'-0"

OCIATES
11/2/2003
44771
11/2/2003

PREPARED FOR
TOWN OF PEMBROKE PARK
BROWARD COUNTY, FLORIDA

ELECTRICAL
DETAILS

SAVED: 12/30/03 - 4:27pm

NO. 11-1170
03-1170

E-4

S.W. 30th AVENUE

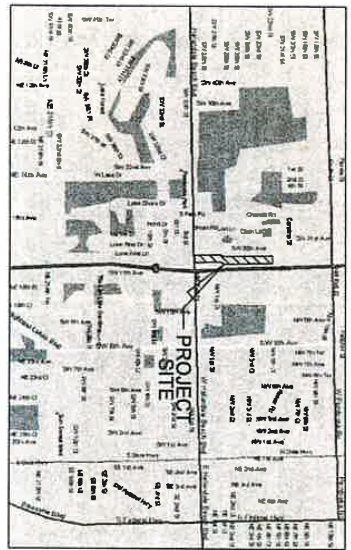
ANTIQUE ROW

BEAUTIFICATION PROJECT

PEMBROKE PARK PROJECT No. 9007

LEGEND

- CATCH BASIN
- OVERHEAD ELECTRIC
- TEE GATE VALVE AND FIRE HYDRANT
- WATER SERVICE WITH METER
- SANITARY SERVICE
- POWER POLE
- 6" WATER MAIN (ADDRESSING CLIENT PAGE)
- BORED TELEPHONE
- RIGHT-OF-WAY LINE
- BRICK PAVEMENT



LOCATION MAP

SECTION 20, TOWNSHIP 51, RANGE 42

PREPARED FOR:

TOWN OF PEMBROKE PARK

BID SET

INDEX OF SHEETS

SHEET No.	DESCRIPTION
COVER SHEET	
E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL SITE PLAN
E-3	MISER DIAGRAM
E-4	ELECTRICAL DETAILS

THIS PROJECT IS FUNDED BY
A 28th FISCAL YEAR
COMMUNITY DEVELOPMENT
BLOCK GRANT

CALL SUNSHINE STATE
ONE-CALL CENTER 48 HOURS
BEFORE EXCAVATION
1-800-4-32-4770

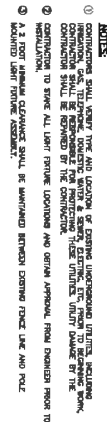
ELEVATIONS ARE BASED ON
1000 MSL AND 100

CAS PROJECT No. 03-1170

DATE 12-22-2020 17:51:13 FILE: 03-1170-001170-001170-001

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 West McNab Road - Pompano Beach
Florida 33069 (954) 782-8222



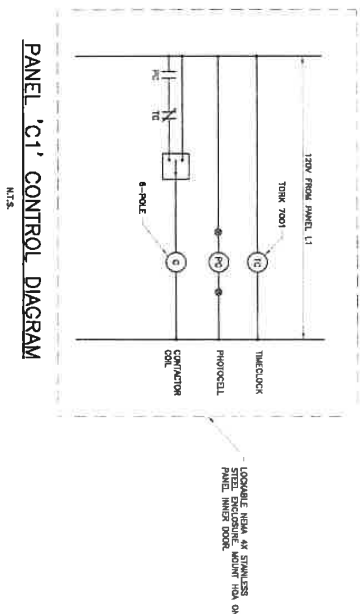


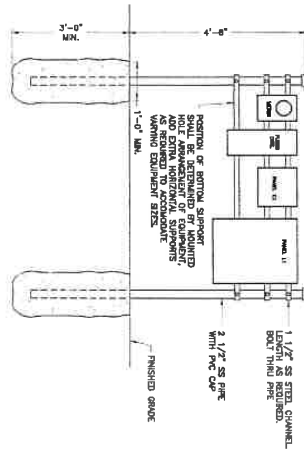
SHEET
E-2





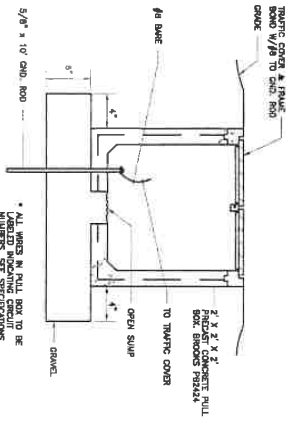
PANEL: 11		RUS: 100 BUS W/100A MB VOLUME: 100/2/04, 14, 2M	
FLOORING: ROCK		PAGES: 10	
GR. NO.	DESCRIPTION	TRIP POLLS	REMARKS: PROVIDE SOURCE NUMBERS
1-4	ROCKING LIFTING	20	2.5
5-8	ROCKING LIFTING	20	2.5
9	CONCRETE PANEL VET	20	1
10	CONCRETE PLATE CLOCK	20	1
11-18	BRICKS	20	1
TOTAL LUMIN			5.5
(LUMIN)			(12.57)





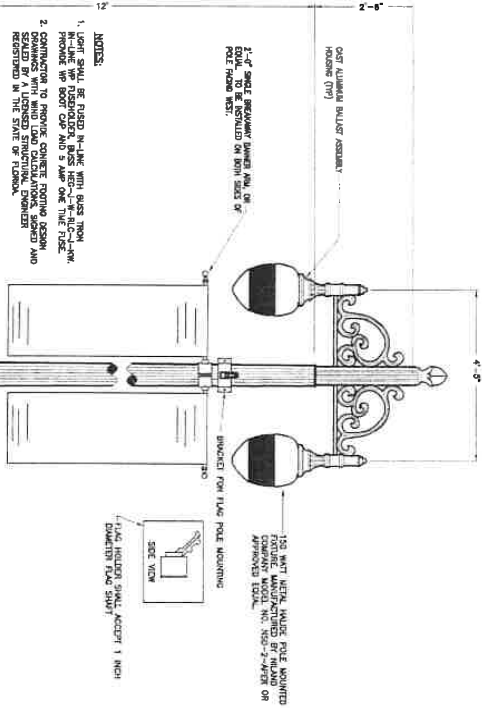
ELECTRICAL EQUIPMENT RACK DETAIL

SCALE 3/4"=1'-0"



PULL BOX DETAIL

N.T.S.



LIGHTING FIXTURE DETAIL

SCALE 3/4"=1'-0"

DATE	1/20/20
BY	INVENTOR
NO.	1

DESIGNED	SEE 1203
CHECKED	SEE 1203

APPROVED BY: STEPHEN E. BAILEY
REGISTERED ENGINEER No. 600441
STATE OF FLORIDA

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & ARCHITECTS
1000 W. W. W. Road, Suite 100
Tampa, FL 33606
Phone: (813) 977-8877 Fax: (813) 977-8878
www.craigasmith.com

PREPARED FOR:
TOWN OF PEMROKE PARK
BROWARD COUNTY, FLORIDA

**ELECTRICAL
DETAILS**

SHEET 12/30/03-412 PM
PROJECT
03-1170

SHEET
E-4

2013
CRAIG A. SMITH & ASSOCIATES
1000 W. W. W. Road, Suite 100
Tampa, FL 33606
Phone: (813) 977-8877 Fax: (813) 977-8878
www.craigasmith.com



Stephanie Woodbury

From: McCray, Kedra <Kedra_McCray@sheriff.org>
Sent: Thursday, March 19, 2020 2:25 PM
To: Stephanie Woodbury
Cc: Coker, Stephanie; De Giovanni, Christopher; Sedawie, Joseph; Demosthenes, Armand
Subject: RE: Accident on S.W. 30th Avenue

Hey Stephanie

I am good I pray all is well with you. I don't see anyone reporting an accident at this location. I sent an email to the district just in case it got past me and I will let you know once I hear back from the guys. It may just be an unreported hit and run. Let me know if you need a deputy to do an information report regarding the knocked down light pole.

Kedra N. McCray | Investigative Aide II
Department of Law Enforcement | Criminal Investigations Unit, South Broward District
Broward County Sheriff's Office
Office Phone: 954-985-1953 Ext 232
Email: Kedra_McCray@sheriff.org

www.sheriff.org

**BROWARD COUNTY
SHERIFF'S OFFICE**



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Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Stephanie Woodbury [mailto:swoodbury@townofpembrokepark.com]
Sent: Thursday, March 19, 2020 1:53 PM
To: McCray, Kedra <Kedra_McCray@sheriff.org>
Subject: Accident on S.W. 30th Avenue

Good afternoon Kedra,

I hope this email finds you well. We have a decorative street light pole that was knocked down near 1730 S.W. 30th Avenue. Please send me over a copy of the accident report once it is available.

Your assistance with this matter would be greatly appreciated. Thanks and have a wonderful day!

Stephanie Woodbury
Project Manager
Public Services Division
Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, FL 33023
954-966-4600 ext. 238
954-966-9781 fax



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Stephanie Woodbury

From: McCray, Kedra <Kedra_McCray@sheriff.org>
Sent: Monday, August 10, 2020 10:56 AM
To: Stephanie Woodbury
Subject: RE: 2260 S.W. 30th Avenue - accident report

CAUTION: This email originated from outside Town of Pembroke Park. Exercise caution when opening attachments or clicking links, especially from unknown senders.
When in doubt, please contact IT mpakula@townofpembrokepark.com

Good morning Stephanie,

I hope you had a fabulous weekend! Unfortunately no one chimed in about this report and I can't find anything in our system
In regards to us handling this case. Sorry!

Kedra N. McCray | Investigative Aide II
Department of Law Enforcement | Criminal Investigations Unit, South Broward District
Broward County Sheriff's Office
Office Phone: 954-985-1953 Ext 232
Email: Kedra_McCray@sheriff.org

www.sheriff.org

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From: Stephanie Woodbury [<mailto:swoodbury@townofpembrokepark.com>]
Sent: Tuesday, August 4, 2020 11:38 AM
To: McCray, Kedra <Kedra_McCray@sheriff.org>
Subject: RE: 2260 S.W. 30th Avenue - accident report

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Okay thanks

From: McCray, Kedra [mailto:Kedra_McCray@sheriff.org]
Sent: Tuesday, August 4, 2020 11:31 AM
To: Stephanie Woodbury <swoodbury@townofpembrokepark.com>
Subject: RE: 2260 S.W. 30th Avenue - accident report

CAUTION: This email originated from outside Town of Pembroke Park. Exercise caution when opening attachments or clicking links, especially from unknown senders.
When in doubt, please contact IT mpakula@townofpembrokepark.com

Hey Stephanie,

I hope all is well on your end as well! I didn't see any accidents in that area. I will send out an email...fingers crossed! I will let you know as soon as I hear back from the guys.

Kedra N. McCray | Investigative Aide II
Department of Law Enforcement | Criminal Investigations Unit, South Broward District
Broward County Sheriff's Office
Office Phone: 954-985-1953 Ext 232
Email: Kedra_McCray@sheriff.org

www.sheriff.org

**BROWARD COUNTY
SHERIFF'S OFFICE**



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Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.*

From: Stephanie Woodbury [<mailto:swoodbury@townofpembrokepark.com>]
Sent: Tuesday, August 4, 2020 8:44 AM
To: McCray, Kedra <Kedra_McCray@sheriff.org>
Subject: 2260 S.W. 30th Avenue - accident report

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Good morning Kedra,

I hope this email finds you well. this past weekend one of our antique light poles on S.W. 30th Avenue (in front of 2260 S.W. 30th Avenue) was knocked down due to vehicle accident. I think the accident came from I-95 but I wanted to double check with you and hopefully you have an accident report because it's a hassle dealing with the state.

Your assistance with this matter would be greatly appreciated. If you have any questions or concerns, please do not hesitate to give me a call.

Stephanie Woodbury
Project Manager
Public Services Division
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023
954-966-4600 ext. 238
954-966-9781 fax



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AGENDA ITEM REPORT



To:

Subject: Street light pole replacement

Meeting: 12 21 2020 DRAFT Agenda WORKSHOP COMMISSION MEETING - Dec 21 2020

Department: Public Works

Staff Contact: Stephanie Woodbury,

BACKGROUND INFORMATION:

Street light pole was damaged during a vehicle accident at West Hallandale Beach Blvd. & S.W. 56th Ave. It is recommended that the pole is replaced because it currently does not meet FDOT's wind loading specifications.

FINANCIAL IMPACT:

A claim has been filed with the driver's insurance (Progressive)

ATTACHMENTS:

[20201214170741](#)

[IMG_3343 \(002\)](#)

WORK AUTHORIZATION



	REMIT TO:
AMERICAN LIGHTING AND SIGNALIZATION, LLC	AMERICAN LIGHTING AND SIGNALIZATION, LLC
4200 CHURCH STREET, SUITE 1042	4200 CHURCH STREET, SUITE 1042
SANFORD, FLORIDA 32771	SANFORD, FLORIDA 32771
(407) 328-3131 / FAX (407) 328-3137	
FOR: Town of Pembroke Park	DATE: December 10, 2020
3150 SW 52nd Avenue	ALS #: 1512002
Pembroke Park, FL 33023	CREW #: 151138
(954) 966-4600	Payment Terms: Net 30 Days

Pole Replacement - #A3-21

Pay Item #	Description	Qty.	Unit Price	Extension
0715-4113	Light Pole Replacement, F&I, Wind Speed 150, Pole Height - 45'	1	\$7,500.00	\$7,500.00
0715-32	Lighting - Diagnostic Work	1	\$150.00	\$150.00
Total =				\$7,650.00

Town of Pembroke Park Approval: _____ Date: _____

Contract Number: Z4066

Pay Item	Description	Units	Qty.	ALS Unit Price	ALS Total
Section 0001 Roadway:					
0522-1	Concrete Sidewalk and Driveways, 4" Thick	SY	0	\$ 150.00	\$ -
0522-2	Concrete Sidewalk and Driveways, 6" Thick	SY	0	\$ 200.00	\$ -
Section 0001 Total:					\$ -
Section 0002 Lighting:					
0630-2-11	Conduit, F&I, Open Trench	LF	0	\$ 30.00	\$ -
0630-2-12	Conduit, F&I, Directional Bore	LF	0	\$ 30.00	\$ -
0630-2-14	Conduit, F&I, Aboveground	LF	0	\$ 30.00	\$ -
0635-2-11	Pull & Splice Box, F&I, 13" x 24" Cover Size	EA	0	\$ 1,000.00	\$ -
0641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	0	\$ 3,000.00	\$ -
0715-1-11	Lighting Conductors, F&I, Insulated, # 10 or <	LF	0	\$ 2.50	\$ -
0715-1-12	Lighting Conductors, F&I, Insulated, # 8 - 6	LF	0	\$ 5.00	\$ -
0715-1-13	Lighting Conductors, F&I, Insulated, # 4 to # 2	LF	0	\$ 6.00	\$ -
0715-1-14	Lighting Conductors, F&I, Insulated, # 1 to # 0	LF	0	\$ 7.00	\$ -
0715-1-15	Lighting Conductors, F&I, Insulated, # 1/0 to # 3/0 (0 to 000)	LF	0	\$ 10.00	\$ -
0715-4111	Light Pole Complete, F&I, Wind Speed 150, Pole - 40'	EA	0	\$ 6,500.00	\$ -
0715-4112	Light Pole Complete, F&I, Wind Speed 150, Pole - 45'	EA	0	\$ 7,000.00	\$ -
0715-4113	Light Pole Complete, F&I, Wind Speed 150, Pole Height - 50'	EA	4	\$ 7,500.00	\$ 30,000.00
0715-4300	Light Pole Complete, Install	EA	0	\$ 1,500.00	\$ -
0715-4600	Light Pole Complete, Remove	EA	0	\$ 1,500.00	\$ -
0715-5-11	Luminaire & Bracket Arm, F&I, Aluminum	EA	0	\$ 1,500.00	\$ -
0715-5-12	Luminaire & Bracket Arm, F&I, Galvanized Steel	EA	0	\$ 3,000.00	\$ -
0715-5-50	Luminaire & Bracket Arm, Remove	EA	0	\$ 300.00	\$ -
0715-7-11	Load Center, F&I, Secondary Voltage	EA	0	\$ 10,000.00	\$ -
0715-7-12	Load Center, F&I, Primary Voltage	EA	0	\$ 580.00	\$ -
0715-7-21	Load Center, Rework, Secondary Voltage	EA	0	\$ 500.00	\$ -
0715-7-41	Load Center, Remove, Secondary Voltage	EA	0	\$ 500.00	\$ -
0715-7-42	Load Center, Remove, Primary Voltage	EA	0	\$ 250.00	\$ -
0715-11-111	Luminaire, F&I, Roadway, Cobra Head	EA	0	\$ 750.00	\$ -
0715-11-112	Luminaire, F&I, Roadway, High Mast	EA	0	\$ 3,000.00	\$ -
0715-11-113	Luminaire, F&I, Roadway, Pole Top	EA	0	\$ 1,750.00	\$ -
0715-11-114	Luminaire, F&I, Roadway, Shoe Box	EA	0	\$ 1,750.00	\$ -
0715-11-115	Luminaire, F&I, Roadway, Wall Mount	EA	0	\$ 600.00	\$ -
0715-11-600	Luminaire, Repair & Reinstall	EA	0	\$ 500.00	\$ -
0715-17-52	Lighting - Lamp, Replace, Mercury Vapor	EA	0	\$ 10.00	\$ -
0715-17-53	Lighting - Lamp, Replace, Metal Halide	EA	0	\$ 50.00	\$ -
0715-17-55	Lighting - Lamp, Replace, Low Pressure Sodium	EA	0	\$ 10.00	\$ -
0715-19-3	Lighting - Replace Existing Surge Protector	EA	0	\$ 25.00	\$ -
0715-24-5	Lighting - Fuse - Pole Base, Replace	EA	0	\$ 20.00	\$ -
0715-32	Lighting - Diagnostic Work	LO	4	\$ 150.00	\$ 600.00
0715-36-12	Light Pole, Frangible Base, F&I, Transformer Base	EA	0	\$ 500.00	\$ -
0715-36-14	Light Pole, Frangible Base, F&I, Door Assembly	EA	0	\$ 20.00	\$ -
0715-37-1	Lighting Maintenance / Rehab - Photo Electric Control Assembly, F&I	EA	0	\$ 150.00	\$ -
0715-500-1	Pole Cable Distribution System, Conventional	EA	4	\$ 500.00	\$ 2,000.00
Section 0002 Total:					\$ 32,600.00
Section 0001 Total:					\$ -



WORK AUTHORIZATION



	REMIT TO:
AMERICAN LIGHTING AND SIGNALIZATION, LLC	AMERICAN LIGHTING AND SIGNALIZATION, LLC
4200 CHURCH STREET, SUITE 1042	4200 CHURCH STREET, SUITE 1042
SANFORD, FLORIDA 32771	SANFORD, FLORIDA 32771
(407) 328-3131 / FAX (407) 328-3137	
FOR: Town of Pembroke Park	DATE: December 10, 2020
3150 SW 52nd Avenue	ALS #: 1512002
Pembroke Park, FL 33023	CREW #: 151138
(954) 966-4600	Payment Terms: Net 30 Days

Pole Replacement - #A3-21

Pay Item #	Description	Qty.	Unit Price	Extension
0715-4113	Light Pole Replacement, F&I, Wind Speed 150, Pole Height - 45'	1	\$7,500.00	\$7,500.00
0715-32	Lighting - Diagnostic Work	1	\$150.00	\$150.00
Total =				\$7,650.00

Town of Pembroke Park Approval: _____ Date: _____

Contract Number: Z4066

Pay Item	Description	Units	Qty.	ALS Unit Price	ALS Total
Section 0001 Roadway:					
0522-1	Concrete Sidewalk and Driveways, 4" Thick	SY	0	\$ 150.00	\$ -
0522-2	Concrete Sidewalk and Driveways, 6" Thick	SY	0	\$ 200.00	\$ -
Section 0001 Total:					\$ -
Section 0002 Lighting:					
0630-2-11	Conduit, F&I, Open Trench	LF	0	\$ 30.00	\$ -
0630-2-12	Conduit, F&I, Directional Bore	LF	0	\$ 30.00	\$ -
0630-2-14	Conduit, F&I, Aboveground	LF	0	\$ 30.00	\$ -
0635-2-11	Pull & Splice Box, F&I, 13" x 24" Cover Size	EA	0	\$ 1,000.00	\$ -
0641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	0	\$ 3,000.00	\$ -
0715-1-11	Lighting Conductors, F&I, Insulated, # 10 or <	LF	0	\$ 2.50	\$ -
0715-1-12	Lighting Conductors, F&I, Insulated, # 8 - 6	LF	0	\$ 5.00	\$ -
0715-1-13	Lighting Conductors, F&I, Insulated, # 4 to # 2	LF	0	\$ 6.00	\$ -
0715-1-14	Lighting Conductors, F&I, Insulated, # 1 to # 0	LF	0	\$ 7.00	\$ -
0715-1-15	Lighting Conductors, F&I, Insulated, # 1/0 to # 3/0 (0 to 000)	LF	0	\$ 10.00	\$ -
0715-4111	Light Pole Complete, F&I, Wind Speed 150, Pole - 40'	EA	0	\$ 6,500.00	\$ -
0715-4112	Light Pole Complete, F&I, Wind Speed 150, Pole - 45'	EA	0	\$ 7,000.00	\$ -
0715-4113	Light Pole Complete, F&I, Wind Speed 150, Pole Height - 50'	EA	4	\$ 7,500.00	\$ 30,000.00
0715-4300	Light Pole Complete, Install	EA	0	\$ 1,500.00	\$ -
0715-4600	Light Pole Complete, Remove	EA	0	\$ 1,500.00	\$ -
0715-5-11	Luminaire & Bracket Arm, F&I, Aluminum	EA	0	\$ 1,500.00	\$ -
0715-5-12	Luminaire & Bracket Arm, F&I, Galvanized Steel	EA	0	\$ 3,000.00	\$ -
0715-5-50	Luminaire & Bracket Arm, Remove	EA	0	\$ 300.00	\$ -
0715-7-11	Load Center, F&I, Secondary Voltage	EA	0	\$ 10,000.00	\$ -
0715-7-12	Load Center, F&I, Primary Voltage	EA	0	\$ 580.00	\$ -
0715-7-21	Load Center, Rework, Secondary Voltage	EA	0	\$ 500.00	\$ -
0715-7-41	Load Center, Remove, Secondary Voltage	EA	0	\$ 500.00	\$ -
0715-7-42	Load Center, Remove, Primary Voltage	EA	0	\$ 250.00	\$ -
0715-11-111	Luminaire, F&I, Roadway, Cobra Head	EA	0	\$ 750.00	\$ -
0715-11-112	Luminaire, F&I, Roadway, High Mast	EA	0	\$ 3,000.00	\$ -
0715-11-113	Luminaire, F&I, Roadway, Pole Top	EA	0	\$ 1,750.00	\$ -
0715-11-114	Luminaire, F&I, Roadway, Shoe Box	EA	0	\$ 1,750.00	\$ -
0715-11-115	Luminaire, F&I, Roadway, Wall Mount	EA	0	\$ 600.00	\$ -
0715-11-600	Luminaire, Repair & Reinstall	EA	0	\$ 500.00	\$ -
0715-17-52	Lighting - Lamp, Replace, Mercury Vapor	EA	0	\$ 10.00	\$ -
0715-17-53	Lighting - Lamp, Replace, Metal Halide	EA	0	\$ 50.00	\$ -
0715-17-55	Lighting - Lamp, Replace, Low Pressure Sodium	EA	0	\$ 10.00	\$ -
0715-19-3	Lighting - Replace Existing Surge Protector	EA	0	\$ 25.00	\$ -
0715-24-5	Lighting - Fuse - Pole Base, Replace	EA	0	\$ 20.00	\$ -
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0715-36-12	Light Pole, Frangible Base, F&I, Transformer Base	EA	0	\$ 500.00	\$ -
0715-36-14	Light Pole, Frangible Base, F&I, Door Assembly	EA	0	\$ 20.00	\$ -
0715-37-1	Lighting Maintenance / Rehab - Photo Electric Control Assembly, F&I	EA	0	\$ 150.00	\$ -
0715-500-1	Pole Cable Distribution System, Conventional	EA	4	\$ 500.00	\$ 2,000.00
Section 0002 Total:					\$ 32,600.00
Section 0001 Total:					\$ -



AGENDA ITEM REPORT



To:

Subject: Salvage Equipment - small dump truck

Meeting: 12 21 2020 DRAFT Agenda WORKSHOP COMMISSION MEETING - Dec 21 2020

Department: Public Works

Staff Contact: Stephanie Woodbury,

RECOMMENDATION:

I recommend that we salvage the dump truck and place it on Gov Deals for auction. The truck is over 20 years old and has been in dire need of repair for years.

ATTACHMENTS:

[20201214163255](#)
[small dump truck](#)

Memo

To: Town Commission
J.C. Jimenez, Town Manager

From: Stephanie Woodbury, Project Manager

cc: Harry Taubenfeld, Finance Director

Date: December 14, 2020

Re: Salvage Equipment – 1994 Chevy Dump Truck

The Public Works Department has a vehicle that is well beyond its useful life and needs to be disposed of. I am therefore recommending that the following equipment be declared salvage and disposed of.

Equipment	Vin Number	Condition	Asset Number
1994 Chevrolet Pickup	1GBJC34K8RE285625	Non repairable	5625



AGENDA ITEM REPORT



To:

Subject: Town logo and seals

Meeting: 12 21 2020 DRAFT Agenda WORKSHOP COMMISSION MEETING - Dec 21 2020

Department: Public Works

Staff Contact: Stephanie Woodbury,

BACKGROUND INFORMATION:

We need to place the new Town logo on the work trucks, monument signs, bus shelters and inside the lobby at Town Hall

FINANCIAL IMPACT:

We can split the cost and focus on the vehicles first

ATTACHMENTS:

[20201215115900](#)



P.O. BOX 81-3226 , HOLLYWOOD , FL. 33081

954-445-4917

Licensed & Insured
CC 88-4981 - SE - X

Stephanie Woodbury

SUBMITTED TO		PHONE	DATE
Town of Pembroke Park			12/11/20
ADDRESS		JOB NAME	
3100 Su Sand Avenue		Town Seals	
Pembroke Park, Florida		JOB LOCATION	
33009	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

- (48) Town Seals 12" in height x 20 1/2" long @ \$22.54 each \$1081.92
- (12) Town Seals 8" in height x 14" long @ \$20.37 each \$244.44
- (1) Town Seal for Floor 12" high x 124" long \$1232.00
(Additional Charge for Removal of old Seal - Cannot guarantee that the floor color has not changed under old Seal)
- (7) Town Seals for Bus Enclosures (with 1/4" clear acrylic) @ \$317.00 each \$2,443.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

AGENDA ITEM REPORT



To:

Subject: Survey Services for ADA restrooms

Meeting: 12 21 2020 DRAFT Agenda WORKSHOP COMMISSION MEETING - Dec 21 2020

Department: Public Works

Staff Contact: Myriam Jacques, Public Service Interim Director

BACKGROUND INFORMATION:

We need a survey of this area of the Preserve in order to obtain permission from Broward County to connect to the lift station at Lake Forest Elementary. This is for the installation of the ADA restrooms - CDBG 45th Year

ATTACHMENTS:

[20201215122837](#)

CRAIG A. SMITH & ASSOCIATES

PROPOSED SCOPE OF SERVICES AND PROPOSED FEE

FOR

PROFESSIONAL SURVEYING SERVICES

AT

**LIMITED MAP OF BOUNDARY AND
TOPOGRAPHY SURVEY FOR PROPOSED EASEMENT
AT THE BOUNDARY BETWEEN
LAKE FOREST ELEMENTARY SCHOOL/OGLESBY PARK
3550 SW 48TH AVENUE
PEMBROKE PARK, FLORIDA**

DATED: December 15, 2020



CRAIG A. SMITH & ASSOCIATES

Engineers•Surveyors•Utility Locators•Grant Specialists

21045 Commercial Trail, BOCA RATON, FL 33486

(561) 314-4445

EMAIL: BKEENER@CRAIGASMITH.COM



Map of Boundary/Topographic Survey and Easement
3550 SW 48th Avenue, Pembroke Park, Fl.
CAS Proposal No: 20-9999-4051
December 15, 2020
Page 2 of 4

CRAIG A. SMITH & ASSOCIATES

**PROPOSED SCOPE OF SERVICES AND PROPOSED FEE
FOR
PROFESSIONAL SURVEYING SERVICES**

PROJECT NAME: Oglesby Park ADA Restrooms
3550 SW 48th Ave., Pembroke Park, Florida

PROPOSAL NUMBER: 20-9999-P4051

PROJECT NUMBER: N/A

PROJECT DESCRIPTION: Map of limited Boundary and Topographic Survey
Sketch and Description for Utility Easement

PROJECT PLANS: N/A

CLIENT: Town of Pembroke Park

Name: Ms. Stephanie Woodbury, Project Manager
Address: 3150 SW 52nd Ave.
Pembroke Park, Florida 33023
Phone: 954-966-4600
E-Mail: swoodbury@tppl.gov

GENERAL:

Craig A. Smith and Associates (CAS) propose to accomplish the professional surveying services for the above project as outlined in this proposal. When the parties have agreed upon the details of the services to be provided, the fees to be paid for the services, and sign this proposal, this proposal will become a formal written agreement. CAS proposes to accomplish the services as follows:

\\cas-fileAdmin\PROPOSAL-ASSEMBLY\COMPLETED_PROPOSALS\Survey\2020\4051-Pem-Park-Oglesby-Park-Restrooms\4051-Pem-Park-Oglesby-Restrooms.doc



S01

MAP OF LIMITED BOUNDARY AND TOPOGRAPHIC SURVEY

Prepare certified drawing, to scale, showing the south boundary of Oglesby Park between the southerly most southeast and southwest corners; said line also being the north boundary of lake forest elementary School. Property corners will be set or found for reference. The lift station (approximately one third of the way along this line from said southwest corner) will be located along with any improvements within a fifty (50) foot by fifty (50) foot box immediately to the northeast of the existing lift station. Spot elevations will be shown in the entire area relative to North America Vertical Datum of 1988 (NAVD '88) for informational purposes. The Map of Boundary and Topographic Survey will be created adhering to Florida Statutes Chapter 472.027, Florida Administrative Code 5J-17 (Standards of Practice for Surveying in the State of Florida) and provided to the Client in .PDF and Cad formats.

\$2,125.00

S55

SKETCH AND DESCRIPTION

Based on the information gathered for the location of the existing lift station and its relationship to the boundary line, a Sketch and Description will be prepared to provide a five (5) foot easement for the proposed gravity sewer line from the lift station wet well to the proposed bathrooms. The easement will be prepared for the portion within the Lake Forest Elementary School property. (approximately twelve (12) feet in length). Said Sketch and Description will be suitable for inclusion as Exhibit "A" to documents prepared for the easement by others.

\$485.00

TOTAL = \$2,610.00

This proposal does not include adherence to any other standards or requirements with the exception of those applicable and required by Florida law or possible review comments by the named undersigned client. Revisions requested for adherence to additional standards or requirements will be charged at a mutually agreed upon Lump Sum Fees.

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Map of Boundary/Topographic Survey and Easement
3550 SW 48th Avenue, Pembroke Park, FL
CAS Proposal No: 20-9999-4051
December 15, 2020
Page 4 of 4

It is estimated that the survey and Legal Description will be complete within three (3) weeks of the receipt of the Purchase Order (PO), which will be recognized as the notice to Proceed (NTP).

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES


Robert D. Keener, PSM
Vice President

Signature

Name of Authorized Representative

Title

Date

\\cas-file\Admin\PROPOSAL-ASSEMBLY_COMPLETED_PROPOSALS_\Survey\2020\4051-Pem-Park-Oglesby-Park-Restrooms\4051-Pem-Park-Oglesby-Restrooms.doc



481 E. Hillsboro Blvd., Ste 100-A
Deerfield Beach, FL 33441
Phone: 866.776.3185
Fax: 561.465.3145
www.landtecsurvey.com

To whom it may concern,

The services requested are as stated below:

- Special Purpose Location Survey
- Sketch and Description (of proposed pipe as shown on site plan)

The cost of these services will be a total of \$500.
Please refer to the order for attached for additional information.

Sincerely,

Steve Guerrero
Survey Technician
Landtec Surveying, Inc.
sguerrero@landtecsurvey.com

Invoice



Atelecom, Inc.

7378 West Atlantic Blvd., #352
Margate, Florida 33063 – 3942
Voice: (954) 495-4409 Fax: (954) 495-4427

Quote

Date: 12-16-20

FOR:

☐ Sales
☒ Service
☐ Other:

☐ Repairs
☒ Install

BILL TO:		WORK SITE:	
Attention/Name:	Mark Pakula	Attention/Name:	
Company Name:	Town of Pembroke Park	Company Name:	
Street Address:	3150 SW 52nd Ave	Street Address:	Same
City, ST Zip Code:	Hollywood, FL 33023	City, ST Zip Code:	
Phone #:	(954) 966-4600	Phone #:	
Fax #:		Fax #:	

DESCRIPTION	QTY.	UNIT PRICE	AMOUNT
Cat 6 cable voice and data to new server room	50	95.00	4,750.00
Cat 6 24 port Patch panel	2	110.00	220.00
Remove old cables(low voltage)			-
12 - Month Warranty - Parts & Labor			-
Additional Information: any Additional cable runs = \$135.00			-
Deposit = \$ 2485.00			-
Bal. install after = \$2485.00			-
		SUBTOTAL	\$ 4,970.00
		SALES TAX	0.00%
			4,970.00
		TOTAL	

PAYMENT TYPE: ☐ Sales ☐ Credit Card ☐ Net 30 ☐ Check ☐ Cash ☐ Other Specify: _____

By signing below, the undersigned Customer acknowledges and agrees that the above services, repairs or purchases to be satisfactory. If Customer is a corporation, partnership or other entity, the undersigned hereby personally guarantees the payment of this invoice. Customer agrees that if Customer refuses to pay and/or has a returned check, Customer agrees to pay any fees required to collect payment. Atelecom, Inc. reports all delinquent accounts to the credit bureau. Customer understand and agrees, that if Customer's account becomes delinquent or if Customer refuses to pay, Atelecom will remove any equipment, cable and jacks that were either sold to or installed for said Customer. All checks are to be made payable to: **Atelecom, Inc.** Customer will be charged a minimum of \$25.00 for any check returned.

I AGREE TO ALL THE TERMS AS STATED ABOVE.

Customer's Signature: _____

Date: _____

Technician's Name: _____

Date: _____

THANK YOU FOR YOUR BUSINESS!

ORDINANCE NO. 2021-002

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, MODIFYING A VARIANCE GRANTED IN 2001 RELATING TO A PORTION OF LOT 2, BLOCK 13, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Florida Constitution, grants municipalities the power to conduct municipal government, perform municipal functions and render municipal services; and

WHEREAS, on February 13, 2002, upon the recommendation of the Town's Hearing Examiner, the Town of Pembroke Park Town Commission (the "Commission") passed an ordinance granting a series of variances for the property located at 2350 SW 30 Ave (the "Property"); and

WHEREAS, the Variance Ordinance (Ordinance 02-02-01) allowed for: a reduction in the required perimeter setback on the south property line from 10 feet to zero feet, a reduction in the required number of parking spaces from 31 to 22, a reduction from the average 10 foot wide landscaped area around the building near the parking spaces, and for 3 driveway connections to the street for the property; and

WHEREAS, the current owner of the Property has requested a modification to the portion of the Variance Ordinance which allowed a reduction in the amount of required parking spaces, but limited the property to operating as an "antique store"; and

WHEREAS, the Hearing Examiner held a hearing on the requested Variance Ordinance modification on December 17, 2020, beginning at 5:00 p.m. at Town Hall of the Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida, 33023. The Hearing Examiner considered evidence provided by the Petitioner and its witnesses; the Town and its representative(s); report and testimony of Michael Miller, Town of Pembroke Park Consultant Town Planner; and documentary evidence and reports; and

WHEREAS, the Hearing Officer's report (attached as "Exhibit A") recommended that the Pembroke Park Town Commission grant the requested Variance Ordinance modifications.

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

Section 1: The Variance Ordinance modifications requested by the owner of 2350 SW 30 Ave. are hereby granted, subject to the list of expanded use limitations set forth in Exhibit B attached hereto.

Section 2: The Hearing Officer's report ("Exhibit A") is hereby incorporated and made a part of this Ordinance.

Section 3: That the provisions of this Ordinance are to be severable and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions, in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 5: That this Ordinance shall be in force and take effect as provided by law.

PASSED AND ADOPTED on First Reading this 13th day of January, 2021.

PASSED AND ADOPTED on Second Reading this ____ day of _____, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor Commissioner

MARLEN D. MARLEN
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON
Town Attorney

TOWN OF PEMBROKE PARK, FLORIDA

IN RE: ZONING VARIANCE PETITION CASE NO. 20-436

**2350 SW 30 AVENUE PROPERTIES, LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009,**

Petitioner.

_____ /

REPORT OF HEARING EXAMINER AND NOTICE OF FILING

THIS MATTER came on to be considered before the undersigned Hearing Examiner¹, HARRY HIPLER, of the Town of Pembroke Park, Florida, on December 17, 2020 beginning at 5:00 p.m. at Town Hall of the Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida, 33023 pursuant to a Petition for Zoning Variance which is a variance modification. The Hearing Examiner considered evidence provided by the Petitioner and its witnesses; the Town and its representative(s); Report and testimony of Michael Miller, Town of Pembroke Park Consultant Town Planner; the documentary evidence and reports presented, copies of which are either attached hereto or made reference to in this Report of Hearing

¹ Pembroke Park has hearing officer, which is called a Hearing Examiner according to Sections 28-36 to Sections 28-79, code of ordinances. These proceedings are quasi-judicial proceedings. This Report of the Hearing Examiner is a recommendation, subject to the Town Commission's ultimate decision to determine whether this petition should be granted or denied. Any recommendation made by the Hearing Examiner is not binding on the Town Commission. See Section 28-75, code of ordinances, which provides as follows: (b) "The Hearing Examiner shall serve in an advisory capacity to the Town Commission with respect to owner-initiated, site-specific rezoning and zoning variance requests, and in such capacity shall not make final determinations. (c) All decisions of the Hearing Examiner shall be in the form of a recommendation to the Town Commission. Only a party of record, or his or her representative, who has filed a request for appearance shall be afforded the right to address the Town Commission." However, as is the case at all public hearings, there are public comments that can be made by the general public as concerns the subject petition.

Examiner that include the Petitioner's Petition for Zoning Variance and Pembroke Park Consultant Planner Planning Report and attachments; any other documents presented; any public comments. This matter was duly noticed in Pembroke Park, and advertised in the South Florida Sun-Sentinel by the town attorney. The public was given notice by the town as required by law, and any public comments were considered by the Hearing Examiner in making this Report and Recommendation.²

FINDINGS

After considering the evidence, documents, and attachments presented, the Hearing Examiner finds and reports the following to the town commission of Pembroke Park, Florida:

1. A Petition for Zoning Variance³ was filed in accordance with Pembroke Park Ordinance, Section 28-51, *et. seq.*, on or about August 3, 2020 requesting a zoning variance of specific conditions existing on real property located at 2350 SW 30 Avenue, Pembroke Park, Florida 33023, and which is legally described in the Town's notice and Petitioner's Petition for Zoning Variance as follows: **SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13. Parcel ID: 5142 21 01 0108.**

HISTORY AND BACKGROUND

² See State of Florida, Office of the Governor, Executive Order Number 20-69, which provides in Section 2: "Local government bodies may utilize communications media technology, such as telephone and video conferencing, as provided in section 120.54 (5)(b)2, Florida Statutes.

³ Petitioner seeks a "...variance amendment to existing variance allowed reduced parking spaces for an antique store to allow for additional uses already permitted under the Light Industrial Zoning District." Further, as details of unnecessary hardship, Petitioner states: "Antique stores have suffered tremendously from the advent of the online marketplace. Where at one time there were dozens of antique stores in both Pembroke Park and Hollywood, there is now just one or a few remaining. This variance amendment will allow the property to be used by one of the permitted uses in the existing zoning district with a similar parking requirement." See Petitioner's Application for Zoning Variance as filed. In essence, Petitioner's request is for a modification of the existing variance granted in 2001-02.

2. In 2001-02, the then owner of Tower Bridge Antiques located at 2350 SW 30 Avenue, Pembroke Park made application to the Town for a Site Development Plan along with an application for five (5) variances. Zoning variances applied for at that time included: (1) provide a zero foot setback at one location when ten (10) feet was required; (2) allow a 5'2" setback at another location when ten (10) feet was required; (3) allow a reduction of the landscaping areas around the building when ten (10) feet was required; (4) allow three (3) driveways to be built when only two (2) were permitted; and (5) reduction in the amount of parking spaces from 31 parking spaces to 22 parking spaces. See Town of Pembroke Park Hearing Examiner's Report and Recommendation, Case No. 01-424. The justification was that antique stores do not need much parking spaces, which is a valid basis for allowing a parking reduction, and as such the 2001-2 variance application was approved by the Town Commission as per Ordinance No. 02-01-01.

3. However, there was a condition that the only use that could occupy the site was antique stores which was acceptable to the owner and the Town, because antique stores do not create parking problems on account of the fact that they are not "in and out" retail stores or other such businesses that attract lots of customers who may remain for different periods of time, long and short, and who may go in and out frequently; and therefore this condition applied until and if that site was sold to a future owner at which time this variance request for this type of business could either be maintained by the new owner, or if a new owner sought to change the type of business existing, he or she could apply for a continuation of the antique store business, or discuss the possibility of modifying the usage rather than maintaining the status quo. These conditions as per the variance – the ones mentioned in sections (1) to (5) had to be maintained including the maintenance of antique stores solely by the owner – was agreed to by the then

owner and would apply, until and if a new prospective owner sought a change in the variance arguing for a modification of the existing variance. Thus, if a future use was requested by the 2001-2 owner or any prospective future owner other than usage of an antique store that was agreed to by the then applicant at that time in 2002 and the Town, there would have to be an analysis and review of whether the existing variance would continue to exist for new and supplemental usage by a new owner for antique stores, or if a change in usage would be permitted depending on whether changing conditions existed and/or could be shown to exist. In any event, the variance that was granted in 2001-2 made it clear that the existing variance would have to exist, unless the current or prospective owner came to terms in some form for maintenance of the status quo or a modification of the variance that could include the demolition of a building on that site or some other method in allowing for additional parking in order to comply with Town Parking code requirements for some other type of business.

4. This complex was built and antique stores have operated at the site since 2001-2. This was part and parcel to the Town's redevelopment in 2001-2 to showcase this area as an antique district that could easily be seen from I-95 so that this land area remain an "appealing community front door to I-95 traffic."

5. At this time, a real estate sale is pending and/or has been completed, and the new (proposed) owner seeks to occupy this building with businesses *other than* an antique store that could include stores whose sales include carpets and rugs showrooms and perhaps additional businesses other than antique stores or a carpets and rugs showroom. Petitioner seeks to maintain the status quo as to parking spaces that are explicitly permitted solely for antique stores, even though Petitioner seeks to expand the nature and types of businesses to those other than

antique stores that could include light industrial as well as other types that will be discussed herein.

6. In 2015 the Town modified the M-1 Industrial Zoning District to include very specific land usage on account of a prior ordinance containing outdated and perhaps vague text and guidelines that was ultimately changed by the enactment of the new ordinance. Petitioner has requested “Light Industrial” uses which is not listed in the Code. The Town’s code has many uses that may not be appropriate and compatible with the Town’s goals including its business and aesthetic values that exist along I-95 as drivers drive toward Hallandale Beach Boulevard that is at the Town’s front door and remain attractive. Still, in considering the variance request of Petitioner, the Town can consider new uses in this land use area as the Town is seeking redevelopment of this land area into less industrial and perhaps more merchant oriented businesses to maintain and enhance its image and goals as an attractive business town and community, but with the understanding that there be less traffic and overflow of vehicles.

7. The Town is not unsympathetic to Petitioner’s wishes, but to allow carte blanche development in an “anything goes” environment for businesses would be inconsistent with the Town’s goals and its Comprehensive Land Use Plan that would make it inappropriate.⁴ Therefore, it is in everyone’s best interest that there are clear cut and definitive types of businesses that could exist on the subject property that may or may not include other industrial uses or carpet and rug showroom sales, but that must have low impact parking needs, and that

⁴ The Local Government Comprehensive Planning and Land Development Regulation Act ("Growth Management Act") was enacted in 1985 and codified in Chapter 163, Florida Statutes. Part II of this enactment requires local governments to follow local comprehensive land development plans, where present and future land use plan elements are considered so that there is an orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. See generally Fla. Stat. Sections 163.3177(1), et seq. See also *DMB Investment Trust v. Islamorada*, 225 So.3d 312 (Fla. 3rd DCA 2017); *Surf Works, LLC v. Jacksonville Beach*, 230 So. 3d 925 (Fla. 1st DCA 2017).

could occupy the site with the limited parking needs. Thus, as will be discussed herein the Town Commission can adopt Town Planner's Option #1 or #2, or both, or its own criteria and therefore consider allowing businesses on the subject real property that fall within Option #1 or #2, or both, depending on what is in the best interest of the Town so that businesses other than antique stores may be acceptable.

8. In considering Options #1 and #2, the Town Planner has set forth a number of proposed uses that could exist on the subject real property, subject to Town Commission approval, including the possibility of maintaining the status quo if the Town Commission believes that the status quo is in the best interest of the Town, or alternatively a modification if the Town Commission believes that a change is appropriate. As such, the Town Planner's recommendations as per his list of allowable uses has been adjusted to include more uses by the future owner in Option #1 and #2 in as much as those uses do not require greater than 23 parking spaces that is consistent with the existing variance approved in 2002 in number (5) of the variance request that was approved in 2002. In an attempt to allow the new proposed owners expanded usage and the Town's goal to redevelop the subject area, it is still important to control inappropriate and unsuitable uses at this site; thus, the Town in this Petitioner's variance request is considering a recommendation of allowable uses that can be adjusted to include more uses, not less, with the caveat that such newly allowed uses if approved by the Town Commission be restricted to those contained and specifically outlined by the Town Planner in his Report and Recommendation in Options #1 and/or #2 that will not hinder the Town's desire to redevelop the subject property in accordance with its goals of quality redevelopment and changing times in the subject area without substantially increasing traffic and parking restraints.

9. Many antique districts have been hurt and some antique stores have gone out of

business or have been minimized on account of Ebay and other on-line sales outfits like Amazon that sell merchandise without having to go to a brick and mortar business store for purchases.⁵

The Town of Pembroke Park is an eclectic local government that contains residences, Manufactured Housing, RV Parks, large and small commercial businesses, and antique stores the latter of which are located adjacent to I-95, but which have diminished in number due to the economy and other economic challenges. The Town's slogan is "The Small Town that Means Big Business,"⁶ which should suggest that the Town does not restrict its businesses to one type of business; rather that slogan is consistent with a multitude of businesses presently existing in the Town and an influx of future businesses as long as they are consistent with the Town's goals. Therefore, expanding the uses of subject the real property is consistent with the Town's interests and development, subject to reasonable limitations over the types of uses that are permitted and parking and traffic concerns.

10. In lieu of Petitioner's broad and open-ended request for Light Industrial as requested by Petitioner, it is the recommendation that the Town Commission consider adopting Option #1 or Option #2, or both, that appear to allow Petitioner to expand usage of the subject

⁵ See Kailynn Bowling. Forbes. Is Brick-And-Mortar Retail Really Dying? Oct 11, 2018, whose site is <https://www.forbes.com/sites/yec/2018/10/11/is-brick-and-mortar-retail-really-dying/#73e5eb017e36>. While brick and mortgage businesses have been hurt, they are not going out of business. While many retailers have gone out of business in the digital age, this is largely due to a lack of modernization.

⁶ See Plan to Economically Redevelop Dania Beach by Focusing on Antique District. *Florida Section of American Planning Association (FAPA) (2006)* which may be reviewed at https://works.bepress.com/harry_hipler/9/. This is an example of where a small city downtown had as its base and root a foundation resting on antique shops in a specified area in the old downtown of the city, but as the presentation suggests, a local government should not have only one industry or type of business in a city, but rather many industries and businesses to allow quality development and to allow a broad based group of businesses in a small town, as long as the town's goals are met. As such, expanding the businesses beyond antique stores could make sense for this area of the Town, but only if the types of businesses were consistent with certain allowable land uses given the reduced parking situation that applies in this land use area.

real property, as long as the land uses do not substantially increase the traffic and hinder the present reduced parking situation. Of course, any business that exists on the subject real property will have to apply for a business tax receipt from the Town for any conforming businesses allowed on the subject real property in order to do business.

THE LAW

11. For a variance request, the applicant carries the burden to establish that the criteria necessary to grant the request is met. See *City of Satellite Beach v. Goersch*, 217 So.3rd 1143, 1145 (Fla. 5th DCA 2017). A variance if granted is subject to a stringent standard for relief from the literal enforcement of a zoning ordinance for the use of property in a manner that is otherwise forbidden upon a finding that enforcement of the ordinance as written would inflict practical difficulty or unnecessary hardships on a property owner. See *Auerbach v. City of Miami*, 929 So.2d 693 (Fla.3rd DCA 2006); *Herrera v. City of Miami*, 600 So.2d 561 (Fla. 3rd DCA 1992). A local government is provided with broad discretion in considering a variance request. See *City of Coral Gables v. Geary*, 383 So.2d 1127 (Fla. 3rd DCA 1980). A variance should not be granted where the use to be authorized thereby will alter the essential character of the locality, or interfere with the zoning plan for the area and with the rights of owners of other property. A variance which permits a use not authorized by an existing zoning classification set under a planned zoning of the area or neighborhood generally is not justified unless the land cannot yield a reasonable return when used only for purposes authorized in its present zoning. See *Elwyn v. City of Miami*, 113 So.2d 849 (Fla. 3rd DCA 1959).

On the other hand, the general rule in favor of a variance is that a variance may be granted when a situation is not caused by the conduct or expectations of a property owner, or

when there is an undue hardship that will result against the property owner should the local government enforce its code of ordinances, or if there would be practical difficulty applied to the owner if a variance is not granted, or if the literal enforcement of a code division will result in a hardship. See *Clarke v. Morgan*, 327 So.2d 769 (Fla. 1975); *Maturo v. City of Coral Gables*, 619 So.2d 455 (Fla. 3rd DCA 1993); *Auerbach v. City of Miami*, 929 So.2d 693 (Fla.3rd DCA 2006). Stated another way, an applicant for a variance must show that strict application of the zoning ordinance will produce unnecessary hardship with respect to his or her parcel of land that he or she did not cause. *Crossroads Lounge, Inc. v. City of Miami*, 195 So.2d 232 (Fla.3d DCA 1967).

In considering a variance request by a property owner, the town commission is also authorized to balance the interests and public welfare of the local government, and the interests of the owner of the real property to obtain a reasonable use of the private property by the owner. See *Sarasota County v. Purser*, 486 So.2d 1359 (Fla. 2nd DCA 1985); *Metropolitan Dade County v. Reineng*, 399 So.2d 379 (Fla. 3rd DCA 1981). Public interest considerations include balancing an owner's right to obtain reasonable use of its property with a local government's interest in maintaining stability and continuity in its zoning regulations and a desire to maintain quality development and growth in the community. In balancing these interests, a local government may also work with owners and developers when necessary to maximize quality development and use by considering variance requests, so long as the variance request does not hinder the public welfare and safety of the community, and the request remains consistent with zoning regulations of the local government and the Comprehensive Land Use Plan, and the law on variances is followed.⁷

⁷ In *Lee County v. Sunbelt Equities, II, Ltd. Partnership*, 619 So.2d 996 (Fla. 2nd DCA 1993), the appellate court stated: "It has never been the law that a landowner is always entitled to the

12. The Town of Pembroke Park has adopted fundamental principles as to a variance request when the Town Commission enacted Sections 28-75 and 28-76 of the Town code, which has established criteria for considering variance requests. According to the Town code, the hearing examiner may recommend, and the Town Commission may approve a variance request from the literal enforcement of a zoning ordinance whenever enforcement of the code will result in an undue hardship upon a party, when it would not endanger the health, safety, and welfare of the residents of the town, when changing conditions have occurred, when doing so there will be compliance with the Comprehensive Land Use Plan and its attendant requirements, to protect natural resources, and other listed criteria that may be considered by the hearing examiner and Town Commission, including the precedent required by Florida law. However, it is incumbent to understand that the granting or denial of a variance request rests with the local government. See *Herrera v. City of Miami*, 600 So.2d 561 (Fla. 3DCA 1992); *City of Satellite Beach v. Goersch*, 217 So.3d 1143 (Fla. 5th DCA 2017).

The Town Planner's Report and his Options #1 and #2 provided reasonable criteria for businesses that might be allowed to exist on account of the Town's concern over keeping the parking requirements and numbers the same as they presently exist, and after considering the criteria listed in page 3 of the Town Planner's Report that provide which land uses permit

'highest and best' use of his land. See *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104, 98 S.Ct. 2646, 57 L.Ed.2d 631 (1978). This is not to suggest that a local government, in enacting land use codes, may disregard the landowner's rights. First of all, land use restrictions must substantially advance some legitimate state interest, or they are invalid. *Nollan v. California Coastal Commission*, 483 U.S. 825, 107 S.Ct. 3141, 97 L.Ed.2d 677 (1987). Second, they cannot be so intrusive as to deprive the landowner of reasonable economic use of the property, nor should previously permissible or "grandfathered" uses be incautiously rescinded. However, assuming a regulation is necessary for the welfare of the public, and is not physically invasive or confiscatory of some existing property right, it is within the government's "police power" to enact it, as long as the law is followed on variances. See *Village of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365, 47 S.Ct. 114, 71 L.Ed. 303 (1926)." *Id.*, at 1006.

parking spaces up to a maximum of 23 spaces so that the area remains the same as to parking requirements. See *Clarke v. Morgan*, 327 So.2d 769 (Fla. 1975); *Redner v. City of Tampa*, 827 So.2d 1056 (Fla. 2nd DCA 2002).

RECOMMENDATION OF HEARING EXAMINER

13. Based upon the evidence presented, the Hearing Examiner finds that approving the variance request as modified by the Town Planner in his Report in Options #1 and #2 will have no adverse effect on the Town's health, safety, and welfare. The Town Planner's recommendation of Options #1 and #2 as stated and if granted will not have any adverse effect on Petitioner's neighborhood or street and adjacent properties. The Town seeks quality redevelopment in the subject land area under review, but only if the parking requirements and numbers of spaces remain the same, and that it would appear that granting this variance relief in accordance with the Town Planner's recommendation Options #1 and #2 should enhance and improve the subject real property and the neighboring land on account of changing conditions in the neighborhood and permit the new owner a reasonable and best use of the subject real property without causing Petitioner an unnecessary hardship or any infliction of practical difficulty. Petitioner's variance relief as provided in the Town Planner's Report will not have an adverse effect on the functional uses and spaces of the neighbors now or in the future, as long as the parking requirements remain the same. Petitioner's variance relief as modified in the Town Planner's Report should have no adverse effect on anyone, including Petitioner or the proposed purchaser, and the variance modification requested here by Petitioner and which has been modified by the Town Planner's Recommendation as provided for in Options #1 and #2 should be beneficial to the Town and Petitioner and the new prospective owner, and it will not interfere with neighboring property owners' usage.

14. Allowing the variance relief in accordance with the Town Planner's recommendation and Options #1 and #2 will not be inconsistent with the Town's present zoning regulations or existing variances on the subject real property, and in fact it is consistent with the subject real property and its uses and purposes, and it will not be incompatible with the Town's Comprehensive Land Use Plan. This variance relief as recommended for by the Town Planner is not inconsistent with the Town's policies and objectives and the intent of the Town's Comprehensive Plan and its code. The variance relief as recommended by the Town Planner is not inconsistent with the densities, intensities, and general uses set forth in the Town's Comprehensive Land Use Plan or its zoning regulations. The variance relief as recommended by the Town Planner's report and recommendation will have no adverse effect on the protection or conservation or preservation of environmentally critical areas and natural resources as this is not an issue. The variance relief as recommended by the Town Planner is compatible with existing uses and will not cause damage, hazard, nuisance or other detriment to personal or real property of Petitioner or its neighbors. The variance request of Petitioner, and as recommended and modified by the Town Planner that recommends Options #1 and #2 is permissible in order to allow minor deviations from the Town code and is not burdensome. Approving the variance relief as recommended by the Town Planner should not detrimentally harm the owner's use or that of any adjacent property owners. The variance relief as recommended by the Town Planner should not prejudice the aesthetics of the area, nor should it harm the health, safety, and welfare of the neighborhood. This variance relief as recommended by the Town Planner will not place an undue burden on existing infrastructure. This variance relief as recommended by the Town Planner is not inconsistent with the zoning regulations of the Town. See Chapter 28 of Code of

Ordinances; Section 28-75 (a)(1)(A) through (M), which provides the relevant criteria; and Section 28-76 of the Town's code of ordinances.

R E C O M M E N D A T I O N

In view of the aforesaid findings made in this Report and Recommendation after considering the testimony and documentary evidence that were presented, the Hearing Examiner reports and recommends the following to the Town Commission:

A. That the Town Commission approve the variance request by Petitioner, but only as modified and as outlined in the Town Planner's Report as suggested by the Town Planner's Report Options #1 and #2, and as outlined in this Report;

B. That the owner of the subject real property be allowed to allow the businesses as outlined in the Town Planner's recommendation as modified therein by the Town Planner and as stated in the Options #1 or #2, or the Town Commission, and that said businesses be specifically provided in the Town's ordinance by stating which businesses are permitted and allowed on the subject real property;

C. That for any businesses allowed on the subject real property, there shall no less than 23 spaces required as presently existing;

D. If the Town Commission decides to modify its code in the future, and there is any inconsistency between the current variance relief that may be granted and any future zoning, then the Petitioner shall be required to comply with any future zoning code modification;

E. Petitioner and any prospective purchaser shall be required to comply with all requirements mentioned in this Report, and that of the Town Planner's Report, as well as any other requirements of Michael Miller, the Town Commission, its local government agencies, and its staff now or in the future;

F. That if there are any violations by the Petitioner and/or a future owner of the subject real property, then said violations in the future shall constitute a code enforcement violation and be subject to code enforcement proceedings and supplementary proceedings as the case may be should this variance be granted, subject to the provisions stated in this Report and that of the Town Planner's Report;

G. That if Petitioner upon obtaining the variance fails to comply with any local, state, and federal laws, or anything required in this Report, then said violation shall constitute a local code violation and shall subject the owner of said property to fines and penalties as provided by law and code compliance;

H. Petitioner and any successor owner of the subject real property shall be bound by this zoning change to RM-16A in this this Report, and all local, state, and federal laws, along with all Town commission requirements for any future development by Petitioner or any future owner.

CERTIFICATE OF FILING ORIGINAL REPORT

I HEREBY CERTIFY that this Report and Recommendation was filed and served with the Clerk of the Town of Pembroke Park, Florida, this 18th day of December, 2020.

/s/ HARRY HIPLER

HARRY HIPLER FBN 199842
EMAIL: hhip@aol.com
Town of Pembroke Park
Hearing Examiner
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
954-966-4600

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this Report and Recommendation was filed and served by email this _____ day of _____ 2020 on the following: Mayor and Commissioners of the Town of Pembroke Park; Petitioner and/or its representatives and counsel; Michael Miller, Town Planner; Melissa P. Anderson, Esquire, Town Attorney; Town Manager; Assistant to Town Manager; and whose emails are as follows: Jshir@beckerlawyers.com; CLAPLANT@beckerlawyers.com, townclerk@tppfl.gov; mgrooms@tppfl.gov; lanzerolle@tppfl.gov; HClark@tppfl.gov; townattorney@tppfl.gov, mmiller@michaelmillerplanning.com; RDieuveille@tppfl.gov; GCohen@tppfl.gov; amohammed@tppfl.gov; mmiller@michaelmillerplanning.com; hhip@aol.com

/s/ Harry Hipler

HARRY HIPLER
Town of Pembroke Park
Hearing Examiner
EMAIL: hhip@aol.com
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
954-966-4600

**Any party may appeal a decision of the Hearing Examiner and Town Commission concerning a rezoning or variance petition, which shall be by writ of certiorari to the Circuit Court pursuant to Fla. R. of Civ. Pr. 1.630 and Fla. R. App Pr. 9.100, and as otherwise provided by Florida law.

TOWN OF PEMBROKE PARK, FLORIDA

IN RE: ZONING VARIANCE PETITION CASE NO. 20-436

**2350 SW 30 AVENUE PROPERTIES, LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009,**

Petitioner.

Exhibits for

Case No. 20-436

2350 SW. 30 Avenue
Properties, LLC

1. Notice of Public Hearing &
Hearing Examiner Meeting
2. S. Florida Sun-Sentinel
Advertising
3. M. Miller Report & attachments

**TOWN OF PEMBROK PARK
NOTICE OF VARIANCE MODIFICATION HEARING**

NOTICE IS HEREBY GIVEN to all parties that the Town of Pembroke Park, Broward County, Florida, is conducting a Virtual Public Hearing on December 17th, 2020, at 5 p.m. to consider a petition requesting a modification ("Variance Modification") to a variance granted in 2002 (the "2002 Variance") for a property located at 2350 SW 30 Avenue in Pembroke Park Florida. To GOTOMEETING address for the virtual hearing is: <https://global.gotomeeting.com/join/644628429>. The Variance Modification requests the 2002 Variance be amended to allow additional uses other than "Antique Store" at the Property.

The Variance Modification may be viewed and inspected by the public online at: <https://townofpembrokepark.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=290> All interested parties may appear at the Variance Modification Hearing and be heard with respect to the requested Variance Modification. All interested parties please take due notice of the time and date of the and govern yourselves accordingly.

Any person who decides to appeal the decision of the Hearing Examiner with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, 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 VIRTUAL MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954.966.4600 AT LEAST 2 CALENDAR DAYS PRIOR TO THE MEETING.

TOWN OF PEMBROKE PARK

By: /s/Melissa P. Anderson
MELISSA P. ANDERSON, Town Attorney

1

NOTICE OF PUBLIC HEARING



HEARING EXAMINER MEETING

NOTICE OF VIRTUAL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Pembroke Park, Florida, will hold a "Virtual" Hearing Examiner Meeting utilizing communications media technology ("CMT"), in accordance with Emergency Ordinance 2020-009, dated November 10, 2020, pertaining to conducting local government meetings while under the public health emergency related the spread of Novel Coronavirus Disease 2019 (COVID- 19)

DATE: Thursday, December 17, 2020

TIME: 5:00 P.M.

You can dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 644-628-429

Two hours prior to meeting you can submit a text or voicemail at (954) 707-9820

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the Town Clerk at townclerk@townofpembrokepark.com.

All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this Town Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:

Marlen D. Martell, Town Clerk

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, FL 33023

954-966-4600, ext: 235

townclerk@townofpembrokepark.com

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TOWN OF PEMBROKE PARK

By: /s/Melissa P. Anderson

MELISSA P. ANDERSON, Town Attorney

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.

Page

1. VIRTUAL INSTRUCTIONS
DATE: Thursday, December 17, 2020
TIME: 5:00 P.M.
You can dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (571) 317-3116
Access Code: 644-628-429
2. CALL TO ORDER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
6. VARIANCE MODIFICATION
 - 6.1. Report
Variance Modification 2350 SW 30 Ave
7. ATTORNEY COMMENTS
8. ADJOURNMENT

3 - 5

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South Florida Sun-Sentinel, Ft. Lauderdale

Dec. 8, 2020

Miscellaneous Notices

TOWN OF PEMBROK PARKNOTICE OF VARIANCE MODIFICATION
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"2002 Variance") for a property located at 2350 SW 30 Avenue in Pembroke
Park Florida. To GOTOMEETING address for the virtual hearing is:
<https://global.gotomeeting.com/join/644628429>. The Variance Modification
requests the 2002 Variance be amended to allow additional uses other than
"Antique Store" at the Property. The Variance Modification may be viewed and
inspected by the public online at:
<https://townofpembrokepark.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=290> All interested parties may appear at the Variance Modification
Hearing and be heard with respect to the requested Variance Modification. All
interested parties please take due notice of the time and date of the and govern
yourselves accordingly. Any person who decides to appeal the decision of the
Hearing Examiner with respect to any matter considered at this meeting will
need a record of the proceedings and, for such purpose, 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 VIRTUAL
MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954.966.4600
AT LEAST 2 CALENDAR DAYS PRIOR TO THE MEETING. TOWN OF
PEMBROKE PARKBy: /s/Melissa P. AndersonMELISSA P. ANDERSON,
Town Attorney 12/01, 12/08/20 6824854

See <https://floridapublicnotices.com/search/>

South Florida Sun-Sentinel, Ft. Lauderdale

Dec. 1, 2020

None

TOWN OF PEMBROKE PARK NOTICE OF VARIANCE MODIFICATION HEARING NOTICE IS HEREBY GIVEN to all parties that the Town of Pembroke Park, Broward County, Florida, is conducting a Virtual Public Hearing on December 17th, 2020, at 5 p.m. to consider a petition requesting a modification (Variance Modification) to a variance granted in 2002 (the 2002 Variance) for a property located at 2350 SW 30 Avenue in Pembroke Park Florida. To GOTOMEETING address for the virtual hearing is:

<https://global.gotomeeting.com/join/644628429>. The Variance Modification requests the 2002 Variance be amended to allow additional uses other than Antique Store at the Property. The Variance Modification may be viewed and inspected by the public online at:

<https://townofpembrokepark.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=290> All interested parties may appear at the Variance Modification Hearing and be heard with respect to the requested Variance Modification. All interested parties please take due notice of the time and date of the and govern yourselves accordingly. Any person who decides to appeal the decision of the Hearing Examiner with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, 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 VIRTUAL MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954.966.4600 AT LEAST 2 CALENDAR DAYS PRIOR TO THE MEETING. TOWN OF PEMBROKE PARK By: /s/Melissa P. Anderson MELISSA P. ANDERSON, Town Attorney 12/01, 12/08/20 6824854

See <https://floridapublicnotices.com/search/>

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Harry Hipler, Esq. - Hearing Examiner
Town of Pembroke Park

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: August 28th, 2020

Subject: Former Tower Bridge Antiques Site
2350 SW 30th Avenue
Zoning Variance Request - Modification
Pembroke Park Acct. No. 20-436
MMPA Project No. 00-1101-1117

ISSUE / BACKGROUND INFORMATION

In 2001-02 the then owner of Tower Bridge Antiques (Cyril Kaufman) located at 2350 SW 30th Avenue approached the Town with a request to expand the building size for his antique business that predominated the land uses along this area of SW 30th Avenue at that time. The site is quite small (18,900 sq. ft / .43 acres), and the original building had several non-conforming features (setbacks / pervious area / etc.) due to Town Code changes over the years. The site prior to the 2002 expansion had 26 parking spaces. As part of that request, due to the minimal parking characteristics of a typical Antique Store business compared to most commercial or industrial uses, the owner requested a reduction of the required number of parking spaces. At that time a zoning variance procedure was required to reduce the number of required parking spaces. Also, with the building expansion the owner desired to mirror some of the non-conforming building setback lines. When the Site Development Plan was filed in 2001 the owner also submitted a zoning variance application for five (5) variances: (1) to provide a zero (0) foot setback at one location when 10' is required, (2) to allow a 5'-2" setback at another location when 10' is required, (3) allow a reduction of the landscaping areas around the building when 10' is required, (4) allow three driveways to be built when only two are allowed, and (5) allow an off-street parking space reduction from 31 parking spaces to 22 parking spaces. The Town Planner reviewed the variance application and prepared a staff report. The Town's Hearing Officer conducted a public meeting, considered the Town Planner's staff report, researched the matter, and issued a recommendation to the Town Commission. On Feb. 13th, 2002, the Town Commission approved a Site Development Plan and the five (5) Zoning Variances via Ordinance No. 02-02-01. As a condition of approval related to the reduced parking request, so that future uses would not create parking problems, as recommended by both the Town Planner and Hearing Officer, the only allowable land use was an Antique Store as agreed to by the applicant, unless additional parking was arranged or portions of the expanded building were demolished to comply with Town Parking Code requirements.

2.

**Town of Pembroke Park
Hearing Officer Staff Report
Former Tower Bridge Antique Variances – 2020 Use Modifications
2350 SW 30th Avenue
August 28th, 2020
Page 2**

Antiques Stores have operated at this location since that time. Our research reveals in 2005 the building was established as a condominium; however, the condominium was dissolved in 2008 and has been under single ownership since according to the BCPA public records. In 2020 the current landowner is seeking to sell the property and the prospective buyers have requested permission to occupy the site with land uses other than Antique Stores (carpet & rug showroom / sales and possibly others). The prospective new owners have requested an amendment to the 2002 Zoning Variance "use" limitation to allow a broader range of land uses, but with similar off-street parking characteristics due to the reduced parking. The owner engaged a Transportation Engineer with expertise in traffic and parking issues to study the matter. This information was provided to MMPA for initial discussions. The professional analysis of parking and traffic generation has evolved over the years with much more study and detail. Many communities periodically monitor parking trends and update their Codes. With the advent of online shopping in recent years the demand for large quantities of on-site parking is waning and many cities have modernized their parking requirements. The Town's current off-street parking requirement for industrial uses is 1 space per each 600 square feet of floor area (1:600) which is very restrictive. Unlike many other municipal Codes there is no distinction in the Town's Parking Code between for large-scale warehouse complexes like the Seneca Industrial Park (SIP), Seneca Commerce Center (SCC) / Pembroke Commerce Center (PCC), and Westwind Warehouses that require less parking versus more labor intensive product assembly / manufacturing uses like the Town has along Park Road or even R&D uses (more like an office).

Importantly but not directly related to the 2002 Zoning Variances, prior to 2015 the Town's M-1 Industrial Zoning District regulations list of allowable uses was very vague which led to many problems with undesirable land uses. In 2015 the Town Commission adopted updates to the district regulations including very specific allowable land use listings (Permitted / Special Exception / Prohibited). The applicant has requested to expand the 2002 variance use to "Light Industrial Uses" which is not a defined term listed in the Town's Zoning Code, it is very broad and therefore unacceptable. MMPA feels this could lead to problems again with vagueness the Town had prior to 2015. The Town understands the land area along SW 30th Avenue has changed and few Antique Store business remain. The Town recognizes the changes to land uses along I-95 in this area and has embarked on efforts to encourage redevelopment. Long term the Town will be providing sanitary sewer to the area (which has restricted some redevelopment that cannot use a small septic system) and plan on revising the zoning allowances for the land area to be more of a "appealing community front door to I-95 traffic". In lieu of the applicant's broad open-ended request (Light Industrial) MMPA recommends the Town either (1) expand the 2002 Antique Store use to include what the prospective owners have stated they want to use the site for (carpet & rug showroom and sales, and a few additional similar uses, or (2) allow for a substantially increase the allowable uses by utilizing the Town's current M-1 Industrial District permitted use listing in the Zoning Code that have similar low impact parking demand characteristics to control the allowable land uses given the reduced parking situation. In addition, while the M-1 Industrial District is written to apply to the entire Town, some of the Zoning Code uses in our opinion, while having low parking demand, may not be "preferred" by the Town along I-95, especially since the Zoning Code is planned to be modified in the near future.

**Town of Pembroke Park
Hearing Officer Staff Report
Former Tower Bridge Antique Variances – 2020 Use Modifications
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The existing parking ratio is 1:830 for this Antique Store with 22 existing parking spaces. Based on ITE recommended average parking needs for those land uses with similar parking demand, for a building with 18,900 sq. ft. the following parking ratios would result:

Land Use	ITE Recommended Ratio	Ratio	Req. Parking
Manufacturing	1.18 spaces per 1,000 sq. ft.	1:847 sq. ft.	21
Warehouses	.67 spaces per 1,000 sq. ft.	1:1,492 sq. ft.	12
Furniture / Similar	1.16 spaces per 1,000 sq. ft.	1:862 sq. ft.	21
Antique Store	1.22 spaces per 1,000 sq. ft.	1:822 sq. ft.	23
Misc. Light Industrial	1.13 spaces per 1,000 sq. ft.	1:885 sq. ft.	21

MMPA recommends that the land uses in either Exhibit "A" Option 1 or Option 2 attached hereto be are allowed based on ITE recommended average parking needs for those land uses with similar parking demand and those land uses desired / not desired by the Town at this location. Because some of the Town's Zoning Code industrial categories include broad ranges of "manufacturing / service / trade / repair" uses – while their parking characteristics may be similar, some of the uses may not be appropriate in this location. The property owner could use more flexibility in allowable land uses for leasing.

TOWN OF PEMBROKE PARK, FLORIDA
3150 SW 52 AVENUE PEMBROKE PARK, FLORIDA 33023

EXHIBIT "A"
OPTION 1
Revision to Ordinance No. 02-01-01
ALLOWABLE USES

In 2001-02 the then owner of Tower Bridge Antiques (Cyril Kaufman) located at 2350 SW 30th Avenue approached the Town with a request to expand the building size for his antique business that predominated the land uses in this area of the Town at that time. The site is small (18,900 sq. ft. / .43 acres), and the original building (1970) had several non-conforming features (setbacks / pervious area / etc.) due to Code changes over the years. As part of that request, due to the minimal parking characteristics of a typical antique business compared to most commercial or industrial uses, the owner requested a reduction of the required number of parking spaces. At that time a zoning variance procedure was required to reduce the number of required parking spaces. Also, with the building expansion the owner desired to mirror some of the non-conforming building setback lines. The owner submitted five (5) zoning variances for:

- (1) To provide a zero (0) foot side setback at one location (south property line) matching existing conditions when 10' is required.
- (2) To allow a 5'-2" setback at another location when 10' is required.
- (3) To allow a reduction of the landscaping areas around the building when 10' is required.
- (4) To allow three driveways to be built when only two are allowed.
- (5) To allow an off-street parking space reduction from 31 parking spaces to 22 parking spaces.

The Town Planner (MMPA) reviewed the variance application and prepared a staff report. The Town's Hearing Officer (Harry Hipler, Esq.) conducted a public meeting, considered the Town Planner's staff report, researched the matter, and issued a recommendation to the Town Commission. On February 13th, 2002, the Town Commission approved the zoning variances via Ordinance No. 02-01-01. As a condition of approval related to the reduced parking, so that future uses would not create parking problems, as recommended by both the Town Planner and Hearing Officer, the only allowable land use was an Antique Store, unless additional parking was arranged or portions of the expanded building were demolished to comply with Town Parking Code requirements. Antiques Stores have operated at this location since that time.

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision
2350 SW 30th Avenue
August 28th, 2020
Page 2**

In 2020 new land owners of the site have requested permission to occupy the site with uses other than Antique Stores and have requested an amendment to the "use" limitation to allow a broader range of land uses, but with similar off-street parking characteristics. The owner's engaged a Transportation Engineer with expertise in traffic and parking issues to study the matter. Prior to 2015 the Town's M-1 Industrial Zoning District regulations for allowable uses was very vague which led to many problems with undesirable land uses. In 2015 the Town adopted major updates to the district regulations including the allowable land use listings (Permitted / Special Exception / Prohibited). The applicant has requested to expand the 2002 variance use to "Light Industrial Uses" which is not a term listed in the Town's Zoning Code and is very broad and unacceptable. The new owners have stated their intended new use will primarily be a carpet & rug showroom / sales. The Town must utilize the current M-1 Industrial District permitted use listing in Zoning Code Sec. 28-211.5 to control the allowable land uses given the reduced parking situation. Following are recommended uses that comply with the 2002 zoning variance and existing Zoning Code allowances:

A. 2002 Tower Bridge Antiques Site Development Plan / Variance for an Antique Store per Ordinance No 02-01-01

B. Current 2020 Town Zoning Code

Sec. 28-211.5. - Permitted uses.

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

- (a) Manufacture and distribution of:
 - Furniture and fixtures;
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas.
- (f) The following service and trade establishments:
 - Drapery and blind fabrication and service;
- (i) The following repair and shop uses:
 - Furniture repair;
- (k) Carpet and rug cleaning.

TOWN OF PEMBROKE PARK, FLORIDA
3150 SW 52 AVENUE PEMBROKE PARK, FLORIDA 33023

EXHIBIT "A"
OPTION 2
Revision to Ordinance No. 02-01-01
ALLOWABLE USES

In 2001-02 the then owner of Tower Bridge Antiques (Cyril Kaufman) located at 2350 SW 30th Avenue approached the Town with a request to expand the building size for his antique business that predominated the land uses in this area of the Town at that time. The site is small (18,900 sq. ft. / .43 acres), and the original building (1970) had several non-conforming features (setbacks / pervious area / etc.) due to Code changes over the years. As part of that request, due to the minimal parking characteristics of a typical antique business compared to most commercial or industrial uses, the owner requested a reduction of the required number of parking spaces. At that time a zoning variance procedure was required to reduce the number of required parking spaces. Also, with the building expansion the owner desired to mirror some of the non-conforming building setback lines. The owner submitted five (5) zoning variances for:

- (1) To provide a zero (0) foot side setback at one location (south property line) matching existing conditions when 10' is required.
- (2) To allow a 5'-2" setback at another location when 10' is required.
- (3) To allow a reduction of the landscaping areas around the building when 10' is required.
- (4) To allow three driveways to be built when only two are allowed.
- (5) To allow an off-street parking space reduction from 31 parking spaces to 22 parking spaces.

The Town Planner (MMPA) reviewed the variance application and prepared a staff report. The Town's Hearing Officer (Harry Hipler, Esq.) conducted a public meeting, considered the Town Planner's staff report, researched the matter, and issued a recommendation to the Town Commission. On February 13th, 2002, the Town Commission approved the zoning variances via Ordinance No. 02-01-01. As a condition of approval related to the reduced parking, so that future uses would not create parking problems, as recommended by both the Town Planner and Hearing Officer, the only allowable land use was an Antique Store, unless additional parking was arranged or portions of the expanded building were demolished to comply with Town Parking Code requirements. Antiques Stores have operated at this location since that time.

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
2350 SW 30th Avenue
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Page 2**

In 2020 new land owners of the site have requested permission to occupy the site with uses other than Antique Stores and have requested an amendment to the "use" limitation to allow a broader range of land uses, but with similar off-street parking characteristics. The owner's engaged a Transportation Engineer with expertise in traffic and parking issues to study the matter. Prior to 2015 the Town's M-1 Industrial Zoning District regulations for allowable uses was very vague which led to many problems with undesirable land uses. In 2015 the Town adopted major updates to the district regulations including the allowable land use listings (Permitted / Special Exception / Prohibited). The applicant has requested to expand the 2002 variance use to "Light Industrial Uses" which is not a term listed in the Town's Zoning Code and is very broad and unacceptable. The new owners have stated their intended new use will primarily be a carpet & rug showroom / sales. The Town prefers utilize the current M-1 Industrial District permitted use listing in Zoning Code Sec. 28-211.5 to control the allowable land uses given the reduced parking situation. The existing parking ratio is 1:830 for this Antique Store site at the reduced number of parking spaces and there does not appear to any parking problems. Based on ITE recommended average parking needs for those land uses with similar parking demand and those land uses desired by the Town at this location the following land uses are allowed.

- A. 2002 Tower Bridge Antiques Site Development Plan / Variance for an Antique Store per Ordinance No 02-01-01.
- B. Current 2020 Town Zoning Code with significantly expanded uses based on similar parking with limitations on undesirable uses related to Town redevelopment plans for this land area.

LAND USE LEGEND

Underline = Permitted

~~Strike-Through~~ = Not Permitted

Sec. 28-211.5. - Permitted uses.

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

(a) Manufacture and distribution of: (~~Manufacturing~~ @ 1:850 sq. ft.)

Aerospace composites:

Apparel related products:

Assembled paper products:

Aviation technology:

Ceramics:

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
2350 SW 30th Avenue
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Computer components:

Cosmetics:

Electronic and electrical equipment, systems, components, instruments, and peripherals:

Finished wood products:

Food packaging and distribution:

Footwear:

Furniture and fixtures:

Image recognition devices:

Jewelry:

Leather products:

Machinery:

Manufacturing technology:

Medical equipment and supplies:

Musical instruments:

Optics:

Pharmaceuticals and medicines:

Robotics; and,

Transportation parts and equipment.

- (b) ~~Development or distribution of artificial intelligence or computer and telecommunications software. (Offices @ 1:300 sq. ft.)~~
- (c) ~~Medical and biomedical educational or scientific research, testing, or development facilities (not schools) or laboratories. (Offices @ 1:300 sq. ft.)~~
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas. (Warehouses @ 1:1,500 sq. ft.)
- (e) ~~Storage in bulk within warehouse and storage buildings of: brick, building materials, cement, clay products, concrete products, contractors' equipment, cotton, grain, gravel, hay, lead, plaster, pipe, lumber, machinery, roofing materials, rope, sand, stone, terra cotta, timber, weed or wool. (Not Desired at this Location due to Redevelopment Plans)~~

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
2350 SW 30th Avenue
August 28th, 2020
Page 4**

(f) The following service and trade establishments:

Bakery:

Beat-repair; (Not Desired at this Location)

Bookbinding:

Cheese making:

Cleaning and dyeing establishments:

~~Communication information/data processing; (Office)~~

Cutting or blending of liquor:

Diaper service:

Drapery and blind fabrication and service:

~~Egg storage, handling or processing; (Not Desired at this Location)~~

Electroplating; (Not Desired at this Location)

Exterminating:

Food catering:

Glass and mirror shop:

Janitorial:

Laundry:

Linen supply:

~~Machinery repair; (Not Desired at this Location)~~

Magazine wholesale agency:

~~Manufacture of powder blends, potting compounds and plastisols; (Not Desired at this Location)~~

~~TV/Motion picture studio/recording studio; (Offices)~~

~~Pattern making; (Not Desired at this Location)~~

~~Plumbing or electrical shop; (Not Desired at this Location)~~

Printing, publishing, lithography and engraving; and

~~Buildings for telecommunications and utility operations (except communications towers which are regulated elsewhere under this Code); (Not Desired at this Location)~~

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
2350 SW 30th Avenue
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Page 5**

- (g) ~~Employee-based offices that do not serve the general public including but not limited to the following use categories (subject to applicable restrictions on and limitations as may be provided in the Town's Comprehensive Plan): (Offices @ 1:300)~~

~~Medical billing and processing;~~

~~Data processing;~~

~~Computer software development and technical support;~~

~~Mail order (no walk-up retail sales);~~

~~Burglar alarm monitoring services;~~

~~Pest control services;~~

~~Land surveying operations; and,~~

~~Property management or landscape maintenance services.~~

- (h) ~~Exercise and gym and sport training facilities that are noise controlled. (1:200 sq. ft.)~~

- (i) ~~The following repair and shop uses: (Some Not Desired at this Location)~~

~~Awning and canvas;~~

~~Carpenter and cabinet;~~

~~Contractor shop;~~

~~Electronic equipment repair;~~

~~Furniture repair;~~

~~Home appliance repair;~~

~~Lawn mower and motorcycle repair;~~

~~Locksmith;~~

~~Sharpening and grinding;~~

~~Upholstering shop; and,~~

~~Automotive, truck, motorcycle or boat engine repair, maintenance or testing (no body work, frame repairs, or painting unless approved pursuant to Sec. 28-212 of this Code).~~

- (j) ~~Blacksmith and welding: (Not Desired at this Location)~~

- (k) ~~Carpet and rug cleaning.~~

- (l) ~~Wholesale meat, poultry, and fish distribution: (Not Desired at this Location)~~

ORDINANCE NO. 02-02-01

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO A PORTION OF LOT 2, BLOCK 13, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, GRANTING A VARIANCE FROM SECTION 28-327(a) TO REDUCE THE REQUIRED PERIMETER SETBACK ON THE SOUTH PROPERTY LINE, SECTION 28-301(a)(9) REDUCING THE REQUIRED NUMBER OF PARKING SPACES, SECTION 27-39(a)(9) TO REDUCE THE AVERAGE 10 FOOT WIDE LANDSCAPED AREA AROUND THE BUILDING, AND SECTION 13.5-32 ALLOWING FOR 3 DRIVEWAYS CONNECTING TO THE STREET; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hearing Examiner of the Town of Pembroke Park, Florida, pursuant to the Notice Requirements of Chapter 28 of the Code of Ordinances of the Town of Pembroke Park and Chapter 166, Florida Statutes, conducted a public hearing on July 26, 2001 to consider the request for a variance by Cyril Kaufman to allow for a variance from the provisions of the Pembroke Park Code of Ordinances as follows: Section 28-327(a) to allow for reduction in the required perimeter setback on the south property line from 10 feet to zero feet, Section 28-301(a)(9) to allow for a reduction in the required number of parking spaces from ~~31~~ ³¹ to ~~8~~ ²², Section 28-39(a) to allow for reduction from the average 10 foot wide landscaped area around the building near the parking spaces, and Section 13.5-32 allowing for 3 driveway connections to the street for the property described in Section 1 hereof;

WHEREAS, the Town Staff has reviewed the application for variances and has recommended approval of all the variance requests except for the reduction in the number of parking spaces; and

WHEREAS, the Hearing Examiner has prepared a report based on the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission grant all the variances in the petition filed by the applicant.

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

Section 1: That the zoning variance requests contained in the application of Cyril Kaufman dated May 24, ~~2001~~ ²⁰⁰¹, to allow for variances from the Town of Pembroke Code of Ordinances as follows: Section 28-327(a) to allow for reduction in the required perimeter setback

*Tom &
Bridge
Antiquo
Corrected
2004
per C. Ryan*

on the south property line from 10 feet to zero feet, Section 28-301(a)(9) to allow for a reduction in the required number of parking spaces from ^{31 to 22} 17 to 8, Section 28-39(a) to allow for reduction from the average 10 foot wide landscaped area around the building near the parking spaces, and Section 13.5-32 allowing for 3 driveway connections to the street for the property described in the attached Exhibit "A" being and the same are hereby granted. (See HO conditions).

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 3: That all Ordinances, parts of Ordinances, Resolutions, parts of Resolutions, in conflict herewith be and the same are hereby repealed to the extend of such conflict.

Section 4: That this Ordinance shall be in force and take effect immediately upon its passage and adoption.

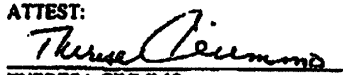
PASSED AND ADOPTED on First Reading the 10th day of January, A.D., 2002.

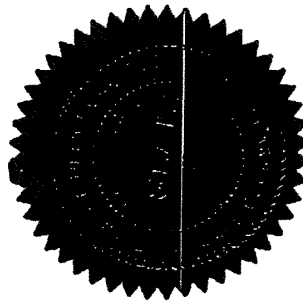
PASSED AND ADOPTED on Second Reading this 13th day of February, A.D., 2002.

PASSED AND ADOPTED on Third Reading this 13th day of February, A.D., 2002.


ANNETTE WEXLER
Mayor-Commissioner

ATTEST:


THERESA CIUMMO
Clerk-Commissioner



02 02-01 001 00001 1000

PP Hearing Officer Report

1. That the Town Commission of the Town of Pembroke Park GRANT the Petition for Variance as to variance requests numbers one, two, four, and five as requested by Petitioner in the Petition, as outlined in the Town Planner's Report, and as outlined herein.

2. That the Town Commission of the Town of Pembroke Park GRANT the Petition for Variance as to variance request number three as to a reduction in parking spaces to 22 spaces from 35 spaces under strict guidelines for this type of development of an antique store.

* [3. That if the Town Commission of the Town of Pembroke Park APPROVES a variance for parking spaces by allowing 22 parking spaces for an antique store, then it should be limited only to an antique store and no other type of business.] *

4. That if a variance is allowed for 22 parking spaces, then only an antique store should be allowed to occupy the instant property now and in the future. If some other form of business occupies the subject real property in the future, ie, restaurant, furniture store, other type of retail store, etc., then additional parking spaces will be required by the new entrepreneur dependent on the type and nature of the future business and subject to the complete discretion of the Town of Pembroke Park staff.

Hipler - Pembroke Park Hearing Officer

For Bridge Antiques Variances

July 12th, 2001

Page 5

MMPA Staff Record

1,300 would yield a very large surplus. Estimating 10% office use a total of 12 parking spaces would be required. My April 27th, 2001 letter to the applicant requested a specific floor area use breakdown but to date none has been provided. The owner originally submitted two (2) site plan concepts when he purchased the property. If the 14,314 sq. ft. plan were built and assuming the normal 10% accessory office space scenario, a total of 28 parking spaces would be necessary. If the 16,304 sq. ft. plan were built and assuming the normal 10% accessory office space scenario, a total of 30 parking spaces would be required. With the new plan submitted by the contractor, 19,129 sq. ft. is proposed. Utilizing the previous scenario, a total of 35 parking spaces are required. The justification letter states the applicant feels that the Town Code required too much parking for an antique store and states other municipalities use one (1) space for each one thousand (1,000) or one (1) space for each one thousand five hundred (1,500) square feet. The City of Dania Beach has a large number of antique stores along Federal Highway and they require one parking space for each 250 SF of floor area, far in excess of what our Town code would require. The zoning official at Dania Beach did acknowledge that most of the existing buildings and parking arrangements were "grand-fathered in" and few parking problems occurred. From all of the resources I have from other municipalities, I cannot find any City with parking space calculations as presented except for self-storage mini-warehouse facilities. In the April 27th letter I suggested that a professional engineer would need to prepare a parking study for such uses to justify the variance. None has been submitted to date. Despite this, I feel a further reduction could be requested as ITE (Institute of Transportation Engineers) data sources we researched indicated a furniture store (I would consider an antique store a similar use) needed about one space (1.22 spaces) for each 1,000 SF of floor area plus additional spaces for office use workers. This would result in a need for 27 parking spaces. In my opinion, there is no valid reason to permit only 22 parking spaces. The development plans submitted are too intensive. My office has stated this position since last fall and is cited in all letters to the applicant and their contractor. My suggestion is to reduce the building square feet to provide at least 1.22 parking spaces per 1,000 square feet as would be required by the ITE data. The applicant has stated that they are investigating using the railroad right-of-way for additional parking should the need arise. This would not be feasible as no vehicular access is proposed to the railroad corridor, the railroad does not permit such uses, and especially with current plans to double track the corridor and that would be a maintenance problem.

* [If any variance was granted, to avoid future parking problems, MMPA recommends that a condition be imposed that restricts the Town from issuing Occupational Licenses for any use other than an Antique Store unless additional parking was provided or a portion of the building was demolished.] *

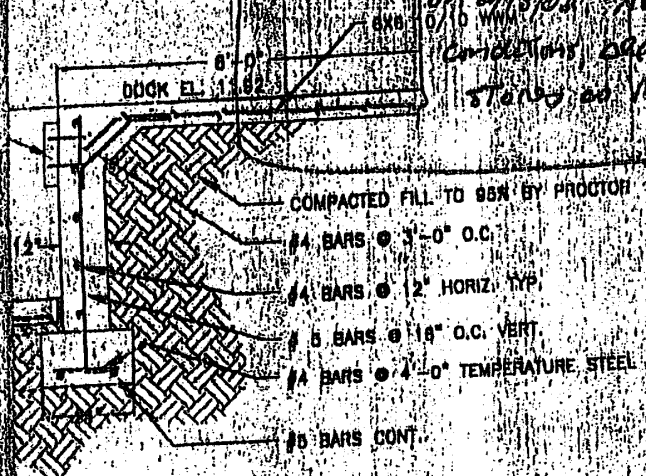
MMPA RECOMMENDATION FOR VARIANCE #3: DENIAL

Variance Request #4 - A variance to Section 27-39(a) of the Landscape Code that requires an average 10' wide landscaped area (1/2 of the width can be sidewalk) around the building near parking spaces.

The existing site provides virtually no open space. This is a primary reason this area floods so badly. The vacant lot proposed for expansion has acted as the drainage basin for this area for many years. The contractor recently cleared the lot for development. The Town earlier this year adopted upgraded landscaping regulations to improve the appearance of developments.

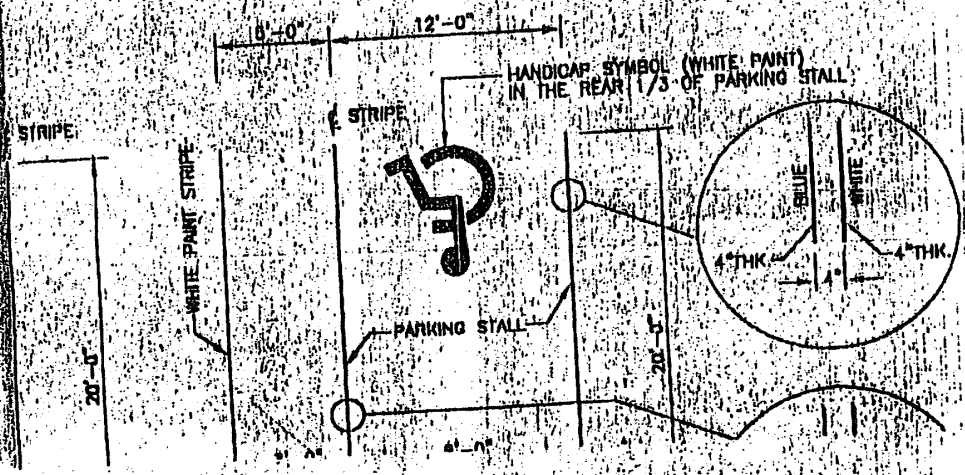
	CODE	REQUIREMENT	REQ'D. PARKING
1 SQ. FT.			
10 SQ. FT.			
20 SQ. FT. EXISTING	1:300	SQ. FT.	1.0 SPACES
EXISTING	1:600	SQ. FT.	10.0 SPACES
1 SQ. FT.			
2 SQ. FT.	1:800	SQ. FT.	15.0 SPACES
11 SQ. FT.	1:600	SQ. FT.	5.0 SPACES
			31.0 SPACES

* Note: The Town Commission granted several variances for setbacks, driveway and quantity of parking spaces (and 02-02-01) on 2/13/04. As per Hearing Officer/Planner conditions, var. was limited to Antique Store as related to parking spaces.



NOTES:
PROCTOR
ALL CONCRETE TO BE 3,000 PSI
REBARS SHALL BE
REINFORCING WIRE SHALL BE

DOCK & RAMP DETAIL 'A'



Approved Site Plans

W.T. Patterson (PE)



W.T. Patterson

TOW
2350

Professional Engineer #14327

ZONE
VAR

TOWN OF PEMBROKE PARK
APPLICATION FOR ZONING VARIANCE

Date: 8.3.2020
Case No: 20-436
Receipt No.: 013423

Filing Fees:

- (1) General: A nonrefundable fee of \$500.00 for processing the application, plus an initial cost recovery fee shall be \$7,000.00 for non-administrative costs as set forth in Section 28-72 (legal fees / title search and abstracting expenses / consultant review fees / newspaper advertisements / copies, postage and mailing expenses).
- (2) Mobile Home / Single Family Home: The initial cost recovery fee shall be \$500.00 plus the non-administrative costs incurred by the Town in processing the request. \$200.00 of the above referenced fee shall be non-refundable.

Petitioner / Applicant: 2350 SW 30 Avenue Properties LLC

Address: 2350 SW 30 Avenue

City: Pembroke Park

Phone: 954-364-6028 Fax: ✓

E-mail: Jshir@Beckerlawyers.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner:

Address of Owner: 2350 SW 30 AVE City: Pembroke Park FL 33009

Signature of Petitioner:

Edward Maslanka

Address of Property Subject to the Requested Variance: 2350 SW 30 Avenue Pembroke Park

Legal Description of Property (Plat Book/Page or Metes and Bounds).

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 RAW LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

Variance Requested: Amendment to existing variance allowing reduced parking spaces for an antique store to allow for additional uses already permitted under the Light Industrial Zoning District

Details of Unnecessary Hardship: Antique stores have suffered tremendously from the advent of the online marketplace. Where at one time there were dozens of antique stores in both Pembroke Park and Hollywood, there is now just one or a few remaining. This variance amendment will allow the property to be used by one of the permitted uses in the existing zoning district with a similar parking requirement.

Attach drawings, survey and or other documentation necessary to support the petition for the variance. Please see attached.

OWNER / AGENT CERTIFICATE:

Last Revised 10/09/2003

This is to certify that I am the owner / agent of the subject lands described above in the Application for Zoning Variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner / agent specifically agrees to allow access to described property at reasonable times by Town personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: Edward Hughes
subscribed before me this 3rd day of August 2020 and by



He/She is personally known to me or



He/She has presented

Driver's license

as identification for

Signature of Notary Public

Stephanie Woodbury

Type or Print Name

Stephanie Woodbury



STEPHANIE WOODBURY
MY COMMISSION # GG 058870
EXPIRES: March 27, 2021
Bonded Thru Budget Notary Services

FOR STAFF USE ONLY

Hearing Officer Action
conditions
Town Commission
conditions

Date: _____ () Approved () Denied () Approved with

Date: _____ () Approved () Denied () Approved with

Last Revised 10/09/2003

WE BRONZE WHOLESALE
2350 SW 30 Avenue
Pembroke Park, FL. 33009
954-922-8826

Regions Bank
63-466/631

013423

PAY TO THE
ORDER OF

Town of Pembroke Park
Seven thousand five hundred 00/100

\$ 7,500.00

DOLLARS

MEMO

Zoning Variance

Ed Muskat
AUTHORIZED SIGNATURE

MP

⑈013423⑈ ⑆063104668⑆ 3401264745⑈

WE BRONZE WHOLESALE

013423

I.C.K. WAREHOUSE CONDOMINIUM



SCALE 1" = 30'



S.A.F. RAILROAD R/W

ONE STORY C.B.S.
COMMERCIAL BLDG.
#2350

FINISH FLOOR ELEVATION = 10.60

TWO STORY C.B.S.
COMMERCIAL BLDG.
#2350

S.W. 30TH AVENUE

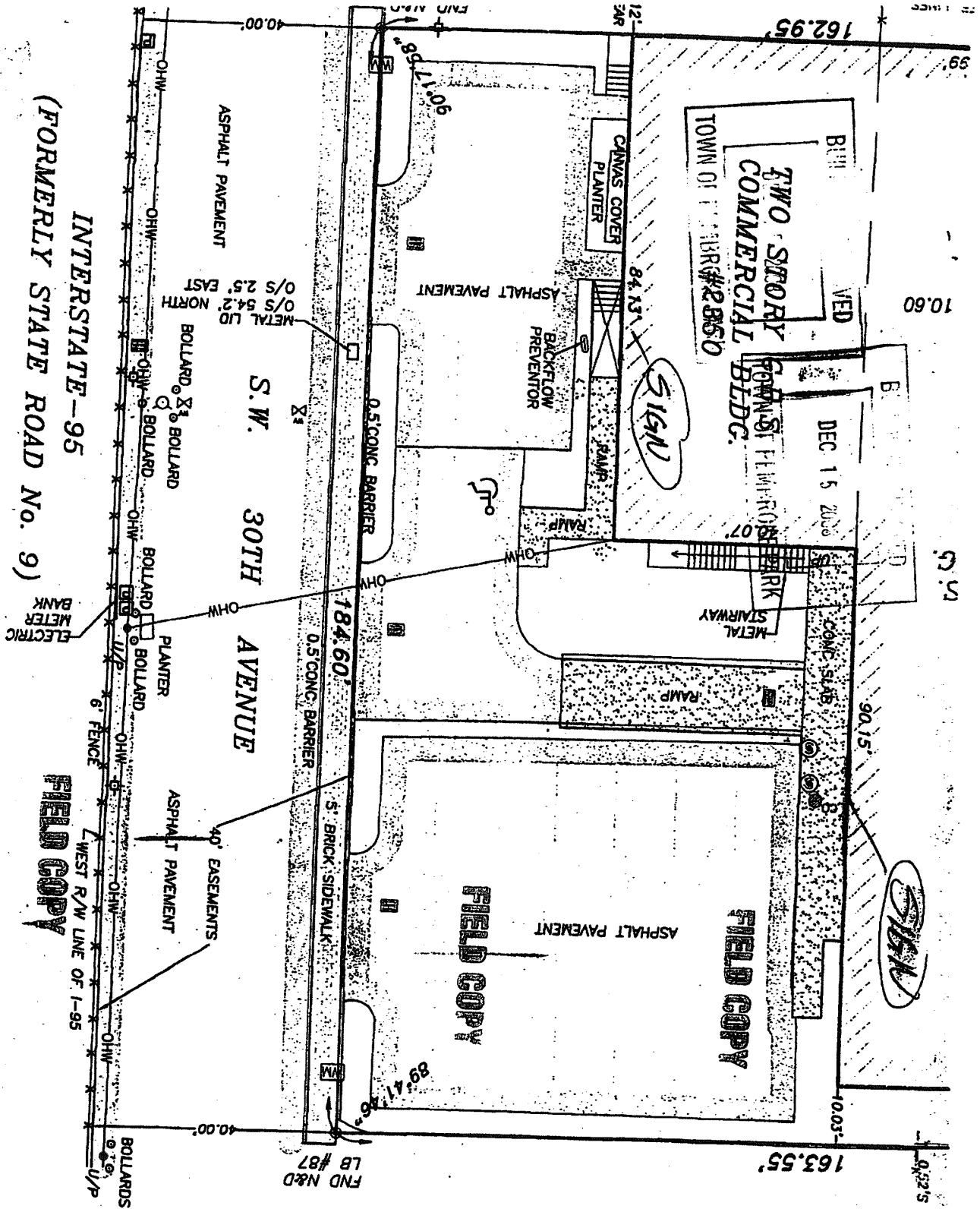
INTERSTATE-95
(FORMERLY STATE ROAD No. 9)

SKETCH OF SURVEY
This is a "Boundary Survey"

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS, ENGINEERS, LAND SURVEYORS
3240 CORPORATE WAY
CENTROTECH OF AUTOMATION No. 18-87
JULY, 2005 ORDER No. 151553

ALTERNATE, PROPOSED VISION PLAN, SECTION OF BOUNDARY

EXHIBIT B
SHEET 4 OF 11 SHEETS



2008 DEC 8 PM 1 27



5901 N Honore Ave, Ste 200
Sarasota, FL 34243
Ph: (941) 444-7142 Fax: (941) 214-1132

PLX #: 20-761886

Due Date: 8/29/2020

Payment Status: Open

Hackleman, Olive and Judd, P.A.

File #: 20-14101

2426 E Las Olas Boulevard
Fort Lauderdale, Florida 33301

Researched Property

2350 SW 30th Avenue

Pembroke Park, Florida 33009

Owner Name:

2350 SW 30 Avenue Properties, LLC

Folio / PID #:

514221010108

Invoice Date: 7/27/2020

Lien Search	\$100.00
Research: Pembroke Park Code Enforcement and Building Department	\$50.00
Shipping and Handling: Pembroke Park Code and Permits	\$20.00
Research: Broward County WWF	\$25.00
Shipping and Handling: Broward County Utilities	\$10.00
Total Due:	\$205.00
Due Date:	8/29/2020

Please make checks payable to:

PropLogix, LLC
5901 N Honore Ave, Ste 200
Sarasota, FL 34243

Utilities

Septic

This property is connected to a septic system.

Municipal Lien Search Report

2350 SW 30th Avenue, Pembroke Park, Florida, 33009

Owner(s): 2350 SW 30 Avenue Properties, LLC

Our File #: 20-761886

Parcel ID: 514221010108

✕ Taxes

2020: DUE in installments
2019: DUE in installments
2018: PAID
Taxes Owed Prior to 2018?: NO
Tangible Taxes: PAID

✕ Special Assessments

Fees Outstanding: YES, \$695.00*

✕ Code Enforcement

Code Issues: YES

NOTICE: THERE MAY BE CODE ENFORCEMENT LIENS ON THIS PROPERTY. PLEASE REFER TO YOUR TITLE SEARCH.

✓ Permitting

Permit Status: None Found
Building Code Violations: NO

✓ Public Works

Services: Septic, Water & Storm Water
Amount Due: \$0.00*
Utility Liens: NO

Completed By: Diego Ponce

Report Compiled on: 7/27/20

Fees as of date received. Verify final amount with municipal department at time of payment. Errors and omissions coverage is based on the terms of your signed agreement with PropLogix. Without a signed agreement with PropLogix, any and all errors and omissions are not covered. This report is not a title search and does not provide the status or condition of title to the subject property. PropLogix, LLC, does not search instruments recorded in official records.

(941) 444-7142

PropLogix.com

Support@PropLogix.com

Checks Payable To:

Property Tax
(954) 831-4000

Broward Tax Collector
Broward County Board of County
Commissioners Processing Center
P.O. Box 849375
Hollywood, Florida 33084-9375

Special Assessments
(954) 966-4600

**Pembroke Park Code Enforcement and
Building Department**
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Name (as shown on your income tax return)
Broward County Board of County Commissioners

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ ☐ Exempt payee
☐ Other (see instructions) ▶

Address (number, street, and apt. or suite no.)
115 S Andrews Ave
City, state, and ZIP code
Fort Lauderdale, FL 33301

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								

Employer identification number								
6	8		6	0	0	5	3	1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here  Date **5/17/2012**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Name (as shown on your income tax return)
Town of Pembroke Park

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☒ Other (see instructions) ▶ **Municipality**

Exemptions (see instructions):
Exempt payee code (if any) **X**
Exemption from FATCA reporting code (if any)

Address (number, street, and apt. or suite no.)
3150 SW 52nd Avenue
City, state, and ZIP code
Pembroke Park, Florida 33023

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-					

Employer identification number								
5	9	-	0	9	6	8	4	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ *Jeffrey R. Cole* Date ▶ **9/14/2013**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. The IRS has created a page on irs.gov/w9 for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

Property Appraiser

Broward Property Appraiser - (954) 357-6830



The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$265,130	\$1,434,230	\$1,699,360	\$1,699,360	
2019	\$265,130	\$1,434,230	\$1,699,360	\$1,694,000	\$37,022.90
2018	\$265,130	\$1,452,770	\$1,717,900	\$1,540,000	\$34,290.82

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CRI	Price	Factor	Type
6/25/2008	CET-T		45535 / 169	\$9.00	29,459	SF
				Adj. Bldg. S.F. (Card, Sketch)	18900	
				Eff./Act. Year Built: 1995/1970		

Page 122 of 210

Property Taxes

Broward Tax Collector - (954) 831-4000

2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 FIRST INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businessstax@broward.org.

Bill History — Real Estate Account At 2350 SW 30 AVE				
Real Estate Account #514221-01-0108				
Parcel details Latest bill View/Print full bill history				
Pay all: \$19,839.47				
Amounts as of 07/27/2020				
B/L#	Balance	Status	Action	
2020 Installment B/L #1	\$9,716.52		Pay this bill: Print (PDF)	
2019 Installment B/L #4	\$4510,120.95		Pay this bill: Print (PDF)	
2019 Installment B/L #3	\$0.00	Effective 12/15/2019 Paid \$3,640.55 Receipt #LBX-19-00114931	Print (PDF)	
2019 Installment B/L #2	\$0.00	Effective 12/17/2019 Paid \$8,186.94 Receipt #1CP-19-00016007	Print (PDF)	
2019 Installment B/L #1	\$0.00	Effective 06/27/2019 Paid \$8,058.35 Receipt #52A-19-00007172	Print (PDF)	
2018 Installment B/L #4	\$0.00	Effective 04/03/2019 Paid \$3,554.54 Receipt #LBX-19-00151033	Print (PDF)	
2018 Installment B/L #3	\$0.00	Effective 01/03/2019 Paid \$9,267.90 Receipt #LBX-18-00126703	Print (PDF)	
2018 Installment B/L #2	\$0.00	Effective 12/31/2018 Paid \$7,249.28 Receipt #03B-18-00000050	Print (PDF)	
2018 Installment B/L #1	\$0.00	Effective 07/05/2018 Paid \$7,125.42 Receipt #2CP-17-00000139	Print (PDF)	
2017 Installment B/L #4	\$0.00	Effective 03/25/2018 Paid \$9,001.97 Receipt #LBX-17-00154230	Print (PDF)	
2017 Installment B/L #3	\$0.00	Effective 12/31/2017 Processed Refund: Amount \$1,446.89 Refunding To WE BRONZE WHOLESALE Overpayment 03/26/2018 Refund Processed 04/27/2018	Print (PDF)	
2017 Installment B/L #2	\$0.00	Effective 12/31/2017 Paid \$8,731.92 Receipt #LBX-17-00131636	Print (PDF)	
2017 Installment B/L #1	\$0.00	Effective 09/25/2017 Processed Refund: Amount \$1,423.43 Refunding To WE BRONZE WHOLESALE Correction 03/26/2018 Refund Processed 04/23/2018	Print (PDF)	
2016 Installment B/L #4	\$0.00	Effective 03/21/2017 Paid \$7,458.41 Receipt #LBX-16-00173873	Print (PDF)	
2016 Installment B/L #3	\$0.00	Effective 12/31/2016 Paid \$7,674.68 Receipt #LBX-16-00142447	Print (PDF)	
2016 Installment B/L #2	\$0.00	Effective 12/29/2016 Processed Refund: Amount \$430.31 Refunding To WE BRONZE WHOLESALE Correction 01/13/2017 Refund Processed 01/27/2017	Print (PDF)	
2016 Installment B/L #1	\$0.00	Effective 10/03/2016 Paid \$7,300.00 Receipt #02A-16-00000018	Print (PDF)	
2015 Installment B/L #4	\$0.00	Effective 03/29/2016 Processed Refund: Amount \$115.09 Refunding To WE BRONZE WHOLESALE Overpayment 10/03/2016 Refund Processed 11/16/2016	Print (PDF)	
2015 Installment B/L #3	\$0.00	Effective 12/30/2015 Paid \$7,317.82 Receipt #1CP-15-00008374	Print (PDF)	
2015 Installment B/L #2	\$0.00	Effective 03/29/2016 Paid \$7,113.02 Receipt #LBX-15-00160839	Print (PDF)	
2015 Installment B/L #1	\$0.00	Effective 12/29/2015 Paid \$2,309.45 Receipt #LBX-15-00149685	Print (PDF)	
Total Balance	\$19,839.47		Pay all: \$19,83	

Bill	Balance	Status	Action
Processed Refund: Amount \$827.77 Refunding To WE BRONZE WHOLESALE Correction 03/08/2016 Refund Processed 04/20/2016			
2015 Installment Bill #2	\$0.00	10/02/2015 Paid \$7,503.24 Receipt #1CP-15-00000539 Effective 09/29/2015	Print (PDF)
2015 Installment Bill #1	\$0.00	06/30/2015 Paid \$7,385.39 Receipt #13B-14-00000510 Paid \$30,911.03	Print (PDF)
2014 Installment Bill #4	\$0.00	03/30/2015 Paid \$7,776.69 Receipt #LEX-14-00181131 Effective 03/27/2015	Print (PDF)
2014 Installment Bill #3	\$0.00	12/24/2014 Paid \$9,537.35 Receipt #LEX-14-00146671 Effective 12/23/2014	Print (PDF)
Processed Refund: Amount \$1,493.06 Refunding To WE BRONZE WHOLESALE Correction 03/10/2015 Refund Processed 03/20/2015			
2014 Installment Bill #2	\$0.00	10/01/2014 Paid \$7,579.74 Receipt #1CP-14-00000155 Effective 09/25/2014	Print (PDF)
2014 Installment Bill #1	\$0.00	06/30/2014 Paid \$7,460.69 Receipt #1CP-13-00001341 Paid \$31,554.48	Print (PDF)
2013 Installment Bill #4	\$0.00	04/03/2014 Paid \$5,272.07 Receipt #LEX-13-00155305 Effective 03/31/2014	Print (PDF)
2013 Installment Bill #3	\$0.00	12/27/2013 Paid \$4,023.91 Receipt #LEX-13-00125972 Effective 12/26/2013	Print (PDF)
2013 Installment Bill #2	\$0.00	09/06/2013 Paid \$7,259.84 Receipt #13B-12-00011543	Print (PDF)
2013 Installment Bill #1	\$0.00	06/19/2013 Paid \$7,145.62 Receipt #03B-12-00009993 Paid \$30,701.24	Print (PDF)
2012 Installment Bill #4	\$0.00	04/03/2013 Paid \$7,568.75 Receipt #05A-12-00007602 Effective 04/01/2013	Print (PDF)
2012 Installment Bill #3	\$0.00	01/10/2013 Paid \$7,341.70 Receipt #LEX-12-00188055 Effective 12/31/2012	Print (PDF)
2012 Installment Bill #2	\$0.00	09/10/2012 Paid \$7,291.13 Receipt #05A-11-00005396	Print (PDF)
2012 Installment Bill #1	\$0.00	06/26/2012 Paid \$7,176.61 Receipt #01C-11-00008767 Paid \$29,378.19	Print (PDF)
2011 Annual Bill	\$0.00	05/17/2012 Paid \$375.46 Receipt #03S-11-00005469 Effective 02/29/2012 Paid \$15,233.37 Receipt #LEX-11-00206096 Effective 02/28/2012 Paid \$5,000.00 Receipt #LEX-11-00203374 Effective 02/23/2012 Paid \$4,000.00 Receipt #LEX-11-00200238 Effective 02/08/2012 Paid \$4,000.00 Receipt #LEX-11-00193343 Effective 01/25/2012 Paid \$2,000.00 Receipt #01B-11-00017877 Effective 01/24/2012	Print (PDF)
2010 Annual Bill	\$0.00	05/10/2011 Paid \$429.63 Receipt #03S-10-00003610 Effective 02/19/2011 Paid \$10,450.27 Receipt #LEX-10-00205296 Effective 02/09/2011 Paid \$5,000.00 Receipt #15B-10-00000354 Effective 01/25/2011 Paid \$5,000.00 Receipt #03S-10-00000456 Effective 01/07/2011 Paid \$5,000.00 Receipt #13B-10-00001408 Effective 12/08/2010 Paid \$10,000.00 Receipt #LEX-10-00163514	Print (PDF)
2009 Annual Bill	\$0.00	05/12/2010 Paid \$456.32 Receipt #LEX-09-00418119 Effective 05/11/2010 Paid \$21,009.12 Receipt #LEX-09-00382998 Effective 02/23/2010 Paid \$20,000.00 Receipt #LEX-09-00347274 Effective 01/22/2010	Print (PDF)
2008 Annual Bill	\$0.00	02/19/2009 Paid \$43,631.76 Receipt #00S-7212154 Effective 02/01/2009	Print (PDF)
2005 Annual Bill	\$0.00	11/25/2005 Paid \$32,218.17 Receipt #00S-0016191	Print (PDF)
2004 Annual Bill	\$0.00	11/11/2004 Paid \$29,232.81 Receipt #00A-9007623	Print (PDF)
Total Balance	\$19,838.47		Pay all: \$19,83



Folio: 704110

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514221-01-0108		See Below	See Below	See Below	0613

2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

**PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.**

2350 SW 30 AVE
SUB OF 21-51-42 B-13 D
LOT 2 S 100 OF N 614.60 LESS E
40 LYING W OF ST RD 9 TOGETHER
WITH LOT 2 LYING W OF ST RD 9
BANK LESS N 420.81 LESS S 162.05

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	1,694,000	0	1,694,000	9,296.33
VOTED DEBT	0.18120	1,694,000	0	1,694,000	306.95
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	1,699,360	0	1,699,360	8,726.21
CAPITAL OUTLAY	1.50000	1,699,360	0	1,699,360	2,549.04
VOTER APPROVED DEBT LEVY	0.10430	1,699,360	0	1,699,360	177.24
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	1,694,000	0	1,694,000	67.25
OKEECHOBEE BASIN	0.12460	1,694,000	0	1,694,000	211.07
SFWMD DISTRICT	0.11520	1,694,000	0	1,694,000	195.15
SOUTH BROWARD HOSPITAL	0.12660	1,694,000	0	1,694,000	213.44
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,694,000	0	1,694,000	827.01
CITY OF PEMBROKE PARK	8.50000	1,694,000	0	1,694,000	14,399.00
FL INLAND NAVIGATION	0.03200	1,694,000	0	1,694,000	54.21

Total Millage:	21.83400	Ad Valorem Taxes:	\$37,022.90
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Levying Authority	NON - AD VALOREM TAXES	Rate	Amount

Non - Ad Valorem Assessments:	\$0.00
Combined Taxes and Assessments:	\$37,022.90

If Postmarked By Please Pay	Jun 30, 2020 \$8,700.39	Jul 31, 2020 \$9,718.52			
--------------------------------	----------------------------	----------------------------	--	--	--

Folio: 704110

4000000000000000000000000704110202000000925573000000000002

Make checks payable to:

**BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895**

Property ID Number
514221-01-0108

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Jun 30, 2020	\$8,700.39
Jul 31, 2020	\$9,718.52

Please Pay Only One Amount
Prior Year(s) Taxes Due

Folio: 704110

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514221-01-0108		See Below	See Below	See Below	0613

2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

**PAYMENT OF DELINQUENT TAXES MUST BE BY:
CASH, CASHIERS CHECK, MONEY ORDER, OR
CREDIT CARD - NO PERSONAL CHECKS.
FULL PAYMENT ONLY: NO PARTIAL PAYMENTS
CAN BE ACCEPTED FOR DELINQUENT TAXES.
NO DELINQUENT TAX PAYMENTS CAN BE MADE
AT WELLS FARGO BANK.**

2350 SW 30 AVE
SUB OF 21-51-42 B-13 D
LOT 2 S 100 OF N 614.60 LESS E
40 LYING W OF ST RD 9 TOGETHER
WITH LOT 2 LYING W OF ST RD 9
PM LESS N 120 R LESS S 182 OF

TAXING AUTHORITY		AD VALOREM TAXES			
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	1,694,000	0	1,694,000	9,296.33
VOTED DEBT	0.18120	1,694,000	0	1,694,000	306.95
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	1,699,360	0	1,699,360	8,726.21
CAPITAL OUTLAY	1.50000	1,699,360	0	1,699,360	2,549.04
VOTER APPROVED DEBT LEVY	0.10430	1,699,360	0	1,699,360	177.24
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	1,694,000	0	1,694,000	67.25
OKEECHOBEE BASIN	0.12460	1,694,000	0	1,694,000	211.07
SFWMD DISTRICT	0.11520	1,694,000	0	1,694,000	195.15
SOUTH BROWARD HOSPITAL	0.12600	1,694,000	0	1,694,000	213.44
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,694,000	0	1,694,000	827.01
CITY OF PEMBROKE PARK	8.50000	1,694,000	0	1,694,000	14,399.00
FL INLAND NAVIGATION	0.03200	1,694,000	0	1,694,000	54.21

Total Millage:	21.83400	Ad Valorem Taxes:	\$37,022.90
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Levying Authority	NON - AD VALOREM TAXES	Rate	Amount

Non - Ad Valorem Assessments:	\$0.00
Combined Taxes and Assessments:	\$37,022.90

If Received By Please Pay	Jul 31, 2020 \$10,120.95	Aug 31, 2020 \$10,166.50	Sep 30, 2020 \$10,212.06		
------------------------------	-----------------------------	-----------------------------	-----------------------------	--	--

Folio: 704110

4000000000000000000000000704110201900000993874000000000009

Make checks payable to:

**BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895**

Property ID Number
514221-01-0108

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Received By	Please Pay
Jul 31, 2020	\$10,120.95
Aug 31, 2020	\$10,166.50
Sep 30, 2020	\$10,212.06

Please Pay Only One Amount

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT
ONLY CASH, CASHIER'S CHECK, CREDIT CARD, OR MONEY ORDER ACCEPTED
2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

BROWARD COUNTY

2018 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 704110

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514221-01-0108		See Below	See Below	See Below	0613

2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

2350 SW 30 AVE
SUB OF 21-51-42 B-13 D
LOT 2 S 100 OF N 614.60 LESS E
40 LYING W OF ST RD 9 TOGETHER
WITH LOT 2 LYING W OF ST RD 9
514221-01-0108

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.47920	1,540,000	0	1,540,000	8,437.97
VOTED DEBT	0.18980	1,540,000	0	1,540,000	292.29
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.77500	1,717,900	0	1,717,900	8,202.97
CAPITAL OUTLAY	1.50000	1,717,900	0	1,717,900	2,576.85
VOTER APPROVED DEBT LEVY	0.12790	1,717,900	0	1,717,900	219.72
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04170	1,540,000	0	1,540,000	64.22
OKEECHOBEE BASIN	0.13100	1,540,000	0	1,540,000	201.74
SFWMD DISTRICT	0.12090	1,540,000	0	1,540,000	186.19
SOUTH BROWARD HOSPITAL	0.14140	1,540,000	0	1,540,000	217.76
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,540,000	0	1,540,000	751.83
CITY OF PEMBROKE PARK	8.50000	1,540,000	0	1,540,000	13,090.00
FL INLAND NAVIGATION	0.03200	1,540,000	0	1,540,000	49.28

Total Millage: 21.52710 Ad Valorem Taxes: \$34,290.82

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount

Non - Ad Valorem Assessments: \$0.00

Combined Taxes and Assessments: \$34,290.82

If Postmarked By	Mar 31, 2019				
Please Pay	\$0.00				

BROWARD COUNTY

2018 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 704110

Paid 04/03/2019 Receipt # LBX-18-00151033 \$9,554.54
03/31/2019 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514221-01-0108

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Mar 31, 2019	\$0.00

Please Pay Only One Amount

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

2350 SW 30 AVENUE PROPERTIES LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

\$9,554.54
 LBX-18-00151033
 Paid By 04/03/2019 Effective Date 03/31/2019

Return with Payment

Tangible Taxes

Broward Tax Collector — 954-831-4000

No Taxes Due



MARTY KIAR

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BROWARD COUNTY PROPERTY APPRAISER

f t y i

PROPERTY SEARCH | SENIOR CITIZENS | HOMESTEAD & OTHER EXEMPTIONS | HOME BUYER'S TAX ESTIMATOR |

PORTABILITY ESTIMATOR | Search:

FILE FOR HOMESTEAD ONLINE

Home
Office Location
Property Owner
Bill of Rights
Appeals & Petitions
Maps & Aerials
Download Forms
F.A.Q.
Phone Directory
E-Newsletter
Market Sales
Library
Ask A Question
E-Mail Marty Kiar
Meet Marty Kiar
Event Calendar
Important Dates
Report Fraud
Newsletter
Legislation
Data Requests
Related Links
Jobs
RFPs & Bids
Lobbying
Site Index
Website Tutorial



Try the tangible search on our new website.

Account Number ■ Business Name □ Address



Tangible Personal Property Search

Please enter as much information as you know: House Number, Street Direction, Street Name and Street Type (Example 122 S 33 Street)

Enter Property Address:	2350 House Number	SW ▼ Street Direction	30 Street Name	Avenue ▼ Type
Note: A Street name field must be exact unless * wildcard is used at the end. For Example: CA* = CAN, CAR, CAT, etc				

BACK

SEARCH

Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Legal Disclaimer.
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MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

PREVIOUS

NEXT

PRINT

NEW SEARCH

BCPA HOME

Tax Bills

Site Address	2350 SW 30 AVE 101, PEMBROKE PARK
Property Owner	EUROPEAN COLLECTION DECORATOR
Mailing Address	4622 SEAGRAPE DR LAUDERDALE BY THE SEA, FL 33008

ID #	600000010047
Millage	0613
Sched	C
Area	E

2020 Property Assessment Values	
Assessed Value	\$8,457
Taxable Value	

2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 FIRST INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businesstax@broward.org.

Bill History — Tangible Property Account #600000010047

Tangible Property Account #600000010047

[Parcel details](#)

[Latest bill](#)

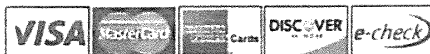
[View/Print full bill history](#)

Print Full 2020

There are no unpaid bills.

Amounts as of 07/27/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$0.00		Print (PDF)
2018 Annual Bill	\$0.00		Print (PDF)
2017 Annual Bill	\$0.00		Print (PDF)
2016 Annual Bill	\$0.00		Print (PDF)
2015 Annual Bill	\$0.00		Print (PDF)
2014 Annual Bill	\$0.00		Print (PDF)
2013 Annual Bill	\$0.00		Print (PDF)
2012 Annual Bill	\$0.00		Print (PDF)
2011 Annual Bill	\$0.00		Print (PDF)
2010 Annual Bill	\$0.00		Print (PDF)
2009 Annual Bill	\$0.00	11/21/2009 Paid \$84.51 Receipt #L.BX-09-00045522 Effective 11/12/2009	Print (PDF)
2008 Annual Bill	\$0.00	11/18/2008 Paid \$164.02 Receipt #2008-7358217 Effective 11/01/2008	Print (PDF)
2007 Annual Bill	\$0.00	11/03/2007 Paid \$467.47 Receipt #2007-7284712 Effective 11/01/2007	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.





MARTY KIAR

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BROWARD COUNTY PROPERTY

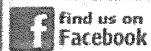
f t y l i

PROPERTY SEARCH | SENIOR CITIZENS | HOMESTEAD & OTHER EXEMPTIONS | HOME BUYER'S TAX ESTIMATOR | PORTABILITY

ESTIMATOR | Search:

FILE FOR HOMESTEAD ONLINE

Home
Office Location
Property Owner
Bill of Rights
Appeals & Petitions
Maps & Aerials
Download Forms
F.A.Q.
Phone Directory
E-Newsletter
Market Sales
Library
Ask A Question
E-Mail Marty Kiar
Meet Marty Kiar
Event Calendar
Important Dates
Report Fraud
Newsletter
Legislation
Data Requests
Related Links
Jobs
RFPs & Bids
Lobbying
Site Index
Website Tutorial



Try the tangible search on our new website.

Account Number * Business Name Address



Tangible Personal Property Search

Directions: Enter the Owner's name, like this:
Last Name, First Name

Example: Smith, John

Owner's Name: 2350 SW 30 AVENUE PROF

BACK

SEARCH

Source: Broward County Property Appraiser's Office - Contact our office at 954-357-6830. Legal Disclaimer.
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MARTY KIAR

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BROWARD COUNTY PROPERTY

Facebook Twitter YouTube Instagram

PROPERTY SEARCH | SENIOR CITIZENS | HOMESTEAD & OTHER EXEMPTIONS | HOME BUYER'S TAX ESTIMATOR | PORTABILITY

ESTIMATOR | Search:

**FILE FOR
HOMESTEAD
ONLINE**

Home
Office Location
Property Owner
Bill of Rights
Appeals & Petitions
Maps & Aerials
Download Forms
F.A.Q.
Phone Directory
E-Newsletter
Market Sales
Library
Ask A Question
E-Mail Marty Kiar
Meet Marty Kiar
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No records found.

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Code Enforcement, Permitting and Special Assessments

Pembroke Park Code Enforcement and Building Department -
(954) 966-4600

There are open code enforcement violation(s) on this property.

There are special assessment fees due.

Please contact Pembroke Park Code Enforcement and Building
Department for more information.

*This report provides unrecorded municipal debt search
results. Any recorded code enforcement liens contained
herein are provided for informational purposes only and may
not be relied upon in lieu of a title search.



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

July 23, 2020

Attn: Diego Ponce
PropLogix
5901 N Honore Ave, Ste. 200
Sarasota, FL 34243

Folio# 514221010108
2350 SW 30 Avenue Properties, LLC
2350 SW 30 Avenue
Pembroke Park, FL 33009

To Whom It May Concern:

In connection with your request to the above reference, this letter is to advise you that we have researched our records and to the best of our knowledge, in our Business license dept. this property has a current billing that is due Sep. 30, 2020 for \$695.00 (account#133040). Also attached is a Case overview in our Codes Department. (See attached).

The above information is provided only as it relates to building permits, code enforcement violations, business tax receipts and special assessments. Water and sewer billing information must be obtained from the Environmental Services Department of Broward County. Tax information must be obtained from the Revenue Collector's Office of Broward County. In regards to solid waste, the private company that the property owners contracted must be contacted to find if any liens are outstanding.

If you have any questions, please do not hesitate to contact me.

Kind regards,


Valerie Price
Lien Search Department

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186



STATEMENT

WE BRONZE WHOLESale, LLC
2350 SW 30 AVE
PEMBROKE PARK FL 33009

ACCOUNT NO.
133040

DATE
6/24/2020

BUSINESS DESCRIPTION

SALES-ART/STATUES/FOUNTAIN
(NO OUTDOOR STORAGE/DISPLAY)

BUSINESS ADDRESS
2350 SW 30 AVE

DATE	DESCRIPTION	CHARGES	BALANCE
FY 2021	Alarm Registration	10.00	10.00
FY 2021	Business Tax	580.00	580.00
FY 2021	Certificate Of Use	105.00	105.00

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of \$10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional interest fees.

SUB-TOTAL \$695.00

PLEASE PAY \$695.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
2350 SW 30 AVENUE PROPERTIES LLC	2350 SW 30 AVE PEMBROKE PARK, FL 33009	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

Description

Property is in need of exterior maintenance (walls, roof, railing and landscaping).

Case Status	Open	Case #	20030002	Date Next Inspection	7/22/2020
-------------	------	--------	----------	----------------------	-----------

Notes Property is in need of exterior maintenance (walls, roof, railing, door and landscaping). The walls are covered in graffiti, has chipped paint and dirt. Railing is fallen over and has chipped paint. Door on right side of the building has eroded. The Fence in back end of the property is overgrown with vines and hedges. Hedges in front of the property are dying. Roof has accumulated dirt. Property has prohibited snipe signs and sandwich sign.

Property owner has to pressure wash the entire property (roof, walls, parking lot) and paint walls. Railing must be in good state of repair and spray painted. Door must be repaired. Vines must be removed from fence and hedges must be trimmed vertically. All dead vegetation must be removed and replanted. All prohibited signs must be removed.

Documents Issued

Date Issue	Document Type
3/11/2020	Courtesy Notice
7/22/2020	Affidavit of Non-Compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/22/2020

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bul...	Not in Compliance - Reinspection Date: 7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/22/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	7/22/2020

Case Overview

SIGNS AND ADVERTISING

Sec. 21-19. - Prohibited signs.

The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...

Not in Compliance -
Reinspection Date:
7/22/2020

Utilities

Broward County WWF - (954) 831-3250



Public Works Department

WATER AND WASTEWATER SERVICES / Business Operations Division

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0991

RCVD BY: CR
DATE RECEIVED

JUL 13 2020

CHECK #: 1150
AMOUNT: \$ 252

Title Company: PropLogix

Address: 5901 N Honore Ave Suite 200

City: Sarasota, Florida, 34243

Phone: 941-444-7142

Email: Diego.Ponce@proplogix.com

BROWARD COUNTY WATER & WASTE WATER SERVICES
2555 West Copans Road
Pompano Beach, FL 33029ATTN: Teresa Owens
towens@broward.org

Please provide us with the status of the utility account (water, sewer) for current or outstanding balances due for the property listed below as well as liens, and/or special assessments. Enclosed is a check for \$10.00 for the request.

Reference Number:

Folio Number: 514221010108

Property Address with city: 2350 SW 30 Avenue, Pembroke Park, Florida 33009

Owner's name: 2350 SW 30 Avenue Properties, LLC

Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF S

☒ Water ☐ Sewer ☒ Stormwater ☐ Garbage

 Master Meter ☒ No ☐ Yes If YES, Number of UNITS _____

 P-153090
6/15/2020

 Broward County Board of County Commissioners
 Mark D. Bogen • Beam Furr • Dale V.C. Holness • Marty Klar • Chip LaMarca • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org



WATER & WASTEWATER SERVICES

2555 W COPANS RD, POMPANO BEACH FL 33069 . PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 7/16/2020

Request by: PropLogix

Folio #: 514221010108

Premise #: 153090

Address: 2350 SW 30 AVE

In response to your request, the following is a listing of all outstanding charges for the aforementioned property location.

<u>CUST #</u>	<u>STAT</u>	<u>CURR BAL</u>	<u>LIEN AMT</u>	<u>LIEN STAT</u>	<u>ASSESSMENT</u>	<u>SERVICE TO</u>
3155979	C	0.00				6/15/2020
3042649	P	0.00				8/16/2010
TOTAL DUE:		0.00				

If you wish to make a payment for the requested lien search, please do not hesitate to contact our Customer Service Office at 954-831-3250.

Sincerely,

R. THOMPSON

Lien Service Representative

P = Previous, C = Current

* Current balance may include lien amount

* An active lien should bear interest at the legal rate



WATER & WASTEWATER SERVICES

2555 W COPANS RD, POMPANO BEACH FL 33069. Phone 954-831-3250

CUSTOMER FINANCIAL HISTORY - STARTING APRIL 08, 2020

Date: 7/16/2020
Customer #: 3155979 2350 SW 30 AVE PROPERTIES LLC
Premise: 2350 SW 30 AVE, HOLLYWOOD, 33009-3018 153090
Balance: \$0.00
Deposit: \$50.00

	<u>DESCRIPTION</u>	<u>Amount</u>	<u>Balance</u>
07/09/2020	Cash Receipt	229.15 cr	0.00
06/17/2020	Water Invoice	229.15	229.15
06/11/2020	Cash Receipt	283.93 cr	0.00
05/19/2020	Water Invoice	283.93	283.93
05/14/2020	Cash Receipt	265.67 cr	0.00
04/17/2020	Water Invoice	265.67	265.67
04/08/2020	Cash Receipt	265.67 cr	0.00

7/30/2020

2350 SW 30 Avenue Pembroke Park Variance application, Justification Statement and Parking Report

Subject: 2350 SW 30 Avenue Pembroke Park Variance application, Justification Statement and Parking Report

Date: 7/29/2020 2:15:20 PM Eastern Standard Time

From: Jshir@beckerlawyers.com

To: webronze@aol.com

Cc: CLAPLANT@beckerlawyers.com

Ed,

Hope you are doing well. Attached you will find the application for the variance amendment on your site, Justification Statement and parking report from Tom Hall. Please sign (in two places) the Variance Application and have it notarized. The Town also requires a payment of \$7,500 for the application, a portion of which may be returned after the process is completed. Please make that payment out to the Town of Pembroke Park, c/o Michael Miller Town Planner.

Do you have a survey of the property? That will be helpful. Additionally, the buyer's broker has promised to send a conceptual plan shortly (guess they're going to make some improvements).

I did have a conversation very recently with the Planning Director and received positive feedback. He and the City Attorney promised to help expedite our application through the process.

Talk soon,
Jeremy

Jeremy B Shir
Attorney at Law

Becker

Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

📞 954.364.6028

📠 954.985.4176

✉ Jshir@beckerlawyers.com

🌐 www.beckerlawyers.com

Follow Becker on...



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CERTIFICATE OF FILING EXHIBITS OF THE HEARING EXAMINER

I HEREBY CERTIFY that the aforementioned was filed and served with the Clerk of the Town of Pembroke Park, Florida, this 18th day of December, 2020.

/s/ HARRY HIPLER

HARRY HIPLER FBN 199842

EMAIL: hhip@aol.com

Town of Pembroke Park

Hearing Examiner

3150 SW 52nd Avenue

Pembroke Park, Florida 33023

954-966-4600

ORDINANCE NO. 02-02-01

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO A PORTION OF LOT 2, BLOCK 13, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, GRANTING A VARIANCE FROM SECTION 28-327(a) TO REDUCE THE REQUIRED PERIMETER SETBACK ON THE SOUTH PROPERTY LINE, SECTION 28-301(a)(9) REDUCING THE REQUIRED NUMBER OF PARKING SPACES, SECTION 27-39(a)(9) TO REDUCE THE AVERAGE 10 FOOT WIDE LANDSCAPED AREA AROUND THE BUILDING, AND SECTION 13.5-32 ALLOWING FOR 3 DRIVEWAYS CONNECTING TO THE STREET; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hearing Examiner of the Town of Pembroke Park, Florida, pursuant to the Notice Requirements of Chapter 28 of the Code of Ordinances of the Town of Pembroke Park and Chapter 166, Florida Statutes, conducted a public hearing on July 26, 2001 to consider the request for a variance by Cyril Kaufman to allow for a variance from the provisions of the Pembroke Park Code of Ordinances as follows: Section 28-327(a) to allow for reduction in the required perimeter setback on the south property line from 10 feet to zero feet, Section 28-301(a)(9) to allow for a reduction in the required number of parking spaces from ³¹ ~~17~~ to ²² ~~8~~, Section 28-39(a) to allow for reduction from the average 10 foot wide landscaped area around the building near the parking spaces, and Section 13.5-32 allowing for 3 driveway connections to the street for the property described in Section 1 hereof;

WHEREAS, the Town Staff has reviewed the application for variances and has recommended approval of all the variance requests except for the reduction in the number of parking spaces; and

WHEREAS, the Hearing Examiner has prepared a report based on the evidence submitted at the aforesaid public hearing and has recommended that the Pembroke Park Town Commission grant all the variances in the petition filed by the applicant.

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

Section 1: That the zoning variance requests contained in the application of Cyril Kaufman dated May 24, ²⁰⁰¹ ~~2001~~, to allow for variances from the Town of Pembroke Code of Ordinances as follows: Section 28-327(a) to allow for reduction in the required perimeter setback

Tower
Bridge
Antigua
Corrected
2004
per C. Ryan

on the south property line from 10 feet to zero feet, Section 28-301(a)(9) to allow for a reduction in the required number of parking spaces from ^{31 22} 17 to 9, Section 28-39(a) to allow for reduction from the average 10 foot wide landscaped area around the building near the parking spaces, and Section 13.5-32 allowing for 3 driveway connections to the street for the property described in the attached Exhibit "A" being and the same are hereby granted. (See HO conditions).

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not effect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 3: That all Ordinances, parts of Ordinances, Resolutions, parts of Resolutions, in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 4: That this Ordinance shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on First Reading the 10th day of January, A.D., 2002.

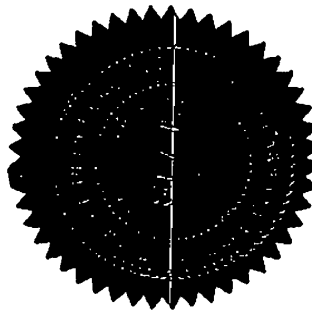
PASSED AND ADOPTED on Second Reading this 13th day of February, A.D., 2002.

PASSED AND ADOPTED on Third Reading this 13th day of February, A.D., 2002.


ANNETTE WEXLER
Mayor-Commissioner

ATTEST:


THERESA CIUMMO
Clerk-Commissioner



02-02-04-000-00000000

PP Hearing Officer Reports

1. That the Town Commission of the Town of Pembroke Park GRANT the Petition for Variance as to variance requests numbers one, two, four, and five as requested by Petitioner in the Petition, as outlined in the Town Planner's Report, and as outlined herein.

2. That the Town Commission of the Town of Pembroke Park GRANT the Petition for Variance as to variance request number three as to a reduction in parking spaces to 22 spaces from 35 spaces under strict guidelines for this type of development of an antique store.

3. That if the Town Commission of the Town of Pembroke Park APPROVES a variance for parking spaces by allowing 22 parking spaces for an antique store, then it should be limited only to an antique store and no other type of business.

4. That if a variance is allowed for 22 parking spaces, then only an antique store should be allowed to occupy the instant property now and in the future. If some other form of business occupies the subject real property in the future, ie, restaurant, furniture store, other type of retail store, etc., then additional parking spaces will be required by the new entrepreneur dependent on the type and nature of the future business and subject to the complete discretion of the Town of Pembroke Park staff.

Hipler - Pembroke Park Hearing Officer
Over Bridge Antiques Variances

July 12th, 2001

Page 5

MMPA Staff Report

1,300 would yield a very large surplus. Estimating 10% office use a total of 12 parking spaces would be required. My April 27th, 2001 letter to the applicant requested a specific floor area use breakdown but to date none has been provided. The owner originally submitted two (2) site plan concepts when he purchased the property. If the 14,314 sq. ft. plan were built and assuming the normal 10% accessory office space scenario, a total of 26 parking spaces would be necessary. If the 16,304 sq. ft. plan were built and assuming the normal 10% accessory office space scenario, a total of 30 parking spaces would be required. With the new plan submitted by the contractor, 19,129 sq. ft. is proposed. Utilizing the previous scenario, a total of 35 parking spaces are required. The justification letter states the applicant feels that the Town Code required too much parking for an antique store and states other municipalities use one (1) space for each one thousand (1,000) or one (1) space for each one thousand five hundred (1,500) square feet. The City of Dania Beach has a large number of antique stores along Federal Highway and they require one parking space for each 250 SF of floor area, far in excess of what our Town code would require. The zoning official at Dania Beach did acknowledge that most of the existing buildings and parking arrangements were "grand-fathered in" and few parking problems occurred. From all of the resources I have from other municipalities, I cannot find any City with parking space calculations as presented except for self-storage mini-warehouse facilities. In the April 27th letter I suggested that a professional engineer would need to prepare a parking study for such uses to justify the variance. None has been submitted to date. Despite this, I feel a further reduction could be requested as ITE (Institute of Transportation Engineers) data sources we researched indicated a furniture store (I would consider an antique store a similar use) needed about one space (1.22 spaces) for each 1,000 SF of floor area plus additional spaces for office use workers. This would result in a need for 27 parking spaces. In my opinion, there is no valid reason to permit only 22 parking spaces. The development plans submitted are too intensive. My office has stated this position since last fall and is cited in all letters to the applicant and their contractor. My suggestion is to reduce the building square feet to provide at least 1.22 parking spaces per 1,000 square feet as would be required by the ITE data. The applicant has stated that they are investigating using the railroad right-of-way for additional parking should the need arise. This would not be feasible as no vehicular access is proposed to the railroad corridor, the railroad does not permit such uses, and especially with current plans to double track the corridor and that would be a maintenance problem.

* [If any variance was granted, to avoid future parking problems, MMPA recommends that a condition be imposed that restricts the Town from Issuing Occupational Licenses for any use other than an Antique Store unless additional parking was provided or a portion of the building was demolished.] *

MMPA RECOMMENDATION FOR VARIANCE #3: DENIAL

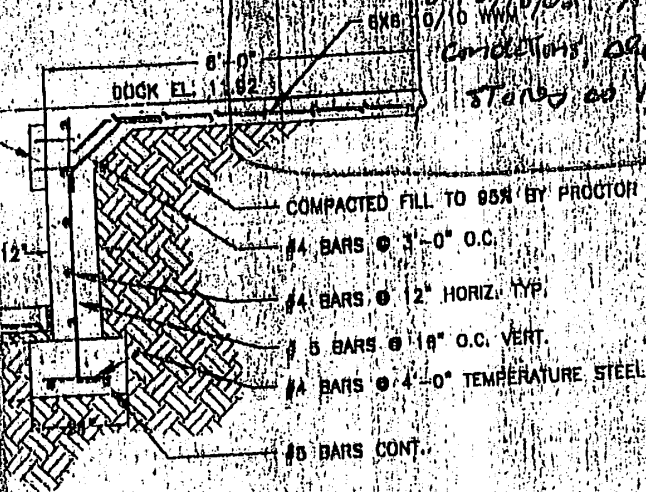
Variance Request #4 - A variance to Section 27-39(a) of the Landscape Code that requires an average 10' wide landscaped area (1/2 of the width can be sidewalk) around the building near parking spaces.

The existing site provides virtually no open space. This is a primary reason this area floods so badly. The vacant lot proposed for expansion has acted as the drainage basin for this area for many years. The contractor recently cleared the lot for development. The Town earlier this year adopted upgraded landscaping regulations to improve the appearance of developments.

CODE REQUIREMENT REQ. D. FANNING

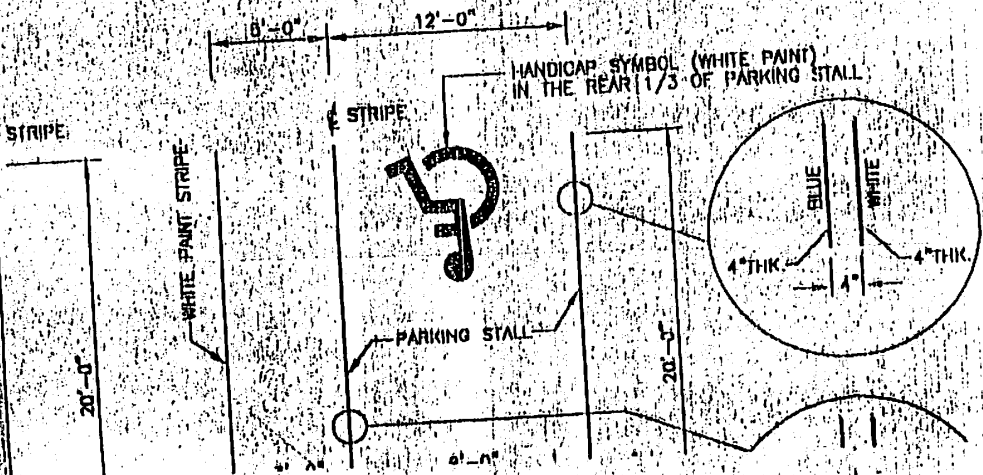
1 SQ. FT.	1:300 SQ. FT.	1.0 SPACES
10 SQ. FT.	1:600 SQ. FT.	10.0 SPACES
100 SQ. FT.		
EXISTING		
1 SQ. FT.	1:600 SQ. FT.	15.0 SPACES
2 SQ. FT.		5.0 SPACES
11 SQ. FT.	1:600 SQ. FT.	31.0 SPACES

* *Note: The Town Commission granted several variances for setbacks, driveway and quantity of parking space (Ord. 02-02-01) on 2/13/02. As per Hearing Officer/Planner conditions are limited to Antigua stores as related to parking space.*



NOTES:
 ALL CONCRETE TO BE 3,000 PSI
 REBARS SHALL BE
 REINFORCING WIRE SHALL BE

DOCK & RAMP DETAIL 'A'



Approved Site Plan

W.T. Patterson (PE)



TOW
 2350

TOWN OF PEMBROKE PARK, FLORIDA
3150 SW 52 AVENUE PEMBROKE PARK, FLORIDA 33023

EXHIBIT “A”
OPTION 1
Revision to Ordinance No. 02-02-01
ALLOWABLE USES

In 2001-02 the then owner of Tower Bridge Antiques (Cyril Kaufman) located at 2350 SW 30th Avenue approached the Town with a request to expand the building size for his antique business that predominated the land uses in this area of the Town at that time. The site is small (18,900 sq. ft. / .43 acres), and the original building (1970) had several non-conforming features (setbacks / pervious area / etc.) due to Code changes over the years. As part of that request, due to the minimal parking characteristics of a typical antique business compared to most commercial or industrial uses, the owner requested a reduction of the required number of parking spaces. At that time a zoning variance procedure was required to reduce the number of required parking spaces. Also, with the building expansion the owner desired to mirror some of the non-conforming building setback lines. The owner submitted five (5) zoning variances for:

- (1) To provide a zero (0) foot side setback at one location (south property line) matching existing conditions when 10' is required.
- (2) To allow a 5'-2" setback at another location when 10' is required.
- (3) To allow a reduction of the landscaping areas around the building when 10' is required.
- (4) To allow three driveways to be built when only two are allowed.
- (5) To allow an off-street parking space reduction from 31 parking spaces to 22 parking spaces.

The Town Planner (MMPA) reviewed the variance application and prepared a staff report. The Town's Hearing Officer (Harry Hipler, Esq.) conducted a public meeting, considered the Town Planner's staff report, researched the matter, and issued a recommendation to the Town Commission. On February 13th, 2002, the Town Commission approved the zoning variances via Ordinance No. 02-01-01. As a condition of approval related to the reduced parking, so that future uses would not create parking problems, as recommended by both the Town Planner and Hearing Officer, the only allowable land use was an Antique Store, unless additional parking was arranged or portions of the expanded building were demolished to comply with Town Parking Code requirements. Antiques Stores have operated at this location since that time.

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision
2350 SW 30th Avenue
August 28th, 2020
Page 2**

In 2020 new land owners of the site have requested permission to occupy the site with uses other than Antique Stores and have requested an amendment to the “use” limitation to allow a broader range of land uses, but with similar off-street parking characteristics. The owner’s engaged a Transportation Engineer with expertise in traffic and parking issues to study the matter. Prior to 2015 the Town’s M-1 Industrial Zoning District regulations for allowable uses was very vague which led to many problems with undesirable land uses. In 2015 the Town adopted major updates to the district regulations including the allowable land use listings (Permitted / Special Exception / Prohibited). The applicant has requested to expand the 2002 variance use to “Light Industrial Uses” which is not a term listed in the Town’s Zoning Code and is very broad and unacceptable. The new owners have stated their intended new use will primarily be a carpet & rug showroom / sales. The Town must utilize the current M-1 Industrial District permitted use listing in Zoning Code Sec. 28-211.5 to control the allowable land uses given the reduced parking situation. Following are recommended uses that comply with the 2002 zoning variance and existing Zoning Code allowances:

A. 2002 Tower Bridge Antiques Site Development Plan / Variance for an Antique Store per Ordinance No 02-01-01

B. Current 2020 Town Zoning Code

Sec. 28-211.5. - Permitted uses.

Except as provided in [Section 28-212](#) and [Section 28-213](#), no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

- (a) Manufacture and distribution of:
 - Furniture and fixtures;
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas.
- (f) The following service and trade establishments:
 - Drapery and blind fabrication and service;
- (i) The following repair and shop uses:
 - Furniture repair;
- (k) Carpet and rug cleaning.

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision
2350 SW 30th Avenue
August 28th, 2020
Page 3**

TOWN OF PEMBROKE PARK, FLORIDA
3150 SW 52 AVENUE PEMBROKE PARK, FLORIDA 33023

EXHIBIT “A”
OPTION 2
Revision to Ordinance No. 02-02-01
ALLOWABLE USES

In 2001-02 the then owner of Tower Bridge Antiques (Cyril Kaufman) located at 2350 SW 30th Avenue approached the Town with a request to expand the building size for his antique business that predominated the land uses in this area of the Town at that time. The site is small (18,900 sq. ft. / .43 acres), and the original building (1970) had several non-conforming features (setbacks / pervious area / etc.) due to Code changes over the years. As part of that request, due to the minimal parking characteristics of a typical antique business compared to most commercial or industrial uses, the owner requested a reduction of the required number of parking spaces. At that time a zoning variance procedure was required to reduce the number of required parking spaces. Also, with the building expansion the owner desired to mirror some of the non-conforming building setback lines. The owner submitted five (5) zoning variances for:

- (1) To provide a zero (0) foot side setback at one location (south property line) matching existing conditions when 10' is required.
- (2) To allow a 5'-2" setback at another location when 10' is required.
- (3) To allow a reduction of the landscaping areas around the building when 10' is required.
- (4) To allow three driveways to be built when only two are allowed.
- (5) To allow an off-street parking space reduction from 31 parking spaces to 22 parking spaces.

The Town Planner (MMPA) reviewed the variance application and prepared a staff report. The Town's Hearing Officer (Harry Hipler, Esq.) conducted a public meeting, considered the Town Planner's staff report, researched the matter, and issued a recommendation to the Town Commission. On February 13th, 2002, the Town Commission approved the zoning variances via Ordinance No. 02-01-01. As a condition of approval related to the reduced parking, so that future uses would not create parking problems, as recommended by both the Town Planner and Hearing Officer, the only allowable land use was an Antique Store, unless additional parking was arranged or portions of the expanded building were demolished to comply with Town Parking Code requirements. Antiques Stores have operated at this location since that time.

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
2350 SW 30th Avenue
August 28th, 2020
Page 2**

In 2020 new land owners of the site have requested permission to occupy the site with uses other than Antique Stores and have requested an amendment to the “use” limitation to allow a broader range of land uses, but with similar off-street parking characteristics. The owner’s engaged a Transportation Engineer with expertise in traffic and parking issues to study the matter. Prior to 2015 the Town’s M-1 Industrial Zoning District regulations for allowable uses was very vague which led to many problems with undesirable land uses. In 2015 the Town adopted major updates to the district regulations including the allowable land use listings (Permitted / Special Exception / Prohibited). The applicant has requested to expand the 2002 variance use to “Light Industrial Uses” which is not a term listed in the Town’s Zoning Code and is very broad and unacceptable. The new owners have stated their intended new use will primarily be a carpet & rug showroom / sales. The Town prefers to utilize the current M-1 Industrial District permitted use listing in Zoning Code Sec. 28-211.5 to control the allowable land uses given the reduced parking situation. The existing parking ratio is 1:830 for this Antique Store site at the reduced number of parking spaces and there does not appear to any parking problems. Based on ITE recommended average parking needs for those land uses with similar parking demand and those land uses desired by the Town at this location the following land uses are allowed.

- A.** 2002 Tower Bridge Antiques Site Development Plan / Variance for an Antique Store per Ordinance No 02-01-01.
- B.** Current 2020 Town Zoning Code with significantly expanded uses based on similar parking with limitations on undesirable uses related to Town redevelopment plans for this land area.

LAND USE LEGEND

Underline = Permitted

~~Strike-Through~~ = Not Permitted

Sec. 28-211.5. - Permitted uses.

Except as provided in [Section 28-212](#) and [Section 28-213](#), no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

(a) Manufacture and distribution of: (~~Manufacturing~~ @ 1:850 sq. ft.)

Aerospace composites;

Apparel related products;

Assembled paper products;

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
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Aviation technology;

Ceramics;

Computer components;

Cosmetics;

Electronic and electrical equipment, systems, components, instruments, and peripherals;

Finished wood products;

Food packaging and distribution;

Footwear;

Furniture and fixtures;

Image recognition devices;

Jewelry;

Leather products;

Machinery;

Manufacturing technology;

Medical equipment and supplies;

Musical instruments;

Optics;

Pharmaceuticals and medicines;

Robotics; and,

Transportation parts and equipment.

- (b) ~~Development or distribution of artificial intelligence or computer and telecommunications software. (Offices @ 1:300 sq. ft.)~~
- (c) ~~Medical and biomedical educational or scientific research, testing, or development facilities (not schools) or laboratories. (Offices @ 1:300 sq. ft.)~~
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas. (Warehouses @ 1:1,500 sq. ft.)

**Town of Pembroke Park
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(e) ~~Storage in bulk within warehouse and storage buildings of: brick, building materials, cement, clay products, concrete products, contractors' equipment, cotton, grain, gravel, hay, lead, plaster, pipe, lumber, machinery, roofing materials, rope, sand, stone, terra cotta, timber, wood or wool.~~ **(Not Desired at this Location due to Redevelopment Plans)**

(f) The following service and trade establishments:

Bakery;

Boat repair; **(Not Desired at this Location)**

Bookbinding;

Cheese making;

Cleaning and dyeing establishments;

Communication information/data processing; **(Office)**

Cutting or blending of liquor;

Diaper service;

Drapery and blind fabrication and service;

Egg storage, handling or processing; **(Not Desired at this Location)**

Electroplating; **(Not Desired at this Location)**

Exterminating;

Food catering;

Glass and mirror shop;

Janitorial;

Laundry;

Linen supply;

Machinery repair; **(Not Desired at this Location)**

Magazine wholesale agency;

~~Manufacture of powder blends, potting compounds and plastisols;~~ **(Not Desired at this Location)**

~~TV/Motion picture studio/recording studio;~~ **(Offices)**

~~Pattern making;~~ **(Not Desired at this Location)**

~~Plumbing or electrical shop;~~ **(Not Desired at this Location)**

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
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Printing, publishing, lithography and engraving; and,

~~Buildings for telecommunications and utility operations (except communications towers which are regulated elsewhere under this Code).~~ **(Not Desired at this Location)**

- (g) ~~Employee-based offices that do not serve the general public including but not limited to the following use categories (subject to applicable restrictions on and limitations as may be provided in the Town's Comprehensive Plan):~~ **(Offices @ 1:300)**

~~Medical billing and processing;~~

~~Data processing;~~

~~Computer software development and technical support;~~

~~Mail order (no walk-up retail sales);~~

~~Burglar alarm monitoring services;~~

~~Pest control services;~~

~~Land surveying operations; and,~~

~~Property management or landscape maintenance services.~~

- (h) ~~Exercise and gym and sport training facilities that are noise controlled.~~ **(1:200 sq. ft.)**

- (i) The following repair and shop uses: **(Some Not Desired at this Location)**

~~Awning and canvas;~~

~~Carpenter and cabinet;~~

~~Contractor shop;~~

~~Electronic equipment repair;~~

Furniture repair;

~~Home appliance repair;~~

~~Lawn mower and motorcycle repair;~~

~~Locksmith;~~

~~Sharpening and grinding;~~

~~Upholstering shop; and,~~

~~Automotive, truck, motorcycle or boat engine repair, maintenance or testing (no body work, frame repairs, or painting unless approved pursuant to [Sec. 28-212](#) of this Code).~~

- (j) ~~Blacksmith and welding.~~ **(Not Desired at this Location)**

**Town of Pembroke Park
Tower Bridge Antiques Variance Land Use Revision – Option 2
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(k) Carpet and rug cleaning.

~~(l) Wholesale meat, poultry, and fish distribution.~~ **(Not Desired at this Location)**

RESOLUTION NO. 2021-001

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPOINTING MIGUEL NUNEZ AS THE TOWN OF PEMBROKE PARK BUILDING OFFICIAL; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park (the “Town”) hired Miguel Nunez in June of 2019 as an “interim” Building Official; and

WHEREAS, Mr. Nunez has extensive experience in his field, brings incredible value and savings to the Town, and, during his time as “interim” Building Official, has gained the reputation of running a very smooth operation in the Building Department; and

WHEREAS, the Town Commission desires to appoint Mr. Nunez as the Town’s Building Official.

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

Section 1: That the Town Commission hereby appoints Miguel Nunez as the Town’s Building Official.

Section 2: That all Resolutions or parts of Resolutions in conflict herewith be and the same are superseded to the extent of such conflict.

Section 3: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 13th day of January, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARLEN
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON
Town Attorney



Memorandum

TO: Juan Carlos Jimenez, Town Manager

CC: Melissa Anderson, Town Attorney
Harry Taubenfeld, Finance & Budget Director
Marlen Martell, Town Clerk

FROM: Yolanda Menegazzo, Human Resources

DATE: December 2, 2020

SUBJECT: Miguel Nunez – Interim Building Official

Mr. Manager,

It was brought to my attention that Mr. Miguel Nunez, who has been employed with the Town of Pembroke Park since June 13, 2019, is currently the Interim Building Official. As per Mr. Nunez, his job title has not been officially confirmed. Mr. Nunez has extensive experience in his field, brings incredible value and savings to the Town, and has gained the reputation of running a very smooth operation in the Building Department.

I requested copies from the Clerk's Office of any Resolutions naming Mr. Nunez as the Interim Building Official. The Clerk's Office stated that there are no records on file of any resolutions for Mr. Nunez.

With that said, I wanted to bring this to the attention of the Town Manager and Town Attorney in order to not only recommend that Mr. Nunez become the "official" Building Official, but also that we obtain the proper documentation in the form of a Resolution as the Town has typically done for all positions that are selected by the Town Commission.

Please advise if you need any other information. Attached is Mr. Nunez's professional resume.

Thank you.

Miguel A. Núñez

3960 NW 103rd Drive, Coral Springs, FL 33065
Cell 954-448-3761 / mnunez2264@gmailcom

Architect • General & Roofing Contractor • Building Inspector • Plans Examiner • Code Administrator • Floodplain Administrator • Public Administrator

Professional construction designer, project manager, estimator, public administrator and code analyst, with excellent organizational skills, project programming, analytical, problem solving and bilingual (English & Spanish) communication skills, critical thinker. Whose background, knowledge of industry and government departments operations, building codes and floodplain regulations, to rapid problem solving and expertly directs resources to efficiently save time and resources, by means of ideas and recommendations to daily challenges.

Professional Experience

City of Hallandale Beach

August 05, 2019 to Present

Local Government.

Building Official / Floodplain Administrator /: Management of all aspects of the Enforcement of State of Florida Building Codes (FBC) and local ordinances in the structural discipline, while overseeing compliance with the approved plans for residential and commercial projects. Coordinating and enforcement of the floodplain requirements as part of the City's membership in the NFIP program as mandated by FEMA.

Town of Pembroke Park

May 15, 2019 to Present

Local Government.

Building Official / Chief Building (Structural) Inspector / Structural Plans Examiner / Structural Inspector / Floodplain Administrator / CRS Coordinator: Management of all aspects of the Enforcement of State of Florida Building Codes (FBC) and local ordinances in the structural discipline, performing structural plans review and structural inspections, while overseeing compliance with the approved plans for residential and commercial projects. Coordinating and enforcement of the floodplain requirements as part of the Town membership in the NFIP/CRS programs as mandated by FEMA.

City of Pompano Beach

January 2011 to March 2019

Local Government.

Building Official (2013 to 2019) / Building Code Compliance Supervisor (2012-2013) / Building (Structural) Inspector (2011-2012): Management of all aspects of the Building Department and Enforcement of State of Florida Building Codes (FBC) and local ordinances, while overseeing compliance with the approved plans for residential and commercial projects. Supervise the performance of the building department and enforcement of building code violations, investigations, presentation to the Unsafe Structures and Housing Appeals Board, Special Magistrate and follow up to legal actions.

NU-CON, Inc.

February 2002 to January 2011

General, Roofing and Structural Shell Contracting Company.

- President / CEO.: Led company, Including sales, production, estimating, personnel, pricing, P&L due diligence and budget. Managed subcontractors field operations quality control contracts, costs schedule and materials management.

City of Boca Raton	January 1999 to February 2002
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Local Government.

- Building (Structural) Inspector: Enforcement of State of Florida Building Codes (FBC) and local ordinances, while overseeing compliance with the approved plans for residential and commercial projects. Provided expert support for the code enforcement officers, the Builders Board of Adjustment and Appeals and the Zoning Board. Plans review assistance to the public and the Building Code Administrator.

Professional Engineering and Inspection Company (PEICO)	March 1996 to January 1999
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Engineering Firm Provider of Design, Threshold, Special and Geotechnical Inspections and Plans Review.

- Field Structural Inspector: Performed special threshold and UBCI inspections for residential, commercial, institutional and educational facilities.
- Design Assistant: Structural and architectural designer, CAD operator for structural and architectural designs. Developer; Contractor, Project Design coordinator.

Garmon Construction Corporation	August 1995 to March 1996
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Structural Contracting Company

- Field Superintendent: Performed scheduling, takeoffs, quality control, delivery control and material management. Plans coordinator for fast paced construction projects. Managed over 15 subcontractors and several suppliers.

Michael A. Mosher, PA – Architects / Planners	January 1993 to August 1995
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Architects, Engineers & Planners firm.

- Senior Architectural Designer and Draftsperson: Architectural designs for residential, commercial projects, while coordinating the associated trades with the main design for the final construction drawings. Coordinated meetings with specialty engineers, local Inspectors, special Inspectors, and code research for projects in progress to assure implementation and or compliance.
- Principal Assistant: Facilitated owner's communication with contracted professional for scheduling and budget control, while managing a staff of 5 Draftspersons.

S. Charles Brugnetti & Associates	August 1992 to January 1993
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General Contracting Company.

- Architectural Draftsperson and G.C. Assistant: Performed structural/architectural design/drafting, as-built, and interior design for the Bankers Savings Bank complex in Coral Gables, Florida. Coordinated the Initial construction schedule for the main building renovation and the adjacent retail areas.

Construcciones & Servicios Generales. S.A.	July 1989 to June 1992
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Architects, Engineers, Planners & Contracting Firm.

- Director of Design & Project Supervision Department: Senior Architect in charge of the design and supervision contract of the Bank of Reservas of the Dominican Republic and its 32 offices throughout the country. Managed a staff of 5 project managers. 2 engineers and 3 draftspersons and contract management of 7 contractors.

Education & Credentials

Master in Public Administration (MPA) (Honor: Summa Cum Laude)	July 2014 to July 2016
<i>Strayer University</i>	
Crime Prevention Through Environmental Design (CPTED)	2019
Lean Six Sigma Green Belt (LSSGB)	2015
Code Enforcement Professional (Levels I, II, III & IV) – FACE	2013
Executive Certificate in Project Management	2009
<i>Florida Atlantic University (FAU)</i>	
Master in Construction Administration (Honor: Cum Laude)	1990
Bachelor in Architecture (BA)	1989
<i>Universidad Nacional Pedro Henriquez Ureña (UNPHU)</i>	
High School (Math & Science).	1982
<i>Colegio Claret</i>	

Licenses, Skills and Professional Associations

Licenses and Certifications:

Dominican Republic	Architect	Codia 9197
State of Florida	Building Code Administrator (S, I)	BU 1748
	Certified Building Inspector (S, I)	BN 2991
UBCI Inspector ■ 1 & 2 Family Dwelling Inspector ■ Coastal Construction Inspector ■ Structural Masonry Inspector		
	Certified Modular Inspector (S, I)	SMI 93
	Certified Roofing Inspector (S, I)	SRI 129
	Certified Plans Examiner (S, I)	PX 1595
	Certified 1 & 2 Plans Examiner (S, I)	SFP 234
	Certified General Contractor (S, I)	CGC 061765
	Certified Roofing Contractor (S, I)	CCC 1328341
	Certified Floodplain Manager (F)	US-13-07157
	Real Estate Salesperson (S)	SL 3111065
Emergency Management (F)	IS-100, 200,700, 701.a and 800.b	
	G-300 and 400	

State of Florida (S) – International Code Council (ICC) (I) – FEMA (F)

Technical Skills:

Microsoft Office: Word, Excel, PowerPoint, Outlook, Publisher & Project, QuickBooks, AutoCAD, HTP, NaviLine & EPlan Software (ProjectDox); Bluebeam, Energov, among others.

Professional Associations:

- International Code Council (ICC)
- Association of State Floodplain Managers (ASFPM) (US)

- Florida Floodplain Managers Association (FFMA) (FL)
- Building Officials Association of Florida (BOAF).
- Broward County Building Officials Association (BOIEA)
- Florida Association of Code Enforcement, Inc. (FACE).
- Colegio Dominicano de Arquitectos, Ingenieros y Agrimensores (CODIA)

Community Service and Personal

Broward County:

Board of Rules and Appeals:

Certification Review Committee (September 2017)

Structural Committee (February 2019)

Central Examining Board for General and Specialty Contractors (March 2016) Secretary.

City of Coral Springs:

Community Assisted Patrol (CAP); Emergency Response Team (CERT) <Inactive>

~ References Upon Request ~

RESOLUTION NO. 2021-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPOINTING HEIDI SIEGEL AS TOWN PLANNER; PROVIDING FOR TOWN PLANNER'S COMPENSATION; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 2, Article III, Division 3, Pembroke Park Code of Ordinances, created the office of Town Planner and provides for Town Planner's appointment, compensation, duties, responsibilities, and related matters for the office of Town Planner; and

WHEREAS, Town Commission has solicited applications from qualified candidates to serve as Town Planner; and

WHEREAS, the Town Commission has reviewed the applications received in response to the solicitation, and interviewed the candidates for Town Planner; and

WHEREAS, the Town Commission desires to select and hire Heidi Siegel to serve as the Town Planner.

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

Section 1: That the Town Commission hereby selects and hires Heidi Siegel to serve as Town Planner for the Town of Pembroke Park.

Section 2: That Heidi Siegel shall serve as Town Planner at the pleasure of the Town Commission, and shall receive annual compensation in an amount of One Hundred Thousand (\$100,000.00) Dollars for the performance of the duties of Town Planner.

Section 3: That all Resolutions or parts of Resolutions in conflict herewith be and the same are superseded to the extent of such conflict.

Section 4: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 13th day of January, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARLEN
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON
Town Attorney

Heidi Siegel, AICP
Hollywood, Florida 33021
(954) 654-0574
heidisiegel2@gmail.com

EXPERIENCE

KCI Technologies, formerly Keith & Schnars, PA **Planning Director / Practice Leader**

2017-present

KCI is a full-service consulting firm that has served clients, as Keith & Schnars, throughout the state of Florida since 1972. KCI offers multi-disciplinary expertise in the fields of planning, landscape architecture, environmental sciences, engineering and land surveying. The Planning Division provides services to clients throughout the state of Florida.

Duties and Responsibilities:

- Oversees the firm's Planning Division.
- Employee oversight, business development, contract management, and budgeting.
- Provides planning services for projects that involve development feasibility and due diligence studies, governmental coordination, preparation and presentation of land use and zoning applications, site planning, master planning, and design.
- Provides cost-recovery contract services to municipalities to supplement municipal staff on backlogs or significant projects.

Village of Biscayne Park **City Manager**

2013-2016

The Village of Biscayne Park is located in Miami-Dade County, Florida. The Village is approximately one-square mile and has a population of 3,000. The Village is unique in that it relies solely on ad valorem taxes from residential properties. The Village prides itself on its historic tree canopy, median lined street and community activism.

Duties and Responsibilities:

- Served as the Chief Executive Officer
- Oversaw all municipal functions including Police, Public Works, Planning, Zoning, Building Permits, Village Clerk, Finance, Recreation and Sanitation.
- Prepared and presented items to the Village Commission.
- Oversaw all Emergency Management Operations and Public Information. Coordinated with County EOC. This included the procurement and management of debris removal contracts, FEMA and FMIT coordination, and managing a public information for water and stormwater issues and post-storm events.
- Managed 37 City employees, including Recreation, Public Works, Village Hall operations, Police Department, and a team of contract employees on a daily basis.
- Served as the public information officer of the Village for all matters and oversaw all public records requests and document storage.
- Managed a large capital improvement fund that includes over a million dollars in State funds for the construction of a new Village Hall and the restoration of the historic Log Cabin Village Hall.
- Prepared and monitored the annual budget which included a sanitation fund, capital improvement fund and police forfeiture fund.
- Reported to a five-member Commission that is elected at large.
- Represented the Village to County Commission, surrounding municipalities, legislative delegation and interlocal organizations.

Achievements:

- Implemented sound financial procedures that took the Village from historical operation deficits to annual savings of approximately 4% for the past two year. These procedures increased the Village's reserves by approximately 25%.
- Sought and received various State and Federal matching grants.
- Successfully lobbied Florida Legislature for \$1,000,000 to implement a long-planned restoration of the historic Log Cabin Village Hall and build a new modern Village Hall.
- Restructured departments and operations to be more customer friendly and efficient.
- Increased communications with community and residents through public weekly-reporting, email blasts and social media.

City of Wilton Manors
Community Development Services Director

2011-2013

The City of Wilton Manors is located in Broward County, Florida. The City is approximately two square miles and has a population of 12,000. The City strives to meet the challenges of an urban built-out City that is vibrant and has continuous interest in redevelopment. The Community Development Services Department must balance the stable residential neighborhoods with the successful arts and entertainment district.

Duties and Responsibilities:

- Oversaw the Economic Development, Planning and Zoning, Building Division, Business Tax License and Fire Prevention divisions of the City.
- Prepared and presented items to the Planning and Zoning Board, Board of Adjustment, Economic Development Task Force and the City Commission.
- Served as part of the City's administration and management team.
- Managed and implemented the City's Green Building Ordinance.
- Coordinated with Code Enforcement activities.
- Served as a liaison to special events as they relate to building permits and alcohol licenses.
- Responsible for all City Economic Development activities including the creation of programs and incentives for the City Commission to approve.
- Attended community and neighborhood events.
- Managed department employees and a team of contract employees on a daily basis.

Achievements:

- Through management of internal processes and delivery of services realized a 26% savings on Building Department Services during first complete fiscal year.
- Restored a department that had a history of mismanagement and poor public perception by encouraging collaboration and imparting a general passion of excellence.
- Improved employee morale, internal communication and department efficiency by providing consistent support and training department-wide.
- Automated the Building Plans Review and Inspection process and improved record keeping in compliance with Florida State Statues.
- Decreased the City's existing exposure and liability through the enforcement of Code and procedures.
- Improved Customer service through Staff reorganization and training.
- Increased the outreach and visibility of the Department within the community.

Seminole Tribe of Florida
Community Planning and Development Director

2004-2011

The Seminole Tribe of Florida is a federally recognized Tribe with six reservations throughout the state of Florida. As the Tribe's first professional planner and subsequent first Community Planning and Development Director, I was responsible for all current and long range planning efforts as well as the creation and maintenance of the Seminole Tribe of Florida's multi-million dollar Capital Improvement Plan.

Duties and Responsibilities:

- Worked directly with Tribal Council to achieve their goals. Prepared resolutions, plans and initiatives for review and approval by Tribal Council.
- Oversaw departmental role as the clearinghouse and coordinator for the lifespan of all Tribal development projects.
- Advocate for sustainability and best practices on all development projects.
- Directed staff in the synchronization of all required utilities, infrastructure and roads and the coordination of all required permits.
- Represented the Tribe's inter-governmental planning issues including, but not limited to United South and Eastern Tribes, Broward County MPO and multiple comprehensive plan amendment reviews in surrounding Cities.
- Provided planning expertise in regards to land acquisition and sovereignty issues.
- Prior to the establishment of the Emergency Operations Department, managed portions of the 2004-2006 hurricane season events. Worked with FEMA regarding reimbursements and represented the Tribe at regional EOC operations.

Achievements:

- Created and maintained multi-million dollar Capital Improvement Plan and Budget for six reservations throughout the state of Florida. This includes initial design, estimating and prioritization.
- Organized and structured the Tribe's first Community Planning and Development Department. This included restructuring the antiquated planning and permitting process to be more customer service oriented.
- Developed a community-based, customer-oriented department which works directly with the community. We received consistent positive reviews from the Tribal Community.
- Initiated first department-focused Strategic Planning process to get feedback from the community and Tribal Council on goals and vision for new Tribal Planning Department.
- Formed long-range comprehensive division which accurately measures Tribal growth, population and direct service needs which include Housing, Health and Education. This included directing the design of a unique computer-based Forecasting Model.
- Creation and implementation of Tribal Development Maps which have inspired the drafting of the Tribe's first Land Development Regulations. Additionally, using ArcGIS creates conceptual development plans for housing subdivisions, future roads and tribal facilities.
- Introduced Tribe's Master Land Planning process including eliciting departmental, Tribal and community participation. This process includes the creation of six reservation-specific Master Plan documents.

Palm Beach State College (Formerly Palm Beach Community College)
Adjunct Professor

2000-2007

Taught History of Design as part of the requirement curriculum for the Interior Design program. Class highlights included architectural and furniture history, materials history, and notable individuals. Classes included lectures, fieldtrips, and testing.

City of Hollywood, Florida
Principal Planner / Historic Preservation Officer

2001 – 2004

The City of Hollywood has a population of approximately 130,000 residents. There are over 1,000 structures individually designated or located within designated historic districts.

Duties and Responsibilities:

- Served as Principal Planner for the City of Hollywood. Coordinated development within the City of Hollywood including historic preservation activities.
- Served as Staff Liaison for the Development Review Board and Historic Preservation Board.
- Acted as liaison between property owners and County Historical Commission in matters pertaining to the tax abatement program.
- Participated in regional historic preservation planning activities.
- Supervised subordinates in Division activities.

Achievements:

- Created informational brochures on the historic district to educate existing and potential homeowners.
- Through research, expanded the knowledge of the city's historical architects; including working with the city archives in highlighting the existence of original plans for homeowners interested in restoration of their homes.
- Served as department liaison to neighborhood groups within the historic district which resulted in a cooperative approach to advocacy and city planning.
- Advocated and achieved the listing of the historic Joseph Young House on the Florida Trust for Historic Preservation's Most Endangered list, which resulted in the sale and full restoration of the abandoned historic structure.
- Secured a Florida Department of Historical Resources grant for a Historic Resource Study.
- Initiated first Historic Preservation Week activities, including conducting walking tours of historic downtown and historic Hollywood beach.

City of Miami Beach
Commission Aide

1998 – 2001

- Served as Staff Assistant to Commissioner Nancy Liebman.
- Duties included, but not limited to, addressing constituent concerns, working to improve city-wide quality of life, and meeting with administration regarding issues of concern to Commissioner Liebman, such as planning, zoning, historic preservation, cultural arts, education and code compliance. Represented Commissioner Liebman to development review boards, citizen advisory boards and community groups.

EDUCATION

Georgia State University
Master of Heritage Preservation, Historic Preservation

Atlanta, Georgia

Queens College
Bachelor of Arts, History

Charlotte, North Carolina

American Institute of Certified Planners (AICP)

Certified Planner Number 023225

RESOLUTION NO. 2021-003

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPOINTING DAVID HOWARD AS THE TOWN OF PEMBROKE PARK INTERIM CHIEF OF POLICE CONTINGENT UPON THE TOWN ESTABLISHING THE TOWN'S OWN POLICE DEPARTMENT AND CONTINGENT UPON DAVID HOWARD MEETING EMPLOYMENT AND CERTIFICATION CRITERIA; SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Florida Constitution, grants municipalities the power to conduct municipal government, perform municipal functions and render municipal services; and

WHEREAS, Section 166.021, Florida Statutes, referred to as the Municipal Home Rule Powers Act, grants all municipalities the expansive home rule power contemplated by the Florida Constitution; and

WHEREAS, the Town of Pembroke Park (the "Town") is currently provided police services by the Broward County Sheriff's Office ("BSO") through an agreement with BSO; and

WHEREAS, the Town is considering the establishment of its own police department and pursuant thereto enacted Resolution 2020-088; and

WHEREAS, in furtherance of establishing its own police department, the Town desires to hire an Interim Chief of Police; and

WHEREAS, as December 9th, 2020, the Town Commission voted to hire David Howard as the Interim Chief of Police contingent upon Mr. Howard having obtained the necessary certifications; contingent upon Mr. Howard passing a background check; and contingent upon the formation of the Town's police department.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE

TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the Town Commission hereby selects and hires David Howard to serve as Interim Police Chief for the Town contingent upon Mr. Howard having obtained the necessary certifications; contingent upon Mr. Howard passing a background check; and contingent upon the formation of the Town's police department.

Section 2: That David Howard shall serve as Interim Police Chief at the pleasure of the Town Commission, and shall receive annual compensation in an amount of One Hundred and Ten Thousand (\$110,000) Dollars for the performance of the duties of Town Police Chief.

Section 3: That all Resolutions or parts of Resolutions in conflict herewith be and the same are superseded to the extent of such conflict.

Section 4: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 13th day of January, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARLEN
Town Clerk

Approved as to form and legal sufficiency

Town of Pembroke Park
Resolution No. 2021-003

MELISSA P. ANDERSON
Town Attorney

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE PEMBROKE PARK CODE OF ORDINANCES TO ALLOW FOR A SPECIAL MAGISTRATE TO PRESIDE OVER CODE ENFORCEMENT CASES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Florida Constitution, grants municipalities the power to conduct municipal government, perform municipal functions and render municipal services; and

WHEREAS, Section 166.021, Florida Statutes, referred to as the Municipal Home Rule Powers Act, grants all municipalities the expansive home rule power contemplated by the Florida Constitution; and

WHEREAS, Section 162.05 of the Florida Statutes provides that local governments may adopt an ordinance giving a special magistrate the power to hear and decide code enforcement board cases as an alternative to the code enforcement board; and

WHEREAS, the Town Commission desires to pass an ordinance allowing a Special Magistrate to hear and decide code enforcement cases within the Town of Pembroke Park (the “Town”) in order to facilitate expeditious and equitable code enforcement within the Town.

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

Section 1: That Chapter 7, “Code Enforcement”, of the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended as follows:

Chapter 7 - CODE ENFORCEMENT

ARTICLE I. - IN GENERAL

Sec. 7-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Notice(s) or Notify, as used in this Chapter, shall have the meaning set forth in Section 162.12, Florida Statutes.

* * *

Sec. 7-2. – Intent; Incorporation by Reference.

~~It is the intent of this chapter to promote, protect and improve the health, safety and welfare of the citizens of the Town by providing an equitable, expeditious, effective and inexpensive method of enforcing the hereinafter described ordinances of the Town.~~

It is the intent of this chapter to promote, protect and improve the health, safety and welfare of the citizens of Pembroke Park through the equitable, expeditious, efficient and effective enforcement of the codes, ordinances, rules and regulations of the town, Broward County, State of Florida, the Florida Building Code, any Town fire, electrical, environmental, land development and zoning codes, ordinances, rules and regulations and any other statutes, codes, ordinances, rules and regulations that are the subject to enforcement by the town. Any civil penalty prescribed, assessed, or collected pursuant to this article shall not limit any other remedies that the city may have by law or in equity.

The Town of Pembroke Park, by this section, hereby adopts a code enforcement system, which shall provide for the Code Enforcement Board and, concurrently, a Special Magistrate with authority to hold hearings and assess fines against violators of the Town Code, and/ or the supplemental code enforcement procedures authorized by Fla. Stat. §§ 162.21, et seq. The Town, by this chapter, hereby implements the procedures set forth in Florida Statutes, Chapter 162, as amended, in its entirety.

Sec. 7-3. - Jurisdiction.

The Code Enforcement Board and the Special Magistrate shall have concurrent jurisdiction to hear and decide cases involving alleged code enforcement and related violations within the Town of Pembroke Park, of ordinances relating to the following subjects:

- (1) Advertising;
- (2) Animals and fowl;
- (3) Parks and recreation;
- (4) Bicycles;
- (5) Buildings;
- (6) Fire protection and prevention;
- (7) Flood damage prevention;
- (8) Health and sanitation;
- (9) Junked and abandoned vehicles;
- (10) Licenses;

- (11) ~~Mobile living units;~~
- (12) ~~Sales;~~
- (13) ~~Streets and sidewalks;~~
- (14) ~~Theaters;~~
- (15) ~~Vegetation;~~
- (16) ~~Water and sewers;~~
- (17) ~~Zoning, as is now existing or as may be amended by ordinances from time to time.~~

Sec. 7-4. - Duties of town attorney.

The Town Attorney and/or any Assistant Town Attorney shall present the Town's case at hearings; and shall have prosecutorial discretion, including but not limited to the right to negotiate a plea with a violator and present that plea to the Code Enforcement Board for approval, to recommend the disposition of a case to the Board, and to decline to prosecute a case, similar to the discretion exercised by the State Attorney in criminal cases.

Sec. 7-5. - Code Inspectors to initiate proceedings.

- (a) ~~The Code Inspectors have the primary duty of enforcing the various ordinances and/or codes, as described in section 7-3, and of initiating enforcement proceedings before that Board; however, no member of the Board shall have the power to initiate such enforcement proceedings. Code inspectors shall have the authority to initiate enforcement action of the Code and present and prosecute cases before the Code Enforcement Board or Special Magistrate. No board member or Special Magistrate shall have the power to initiate such proceedings.~~
- (b) Except as provided herein in subsections (c) and (d), if a violation of the codes is found, the Code Inspector shall notify the violator and give him the alleged violator a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the Code Inspector shall notify the Code Enforcement Board and request a hearing. The town Code Enforcement Board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in Section 162.12, Florida Statutes, to said violator. At the option of the Code Enforcement Board, notice may additionally be served by publication or posting as provided in Section 162.12, Florida Statutes. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Enforcement Board or Special Magistrate even if the violation has been corrected prior to the Board hearing, and the notice shall so state.
- (c) If a repeat violation is found, the Code Inspector shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The Code Inspector, upon notifying the violator of a repeat violation, shall notify the Code Enforcement Board and request a hearing and notice shall be provided to the violator. A repeat violation shall have the same definition as provided in Section 162.04, Fla. Stat., as amended. The Code Enforcement Board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to Section 162.12, Florida Statutes. The case may be presented to the Enforcement Board even if the repeat violation has been corrected prior to the Board hearing, and the notice shall so state.
- (d) If the Code Inspector has reason to believe a violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the Code Inspector shall make a reasonable effort to notify the violator and may immediately notify the Code Enforcement Board and request a hearing.
- (e) If the violation arose under the fire code of the Town, the Code Inspector or the Chief of the Fire Department may, at his option, either proceed under this chapter or pursuant to the authority and procedures set forth in the fire code of the Town. Nothing in this chapter shall be construed or applied to limit the authority of the Chief of the Fire Department or of any Fire Marshal or any Fire Inspector to proceed pursuant to the fire code of the Town.

Sec. 7-6. - Conduct of hearing.

- (a) ~~The Board shall have a regularly scheduled hearing on the fourth Thursday of each month. The regularly scheduled Board hearing may be cancelled or rescheduled by a motion approved by a majority of those members present and voting at a Board hearing. Upon request of the Code Inspector, or at such other times as may be necessary, the Chairman of the Board may call a hearing of the Board. Minutes shall be kept of all hearings of the Board, and all hearings and proceedings shall be open to the public. The Town Commission shall provide clerical, Code Enforcement Officers, and administrative personnel as may be reasonably required by the Board or the Special Magistrate for the proper performance of its duties.~~
- (b) ~~Each case before the Board shall be presented by the Town Attorney, Code Inspector, or by a member of the administrative staff of the Town. If the Town prevails in prosecuting a case before the Board, it shall be entitled to recover all costs incurred from prosecuting the case before the Board.~~
- (c) ~~The Board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The Board shall take testimony from the Code Inspector and alleged violator. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.~~
- (d) No Board member or Special Magistrate shall act in any case in which that member has a conflict of interest.
- (e) All relevant evidence shall be admitted if, ~~in the opinion of the Board~~, it is the type of evidence upon which reasonable and responsible persons would normally rely in the conduct of business affairs, regardless of the existence of any common law or statutory rule which might make such evidence inadmissible over objections in other types of legal proceedings civil actions. ~~The Chairman of the Board may exclude irrelevant or unduly repetitious evidence.~~
- (f) Hearsay evidence may be accepted for the purpose of supplementing or explaining any direct evidence, but such hearsay evidence shall not in and of itself alone be considered sufficient to support a finding or decision unless the evidence would be admissible over objections in a civil or quasi judicial action as determined by the Board or the Magistrate.
- (g) Each party to the hearing shall have the right to:
 - (1) Call and examine witnesses;
 - (2) Introduce exhibits;
 - (3) Cross-examine opposing witnesses;
 - (4) Impeach witnesses;
 - (5) Rebut evidence.
- (h) The alleged violator has the right to be represented by an attorney at the hearing.
- (i) ~~At the conclusion of the hearing, t~~The Board or Special Magistrate shall issue findings of fact and conclusions of law, based upon a preponderance of the evidence presented at hearing of record and conclusions of law, and shall issue a written order affording the proper relief consistent with the powers granted herein. For the Board, The findings shall be by a motion approved by a majority of those members present and voting, except that at least four (4) members of the Board must vote in order for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under conditions specified in section 7-8, the cost of repairs may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the Public Records of Broward County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the Public Records pursuant to this subsection and the order is complied with by the date specified in the order, the Board shall issue an order acknowledging compliance that shall be

recorded in the Public Records. A hearing is not required to issue such an order acknowledging compliance.

Sec. 7-7. - Powers of board and the Special Magistrate.

The Board and the Special Magistrate shall have the power to:

- (a) Adopt rules for the conduct of its hearings;
- (b) Subpoena alleged violators, ~~and witnesses, and evidence to be present at the relevant to its hearing(s)~~ (subpoenas may be served by the Sheriff of Broward County);
- (c) ~~Subpoena evidence to its hearings;~~
- (d) Take testimony under oath, including without limitation direct examination of any witnesses;
and
- (e) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.

Sec. 7-8. - Administrative fines; costs of repair; liens.

- (a) The Board or the Special Magistrate, upon notification by the Code Inspector that an order of the Board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the Board for compliance or, in case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation was found to have occurred by the Code Inspector. In addition, if the violation is a violation described in Section 7-5(d), ~~the Board shall notify the Town Commission shall be notified~~, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable costs of the repair, along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for the issuance of the order imposing the fine.
- (b) (1) The fine imposed pursuant to this section shall not exceed two hundred fifty dollars (\$250.00) per day for a first violation and shall not exceed five hundred dollars (\$500.00) per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a).
- (2) In determining the amount of the fine, if any, the Board ~~shall consider~~ the following factors shall be considered:
 - a. The gravity of the violation;
 - b. Any actions taken by the violator to correct the action; and
 - c. Any previous violations committed by the violator.
- (3) The Board or Special Magistrate may reduce a fine imposed pursuant to this section.
- (c) A certified copy of an order imposing a fine may be recorded in the Public Records of Broward County, Florida, and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as court judgement by the sheriffs of this State, including levy against the personal property, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the Town Commission, and the Town Commission may execute a satisfaction or release of lien entered pursuant to this section. After three (3) months from the filing of any such lien which remains unpaid, the Board may authorize the Town Attorney to foreclose on the lien. No lien created pursuant to the provisions of this part may be foreclosed on real property which is homestead under Section 4, Article X of the State Constitution.

Sec. 7-9. - Duration of lien.

No lien provided under the Local Government Code Enforcement Boards Act or this chapter shall continue for a period longer than twenty (20) years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure. The Town Commission shall be entitled to collect all costs incurred recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

Sec. 7-10. - Findings of Board; enforcement order; appeals.

- (a) Every enforcement order ~~of the Board shall be signed by the Chairman and~~ shall be filed in the Office of the Clerk-Commissioner of the Town. A copy of the signed order shall be sent by certified mail, return receipt requested, to the violator and property owner.
- (b) All Town employees shall take action as necessary in accordance with the decisions of the Board or the Special Magistrate.
- (c) An aggrieved party, including the Town Commission, may appeal a final order of the Board to the Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida. Such an appeal shall not be a hearing de novo but shall be limited to an appellate review of the record created before the Board or the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

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ARTICLE II. - CODE ENFORCEMENT BOARD HEARINGS

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Sec. 7-32. - Clerk.

The Town Commission shall appoint a Town employee to be the Board Code Enforcement Clerk, who shall perform the functions assigned to the clerk as set forth in this chapter. ~~For the purpose of administering this chapter, the Board may call upon the Town Commission to furnish such other Town employees as may be necessary to carry on or assist the Board in performing its functions and duties under this chapter.~~

* * *

Sec. 7-34. - Special Magistrate Qualifications. Special Magistrates shall be members in good standing of the Florida Bar. Special magistrates shall be authorized to hear and decide cases involving code violations in the same manner as the Board. The Town Attorney is authorized to hire and enter into a contract for services with qualified Special Magistrates as necessary.

* * *

ARTICLE III. - CODE ENFORCEMENT CITATIONS

Sec. 7-50. - Authority and purpose.

- (a) This article is adopted pursuant to Chapter 162, Part II, Florida Statutes, as a supplemental method of enforcing certain ordinances of the Town of Pembroke Park, and is enacted to protect the public health, welfare and safety of the citizens of the Town.
- (b) Nothing in this article shall be construed to prohibit the Town from enforcing its codes and ordinances by any other means including, but not limited to, a summons, a notice to appear in the County Court, an arrest, an action before the Code Enforcement Board or Special Magistrate, a civil

action for injunctive relief, a stop work order, cease and desist, or demolition, or other legal remedies as determined by the Town Attorney.

* * *

Sec. 7-55. - Form of contents of citation; filing with clerk.

A citation issued by a code enforcement officer shall be in a form prescribed by the Town Commission, or promulgated by administrative order issued by the Chief Judge of the Seventeenth Judicial Circuit in the case of a uniform code citation, and shall contain at a minimum:

- (a) The date and time of issuance;
- (b) The name and address of the alleged violator to whom the citation is issued;
- (c) The date and time the civil infraction was committed;
- (d) The facts constituting reasonable cause;
- (e) The number of the section of the code or ordinance violated;
- (f) The name and authority of the code enforcement officer;
- (g) The procedure to follow in order to pay the civil penalty or to contest the citation;
- (h) The applicable civil penalty if the alleged violator elects to contest the citation;
- (i) The applicable civil penalty if the alleged violator elects not to contest the citation;
- (j) The date of the court hearing if the alleged violator elects to contest the violation; and
- (k) A conspicuous statement that if the alleged violator fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the alleged violator shall be deemed to have waived the right to contest the citation and that, in such case, judgment may be entered against the alleged violator for an amount up to the maximum civil penalty.

After issuing a citation to an alleged violator, a code enforcement officer shall deposit the original and one copy of the citation with the Code Enforcement Clerk of the Code Enforcement Board for processing.

* * *

Sec. 7-57. - Payment of reduced civil penalty; court hearings.

- (a) If the person elects not to contest the citation, the person shall pay in full the applicable reduced civil penalty to the Code Enforcement Clerk of the Code Enforcement Board and correct the violation within fourteen (14) calendar days after issuance of the citation.

* * *

Section 2: That the provisions of this Ordinance are to be severable and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Town of Pembroke Park
Ordinance No.

Section 3: That it is the intention of the Commission of the Town of Pembroke Park that the provisions of this Ordinance shall be included in the Pembroke Park Code of Ordinances, and the sections may be renumbered, or relettered, ordinance may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

Section 4: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions, in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 5: That this Ordinance shall be in force and take effect as provided by law.

PASSED AND ADOPTED on First Reading this ____ day of _____, 2021.

PASSED AND ADOPTED on Second Reading this ____ day of _____, 2021.

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARLEN
Town Clerk

Approved as to form and legal sufficiency

MELISSA P. ANDERSON
Town Attorney

ORDINANCE NO. 2020-007

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA RELATING TO CHAPTER 2, ADMINISTRATION; AMENDING ARTICLE IV, EMERGENCY MANAGEMENT; PROVIDING FOR DELETION OF SECTIONS 2-101 THROUGH 2-106; PROVIDING FOR NEW SECTIONS ENTITLED INTENT AND OBJECTIVES, DECLARATION OF STATE OF EMERGENCY BASED UPON SUBSTANTIAL HARM, DECLARATION OF STATE OF EMERGENCY BASED UPON CIVIL UNREST, NOTICE, DISCRETIONARY EMERGENCY MEASURES OF THE TOWN MANAGER, CLEARING OF DEBRIS FROM PRIVATE STREETS, ROADS, AND ROADWAYS, AND OTHER PRIVATE PROPERTY AFTER A DECLARED EMERGENCY OR DISASTER, PENALTY, AND IMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; SUPERSEDING CONFLICTING ORDINANCES AND RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 252.38, Florida Statutes, authorizes and encourages municipalities to create municipal emergency management programs, and that such programs shall coordinate their activities with those of the county emergency management agency; and

WHEREAS, Article VIII of the State Constitution and Chapter 166 of the Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Town Commission desires to amend the code of ordinances to provide for comprehensive emergency management procedures; and

WHEREAS, the Town Commission finds that the proposed emergency management procedures in this ordinance are consistent with and subject to the applicable Broward County Emergency Management Plan pursuant to Section 252.38(2), Florida Statutes.

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

Section 1: That sections 2-101 through 2-106, of the Code of Ordinances, Town of
Pembroke Park, Florida, are hereby deleted in their entirety.

Section 2: That the Code of Ordinances of the Town of Pembroke Park, Florida, is
hereby amended by adding a section, to be numbered 2-101, which section reads as follows:

“Sec. 2-101. Intent and objectives.

Natural, technological and manmade disasters and other emergencies that occur in the
Town may threaten the life, health and safety of its people, damage and destroy property, disrupt
services and everyday business and recreational activities and impede economic growth and
development within the Town. A state of emergency may be declared in emergencies to activate
the emergency mitigation, response and recovery aspects of the state, local and interjurisdictional
emergency management plans. It is the intent of this article to designate the Mayor as the
authorized Town official to declare a state of emergency and to provide the Town Manager with
the authority to manage the event and expedite the recovery of the community affected by a
disaster or other emergency.”

Section 3: That the Code of Ordinances of the Town of Pembroke Park, Florida, is
hereby amended by adding a section, to be numbered 2-102, which section reads as follows:

“Sec. 2-102. Declaration of state of emergency based upon substantial harm.

(a) The purpose of the declaration of a state of emergency based upon substantial
harm is to meet the dangers presented to the Town and its people by emergencies pursuant to the
terms

of Chapter 252, Florida Statutes, whether such emergency is declared by the Mayor or the governor of the state.

(b) The Mayor, or the Vice Mayor, in the Mayor's absence, is designated the Town official that may declare that a state of emergency based upon substantial harm exists within the Town or any part or parts thereof pursuant to Section 252.38, Florida Statutes. The Mayor may declare that a state of emergency based upon substantial harm exists whenever the Mayor determines that:

(1) An emergency has been created by an occurrence whether natural, technological or manmade, that results in substantial injury or harm to the population or substantial damage to or loss of property; or

(2) An emergency has been created by an imminent threat of an occurrence, whether natural, technological or manmade, which may result in substantial injury or harm to the population or substantial damage to or loss of property.

(c) In the event of an emergency based upon substantial harm, the Town Manager shall take necessary steps for the protection of life and property and for the preservation of public peace and safety within the Town, whether such emergency is declared by the Mayor or the governor of the state. A declaration of a state of emergency based upon substantial harm, whether declared by the Town official pursuant to Section 252.38, Florida Statutes, or the governor pursuant to Section 252.36, Florida Statutes, shall activate the emergency plans to the extent applicable to the Town and the nature of the emergency.

(d) Upon declaration of a state of emergency based upon substantial harm, whether declared by the Mayor pursuant to Section 252.38, Florida Statutes, or the governor pursuant to Section 252.36, Florida Statutes, the following emergency measures apply:

(1) The Town Manager is authorized to order any appropriate emergency measures as set forth in section 2-105 of this article.

(2) If the declaration is made by the governor, the automatic tolling and extension of permits and other authorizations is effective within the geographic area for which the declaration applies as set forth in Section 252.363, Florida Statutes. Such tolling includes, but is not limited, to extensions of development orders and building permits. Nothing herein is intended to limit any requirement to maintain and secure property.

(e) A state of emergency based upon substantial harm declared by the Mayor pursuant to this section shall commence immediately upon the declaration of the emergency and shall terminate automatically after seven days. The Mayor may extend the duration of the state of emergency in increments of up to seven days. The Mayor may establish an early termination of the emergency period declared or extended by the Mayor.

(f) Nothing herein shall prohibit the concurrent declaration of a state of emergency based upon civil unrest pursuant to section 2-103 of this article.”

Section 4: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-103, which section reads as follows:

“Sec. 2-103. Declaration of state of emergency based upon civil unrest.

(a) The purpose of the declaration of a state of emergency based upon civil unrest is to protect citizens from a clear and present danger of violence pursuant to the terms of Sections 870.041-870.045, Florida Statutes.

(b) The Mayor, or the Vice Mayor, in the Mayor's absence, is designated the Town official that may declare that a state of emergency based upon civil unrest exists within the Town or any part or parts thereof whenever the Mayor determines that:

(1) There has been an act of violence or a flagrant and substantial defiance of or resistance to, a lawful exercise of public authority; and

(2) Partly on account thereof, there is reason to believe that there exists (i) a clear and present danger of a riot or other general public disorder, (ii) widespread disobedience of the law, and (iii) substantial injury to persons or to property, all of which constitutes an imminent threat to public peace or order and to the general welfare of the Town or a part or parts thereof.

(c) Upon a declaration of a state of emergency based upon civil unrest pursuant to this section, the following emergency measures apply:

(1) The automatic restrictions regarding guns, firearms and ammunition as set forth in Section 870.044, Florida Statutes, shall be effective throughout the entire Town.

(2) The Town Manager is authorized to order any appropriate emergency measures as set forth in section 2-105 of this article.

(d) A state of emergency based upon civil unrest declared pursuant to this section shall commence immediately upon the declaration of the emergency and shall terminate automatically after 72 hours. The Town Commission may extend the 72-hour time limit by an appropriate

resolution. If the Town Commission fails to extend the state of emergency, the state of emergency is terminated after 72 hours. Either the Mayor or the Town Commission may establish an early termination of any emergency period.

(e) Nothing herein shall prohibit the concurrent declaration of a state of emergency based upon substantial harm pursuant to section 2-102 of this article.”

Section 5: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-104, which section reads as follows:

“Sec. 2-104. Notice.

(a) Any emergency declaration or order issued under this article shall become effective immediately upon issuance and shall be reduced to writing as soon as practicable thereafter. Such emergency declaration and orders, upon being reduced to writing, shall state the nature of the emergency, the length of time such orders are to remain in effect, and shall call attention to the penalty for violation thereof. As soon as feasible after issuance, such emergency declaration and orders shall be filed in the office of the Town Clerk.

(b) As promptly as practical after issuance, such emergency declaration and orders shall be delivered to appropriate news media for publication and published by other appropriate means.

(c) The Town Manager shall report to the Town Commission on actions authorized and taken under the provisions of this chapter in response to a declared state of emergency

Section 6: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-105, which section reads as follows:

“Sec. 2-105. Discretionary emergency measures of the Town Manager.

(a) The powers set forth herein may be exercised by the Town Manager after a state of emergency has been declared by the Mayor as referenced in section 2-102 or section 2-103 of this article.

(b) Unless specifically limited by the declaration of the Mayor or the governor, as the case may be, said powers may be utilized and the Town Manager shall be authorized to issue, amend and rescind emergency orders in the interest of public safety and welfare, and, when appropriate or practicable, in coordination with the state and county, effective within the entire Town or within such geographical areas as may be designated by the Mayor. Said orders and powers include but are not limited to the following subjects:

(1) Governor's powers. Upon a declaration of a state of emergency by the governor based upon substantial harm as authorized pursuant to Section 252.36, Florida Statutes, and subject thereto, the Town Manager is authorized to act on behalf of the Town to effectuate and enforce said order of the governor, including, but not limited, to those emergency measures generally described as follows:

- a. To suspend provisions of regulatory statute and related ordinances;
- b. To utilize available state and Town resources;
- c. To direct and compel the evacuation of the population;

- d. To control ingress and egress to and from an emergency area and the movement and occupation by persons within the area;
- e. To suspend or limit the sale, dispensing, or transportation of alcoholic beverages, firearms, explosives and combustibles;
- f. To make provision for temporary housing;
- g. To limit utility services;
- h. To establish a curfew; and
- i. To extend the hours of solid waste disposal.

(2) Statutory powers.

a. Upon a declaration of a state of emergency based upon substantial harm, whether declared by the Mayor pursuant to Section 252.38, Florida Statutes, or by the governor pursuant to Section 252.36, Florida Statutes, and subject thereto, the Town Manager is authorized to order the discretionary emergency measures authorized to the Town as set forth in Section 252.38(3), Florida Statutes. Such orders shall have the force and effect of law. The powers include but are not limited to those generally described as follows:

- 1. To request state assistance;
- 2. To invoke emergency-related mutual-aid assistance; and
- 3. To waive the procedures and formalities otherwise required by state or local law pertaining to the following:
 - Performance of public work;
 - Entering into contracts;

- Incurring obligations;
- Employment of permanent and temporary workers;
- Utilization of volunteer workers;
- Rental of equipment;
- Acquisition and distribution of supplies, materials and facilities;
- and
- Appropriation and expenditure of public funds.

b. Upon a declaration of a state of emergency based upon civil unrest, the Town Manager is authorized to order the discretionary emergency measures during the period of the state of emergency as set forth in Section 870.045, Florida Statutes, and generally described as follows:

1. To establish curfew;
2. To prohibit sale or distribution of alcohol;
3. To prohibit possession of alcohol in a public place;
4. To authorize closing of certain public places;
5. To prohibit sale or transfer of gas or other flammable or combustible liquids;

and

6. To prohibit possession of portable containers of gas or other flammable or combustible liquids in a public place.

(3) Upon any declaration of a state of emergency, whether declared by the Mayor pursuant to Section 252.38, Florida Statutes, or Section 870.043, Florida Statutes, or by the governor pursuant to Section 252.36, Florida Statutes, and subject thereto, the Town Manager is

authorized to order discretionary emergency measures to suspend provisions of Pembroke Park

Code of Ordinances as follows:

- a. During the declared state of emergency, to require that portable signs, flags, and banners be removed during an emergency and providing for the circumstances for the aforesaid removal;
- b. To temporarily provide for the waiving of fees and deposits for Town services or applications for building permits, comprehensive plan amendments, or land development regulations or permits;
- c. During the declared state of emergency, to impose water or waste water use restrictions;
- d. To temporarily suspend purchasing requirements set forth in Chapter 2, Article V of Pembroke Park Code of Ordinances;
- e. To provide a grace period for the replacement of fencing, vegetation and/or visual barriers;
- f. To authorize temporary living quarters, including tents and recreational vehicles;
- g. To remedy the condition of private streets, roads, and roadways, and other private property pursuant to section 2-106 of this article;
- h. To issue emergency regulations necessary for the protection of life and property,

establishment of public order and control of adverse conditions affecting public welfare;

i. To provide for the health and safety of persons and property, including emergency assistance to the victims of any emergency.

(4) Upon any declaration of a state of emergency, whether declared by the Mayor pursuant to Section 252.38, Florida Statutes, or Section 870.043, Florida Statutes, or by the governor pursuant to Section 252.36, Florida Statutes, and subject thereto, the Town Manager is authorized to waive the procedures and formalities otherwise required by Pembroke Park Code of Ordinances and administrative procedures as appropriate to expedite the recovery of the

community affected by a disaster or other emergency, including but not limited to those emergency measures generally described as follows:

a. To suspend or temporarily modify the personnel policies and procedures previously adopted by Town Commission;

b. To suspend or temporarily modify the administrative policies and procedures, including the purchasing manual.

c. The Town Manager is authorized to delegate such powers as he or she may deem prudent.

d. Nothing in this chapter shall be read to limit the authority of the Town Manager to take other emergency measures not set forth herein, including but not limited to abatement of any nuisance existing on public or private property.”

Section 7: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-106, which section reads as follows:

“Sec. 2-106. Clearing of debris from private streets, roads, and roadways, and other private property after a declared emergency or disaster.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Debris means displaced, broken, or discarded building/construction materials, garbage, tree limbs, vegetative matter, spoiled or ruined household goods or materials, or dead animals. Private property means all property that is not owned or controlled by a governmental entity. Private streets, roads and roadways means the rights-of-way as well as the improved surface that

are not owned or controlled by a governmental entity and which provide access to residential and commercial areas.

(b) The Town may remove debris from private streets, roads, and roadways, and other private property when such debris is determined to be a public nuisance that poses an immediate threat and imperils the health, safety and welfare of the community. The Town Manager shall determine whether there is a sufficient immediate threat to the public health, safety, and welfare. The Town Commission may adopt a resolution setting forth standards to determine whether there is a sufficient immediate threat to the public health, safety, and welfare.

(c) Commercial or other specific areas will be cleared if, in the opinion of the Town Manager, the clearance will significantly and substantially aid the Town's recovery operations or significantly and substantially aid the health, safety, or welfare of the residents of the Town.

(d) Prior to the Town removing debris as contemplated herein from private property, when reasonably possible the Town Manager, or Town Manager's designee, shall contact the private property owner and have the property owner agree to indemnify and hold harmless to the maximum extent provided by law, the federal, state and local government and all contractors, employees, officers and agents of the Town, connected with the rendering of such service.

(e) Nothing herein shall preclude a first response by the Town to clear debris from all roadways (both public and private) as necessary for the movement of emergency vehicles including police, fire and ambulance within the first 72 hours after a declared emergency or a disaster.

(f) Nothing herein shall require the Town to remove debris from private property as defined above except where the severity of the situation is of such magnitude or the debris is so widespread that it is determined by the Town Commission to be a significant immediate serious threat to the health, safety and welfare of the Town and in the overriding public interest of the Town to remove debris from such areas.”

Section 8: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-107, which section reads as follows:

“Sec. 2-107. Penalty.

Any person, firm or corporation who violates any provision of this article or orders issued hereunder, for which another penalty is not specifically provided herein or required by law shall, upon conviction, be subject to such fine or imprisonment or both as provided by section 1-13 of Pembroke Park Code of Ordinances. Each day that a violation shall continue to exist shall constitute a separate offense.”

Section 9: That the Code of Ordinances of the Town of Pembroke Park, Florida, is hereby amended by adding a section, to be numbered 2-108, which section reads as follows:

“Sec. 2-108. Immunity.

Elected and appointed officials, their designees, and all Town employees shall have immunity for any actions taken in accordance with this article and the Town retains its sovereign immunity for all actions taken relating to emergency preparedness, response and clean-up. The Town retains extensive sovereign immunity for actions taken during a state of emergency and does not waive any of its sovereign immunity in this article.”

Section 10: That the provisions of this Ordinance are to be severable and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences,

clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 11: That it is the intention of the Commission of the Town of Pembroke Park that the provisions of this Ordinance shall be included in the Pembroke Park Code of Ordinances, and

the sections may be renumbered, or relettered, ordinance may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

Section 12: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions, in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 13: That this Ordinance shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on First Reading the ____ day of _____, 2020.

PASSED AND ADOPTED on Second Reading the __ day of _____, 2020.

ATTEST:

GEOFFREY JACOBS
Clerk-Commissioner

ASHIRA A. MOHAMMED
Mayor-Commissioner

I HEREBY CERTIFY that I have
approved the form of this Ordinance

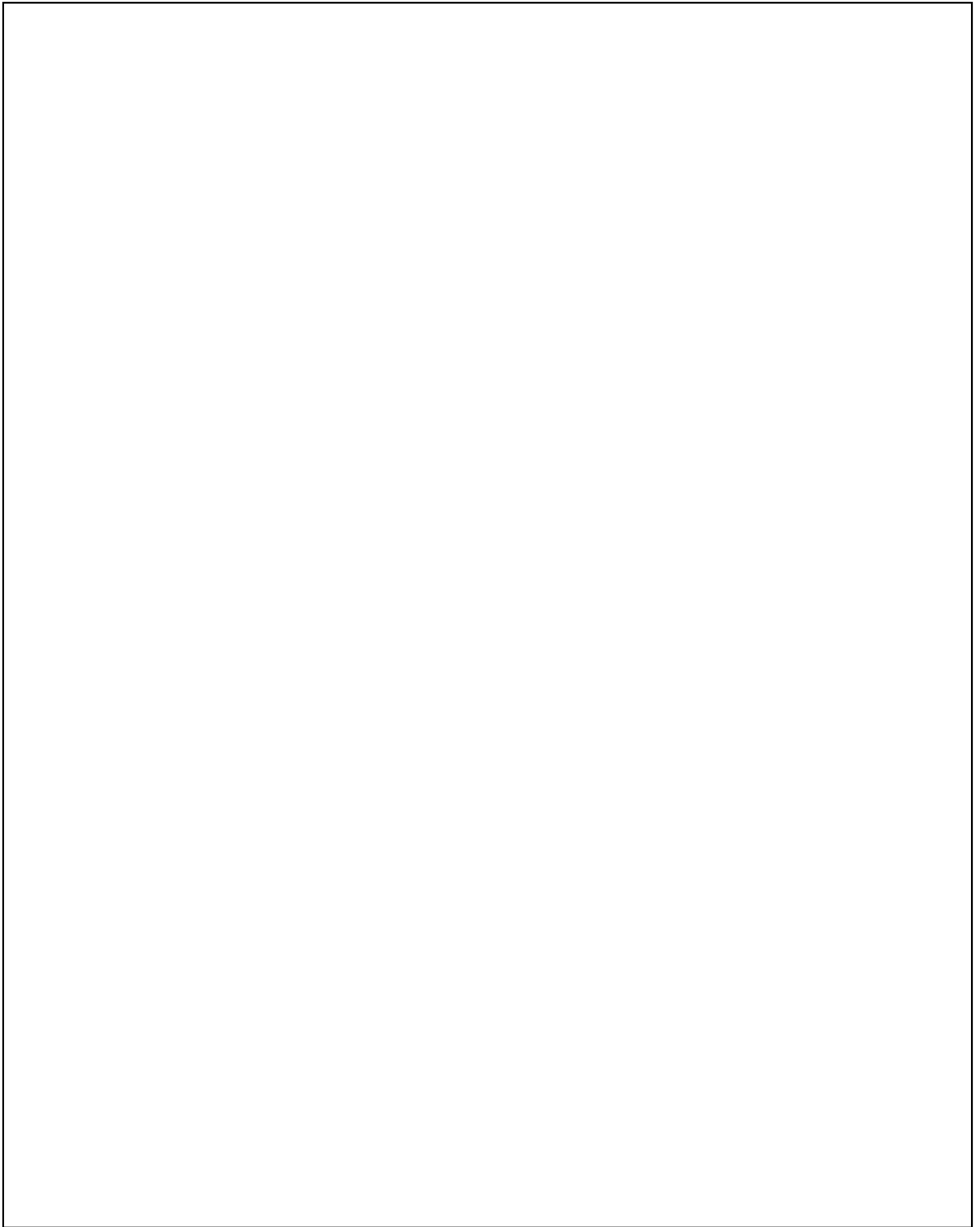
CHRISTOPHER J. RYAN
Town Attorney

VOTE

ASHIRA MOHAMMED	_____
HOWARD P. CLARK, JR.	_____
GEORGINA COHEN	_____
GEOFFREY JACOBS	_____
REYNOLD DIEUVEILLE	_____

Town of Pembroke Park
Ordinance No. 2020-007

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AGENDA ITEM REPORT



To:

Subject: S.W. 52nd Avenue - asphalt repair

Meeting: PUBLIC NOTICE - Regular Commission Meeting , January 13, 2021

Department: Public Works

Staff Contact: Myriam Jacques, Public Service Interim Director

BACKGROUND INFORMATION:

A section of S.W. 52nd Avenue needs repaving after sewer line repair.

RECOMMENDATION:

We are recommending the lowest bidder. C & I Construction and Design \$6,650.00

ATTACHMENTS:

[20201230113734](#)



General Contractor
 14031 SW 143rd Court, Miami, Florida 33186
 Phone: (305) 255-6067 Fax: (305) 430-1747
 Email: info@cicdinc.com

PROPOSAL

Proposal Submitted To: Daniel Ortiz, P.E. Town of Pembroke Park	Job: Repair Asphalt at 52 Avenue	Date: December 28, 2020
Attention:	Phone:	Cell Phone:
Reference: Milling and Asphalt at 52 Avenue		Fax #

Scope of Work
 We hereby propose to furnish labor, equipment, tools and material to complete reference work and include the following:

1. Mobilization
2. Temporary MOT
3. Asphalt overlay
4. Milling
5. Overlay asphalt to match crown of the street.
6. Cleaning

We propose hereby to furnish material and labor complete in accordance with above specifications, for the sum of:	
\$6,650.00 Six Thousand Six Hundred Fifty and 00/100	Authorized Signature: Carlos Maldonado Note: This proposal may be withdrawn by us if not accepted within 30 days.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature _____ Date of acceptance _____



Town of Pembroke Park
Daniel (Dan) Ortiz, P.E.
Town Engineer
3150 SW 52nd Ave
Pembroke Park, FL 33023
Email: dortiz@tppfl.gov

Project: SW 52 Avenue – Town of Pembroke Park
Scope: Asphalt Repair

Item	Description	Qty	Unit	Price	Total
1	Mobilization	1.00	EA	1,000.00	1,000.00
2	MOT	1.00	LS	750.00	750.00
3	Remove Existing Asphalt	500.00	SF	2.00	1,000.00
4	Asphalt Overbuild S-III	500.00	SF	5.00	2,500.00
5	Asphalt final lift S-III	500.00	SF	5.00	2,500.00
6	Thermoplastic Striping	1.00	LS	2,000.00	2,000.00
					9,750.00

Miami Dade Office
3450 W. 84th Street Ste.202-G
Hialeah, FL 33018

www.kailascontractors.com
Ph: (305)722-0099 • info@kailascontractors.com
Mailing Address: P.O. Box 552098, Davie, FL 33355

Broward Office
12565 Orange Drive Ste.410
Davie, FL 33330

"Kailas Corp. is an Equal Employment Opportunity Company"



Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Agenda Request

Meeting Date:	January 13th 2021
Subject:	Recommendation for CIP Project # 20-08
Initiated by:	☒ City Council ☐ City Attorney ☐ City Manager/Staff
Prepared by:	Name & Title: Miguel Nunez
Reviewed by:	Name & Title:
Approved by Town Manager:	Signature:
Approved by Town Attorney:	Signature:
Attachments:	Building Department CIP Project #20-08 Recommendation
Fiscal Impact:	\$188,500.00
Policy Question(s) for Council Considerations:	
Summary:	Committee Meeting Selection
Background:	
Discussion/Analysis:	
Options:	
Advantages:	
Disadvantages:	
Possible action:	
Advantages:	
Disadvantages:	
Staff Recommendations:	
Additional Action Needed:	



**Town Commission Agenda Report
COMMISSION MEETING
January 13, 2020**

TO: Honorable Mayor & Members of the
Town of Pembroke Park Commission

FROM: Harry Taubenfeld, Interim Finance and Budget Director/Chief
Procurement Officer 

DATE: December 30, 2020

TITLE: Recommendation for CIP Project # 20-08

Background

On November 12th, 2020, the Town of Pembroke Park solicited firms to renovate the building department. There was a mandatory conference with all of the prospective contractors on Monday December 4th with the bid closing on Monday, December 21, 2020 at 2:00 PM. The bid opening took place soon thereafter. At which time three (3) firms submitted response to CIP Project # 20-08. The firms were:

- a. Ranco Construction Corp.
- b. PLF Construction Group, LLC
- c. Sagoma Construction Services

Review of Selection Committee Meeting:

The Selection Committee met on Wednesday, December 23th, 2020 to rank the three (3) submissions and provide a recommendation to the Commissioners. Upon initial inspection of the bids, the committee determined that the bid from Ranco Construction Corp. didn't meet the qualifications of the bid submission and their bid was deemed unresponsive and eliminated from consideration. After further discussion, the committee is making the following recommendation to the Commission to proceed with construction of the building department.

1. SAGOMA CONSTRUCTION SERVICES
2. PLF CONSTRUCTION GROUP, LLC

Financial Impact - \$188,500

Funds from the building surplus will be used to fund this project



TOWN OF PEMBROKE PARK Town Commission Agenda Report

REGULAR COMMISSION MEETING

TO: Honorable Mayor & Members of the
Town of Pembroke Park Commission

FROM: Marlen D. Martell, Town Clerk

DATE: January 13, 2021

TITLE: Town Clerk Year Review Update

INTRODUCTION

The responsibilities of the Town Clerk's Office are prescribed and defined by the Florida Statute. The Town Clerk's Office is the Town's information source and provides direct service and support to the Town Commission, Town departments, citizens, business professionals and other governmental agencies.

GOAL AND OBJECTIVE

The Town Clerk's Office provides essential municipal services in a manner that is professional, efficient, fair, and courteous while being ever mindful of our position of neutrality and impartiality in all local government matters.

MISSION STATEMENT

The Town of Pembroke Parks Clerk's Office is committed to serving the community as the Town's records custodian; Supervisor of Elections; assisting the public in accessing public documents and information; and to provide services in a timely, accurate and professional manner.

OPERATIONS

The operations of the Town Clerk's Office may be classified into the following categories: citizen service, public relations, administering the legislative process, facilitating public participation in governmental processes, and protecting and managing the public record. Within the scope of these categories, the Clerk's Office performs the following vital functions:

- Conduct municipal elections.
- Prepare, write, and disseminate Town Commission agenda items/documents, agenda packets, and action taken.
- Prepare minutes for the Town Commission Regular Meetings, Special Meetings, Workshops and other meetings as needed.
- Prepare correspondence for the department.
- Oversee Town Commission Advisory Board appointments, term expirations and training records.
- Ordinance codification.
- Official records custodian: records and information management which includes indexing, retention, scheduling, and disposition.
- Public record request management and property lien search management.
- Produce legal advertisements as required by Florida Statutes.
- Process documents for recordation in the Broward County Public Record.
- Process, record, file, and advertise ordinances, resolutions, and public notices.
- Maintain record of bid openings and track documentations.
- Maintain numbering system for permanent record documents.
- Update and maintain Town Clerk's Office website page by creating forms and adding Ethics training certificates, public records request and lobbyist information to the website, etc...

PERSONNEL

The Town Clerk's Office consists of four full-time employees: Town Clerk, Assistant Town Clerk, Records Coordinator and Receptionist. Demands on the Clerk's Office increase as the Town's municipal services increase. At this time, no additional personnel are requested however, based on electronic recording system (LaserFiche), supplementary personnel will likely become necessary.

YEAR IN REVIEW

The COVID-19 global pandemic required rapid adjustments to ensure seamless continuance of Town business. The Clerk's Office and Information Technology

Department researched, mobilized, and trained elected officials and staff members on tele-conferencing software and attendance in compliance with public meetings law.

2020 PROGRESS

As of May of 2020, when hired I was already working on locating and executing Resolutions, Ordinance and Minutes from 2017, 2018, 2019. I am happy to report we now have accurate and fully executed documents. Below a list of the documents generated and executed in the Clerk's Office in the calendar year 2020.

	2020
Minutes	42
Resolutions	148
Ordinances	9
Public Notices	48
Regular Meetings	10
Special Meetings	13
Workshop Meetings	6
Executive Meetings	2
Hearing Examiner	2
Planning & Zoning	2
Code Enforcement	1
Budget Hearings	2
Procurement Meetings	2
Bid Openings	8
Legal Advertisement	33
TOTAL # OF DOCUMENTS CREATED	328

In addition, other tasks handled by the department are records disposal and this year we disposed of 73.90 cubic feet. The front desk also handled 6502 calls, 1361 walk-ins, and 3396 mail. In addition, we also worked on projects from other departments as needed.

We are constantly entering documents into the LaserFiche portal a documents retention system used to assist the public to have easy access to minutes, resolutions, ordinances and many other documents.

Public Records Request is also a time-consuming task. The average number of request processed yearly is approximately 150 per year. The time spent researching per department is about three times the number of requests submitted.

In closing, the eminent political scientist, Professor William Bennett Munro, writing in one of the first textbooks on municipal administration (1934), stated: "No other office in municipal service has so many contracts. It serves the mayor, the Town council, the

Town manager (when there is one), and all administrative departments without exception. All of them call upon it, almost daily, for some service or information. Its work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience. The public does not realize how many loose ends of Town administration this office pulls together." These words, written more than 80 years ago, are still appropriate today.

Prepared by: Marlen D. Martell, Town Clerk