



Town of Pembroke Park

Agenda

SPECIAL COMMISSION MEETING
Thursday, May 14, 2020 @ 5:30 PM
Virtual Meeting/Commission Chambers

Page

1. VIRTUAL MEETING INSTRUCTIONS

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: Thursday, May 14, 2020

TIME: 5:30 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): [1 877 568 4106](tel:18775684106)

United States: [+1 \(312\) 757-3129](tel:+13127573129)

Access Code: 545-266-181

During 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 Interim Deputy 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, Interim Deputy Clerk
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023
954-966-4600, ext: 235
townclerk@townofpembrokepark.com

NOTICE IS HEREBY GIVEN to all parties that the Hearing Examiner of the Town of Pembroke Park, Florida, will conduct a Virtual Public Hearing on **Thursday, May 14, 2020, at 5:30 p.m.** or as soon thereafter as may be heard on the Petition for Rezoning of Real Property filed by County Line Residences, LLC to amend the zoning classification from S-1 Civic and Recreational District to RM-16A Medium Density Multi-Family Residential District for the following described real property located in Pembroke Park, Florida:

THE EAST ONE-HALF (E1/2) OF THE WEST 284 FEET (W284') OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST, LESS THE SOUTH 15 FEET (S15') THEREOF, FOR ROAD RIGHT OF WAY; ALSO KOWN AS:

LOT 20-E, OF HOLLYWOOD RIDGE FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MISCELLANEOUS PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Copies of the Petition for Rezoning of Real Property and other applicable information are available on line. Town Hall is closed due to the Corona Virus. For more information please call the Interim Deputy Town Clerk at (954) 966-4600 Ext. 235 and staff will direct you to the on line project information.

Interested parties may obtain the information to view the Virtual Public Hearing by contacting the interim Deputy Clerk or on the Town website at www.townofpembrokepark.com. Written comments may be submitted to the Town Clerk by mail at 3150 S.W. 52nd Avenue, Pembroke Park, Florida 33023 or by electronic mail to townclerk@townofpembrokepark.com prior to the hearing for consideration by the Hearing Examiner in making a decision on this Petition. All comments will be read aloud at the Virtual Public Hearing and will be included in the record of the proceeding. All interested parties please take due notice of the time and date of this hearing and govern yourself accordingly. The Virtual Public Hearing may be continued to a time and date certain by announcement at this scheduled Virtual Public Hearing.

Any person who decides to appeal any 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES TO ACCESS THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954) 966-4600 AT LEAST TWO (2) CALENDAR DAYS PRIOR TO THE MEETING. IF YOU

ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

TOWN OF PEMBROKE PARK

By: /s/ Marlen D. Martell

MARLEN D. MARTELL, MPA, CFA Interim Deputy Clerk

2. CALL TO ORDER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. ADDITIONS, DELETIONS OR WITHDRAWALS TO THE AGENDA
6. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELLFARE
7. REPORTS OF COMMITTEES AND CITY STAFF
8. PRESENTATIONS

- 8.I. Rezoning 4901 SW 41 Street - Town Planner Miller, Hearing Officer Hipler,
Town Attorney Ryan

4 - 20

[Planning and Zoning Rezone March 18 2020](#)

9. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED PLEASE CONTACT THE FLORIDA RELAY SERVICES BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD)

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

**TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM**

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

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

Date: March 18th, 2020

Subject: Rezoning Application – S-1 to RM-16A
Lot 20E of Hollywood Ridge Farms (Misc. PB 2, PG 16, BCR)
4901 SW 41st Street (aka County Line Road)
Pembroke Park Account No. 20-433
MMPA Project No. 00-1101-1115B

ISSUE:

The Town of Pembroke Park has received a rezoning petition from County Line Residences, LLC, the current owner of the above referenced property. The requested rezoning is for a parcel of land approximately 1.04 acres in size located north of SW 41st Street (aka County Line Road) about midpoint between SW 48th Avenue and SW 52nd Avenue. No address has been assigned as yet to the site, but it would be 4901+/- given other addresses nearby. The specific request is to rezone the above referenced property from the S-1 Civic and Recreational District to RM-16A Medium Density Multi-Family Residential District. The applicant's stated purpose is to "change the subject property back to its original zoning designation" to allow residential development. The site was rezoned in 1998 to the S-1 District to allow a church to be built.

GENERAL PROPERTY DESCRIPTION

Future Land Use Map Designation:	"M" – Medium Density Residential (10-16 DUA)
Existing Zoning District:	S-1 Civic and Recreational District
Proposed Zoning District:	RM-16A Medium Density Multi-Family Residential District
Legal Description:	Lot 20E, Hollywood Ridge Farms, according to the Plat thereof, as recorded in Miscellaneous Plat Book 2, at Page 16 of the public records of Broward County, Florida, containing 1.04+/- acres.

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BACKGROUND INFORMATION

In 1998 the Town approved a rezoning of this single lot on County Line Road between SW 48th Avenue and SW 52nd Avenue to allow a church complex to be built. The church group never moved forward with the development of the site and the land remains vacant today (previous home existed that was demolished). The current owner since March 2015 (Nicholas Aizenstat @ County Line Residences, LLC) has entered into a contract to sell the site to a development group for residential use. As the site was rezoned to S-1 Civic and Recreation to allow the church, it does not allow any residential uses; therefore, their first action is a request to rezone it to a residential district. In 1998 the Town had only one zoning district for the Hollywood Ridge Farms land area (R-1 Residential) which allowed almost any type of residential use and there were few development criteria (density / setback / etc.). One can observe the randomness of earlier development in this area of the Town including landscape nurseries, single-family homes, villas, modular housing, townhouses and even the midrise Crosswind MFR complexes that were built at higher densities than allowed today. The Town subsequently created several zoning districts for single family & duplex (R-5) and others for multifamily / townhouses / villas / etc. (RM-16A west side of Town) & RM-16B (east side of Town) and another (CH-1 Community Housing) for the ALF's (Peninsula / Plaza at Pembroke Park). The maximum density allowed by both the Broward County Comprehensive Plan Future Land Use Map (FLUM) and Town's FLUM is sixteen (16) dwelling units per acre (DUA) for almost all the Hollywood Ridge Farms subdivision area due its suburban location. All lands surrounding the site (in Town) are zoned RM-16A - that is what they requested.

The survey submitted with the rezoning application appears to have been prepared without the examination of an Abstract of Title. There may be easements or other encumbrances on the site. Also, SW 41st Street (aka County Line Road) is designated as an Arterial Roadway on the adopted Town and Broward County Trafficways Plan with a 106' road right-of-way requirement (53' half section in Broward & Miami-Dade required). The Hollywood Ridge Farms subdivision plat dedicated only 15' of road right-of-way for SW 41st Street; therefore, an additional 38' of road right-of-way will be required to be dedicated when the site is eventually developed (all newer development along this roadway corridor sites did this). According to the survey submitted the parcel is currently encumbered by remnants of a concrete driveway from the former single-family home which was on the property.

PLANNING ANALYSIS:

A. Comprehensive Plan Consistency

The adopted Comprehensive Plan Future Land Use Map (FLUM) designation of the subject property is "M" Medium Density Residential (10-16 DUA). Policy #1.3.3 of the Town's Future Land Use Element sets for the allowable uses and development densities / intensities. It states in part:

The areas designated for residential use on the Town's Future Land Use Map, consistent with B.C.P.C. Objective 01.01.00, are intended primarily for dwellings, but other land uses related to a residential environment including neighborhood shopping centers, neighborhood parks, and schools may also be appropriate therein. Each parcel of land within an area designated in a residential land use category by the Town Land Use Plan must be zoned in a zoning district which permits one or more of the following uses:

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- a. Dwelling units, subject to the density limits for a parcel of land as designated on the certified land use plan map and as explained in the following subsection entitled “Residential Density.”

The Town’s RM-16A Medium Density Residential Zoning District is deemed consistent with the Medium Density Residential (10-16 DUA) FLUM category and allows the maximum density allowed in that FLUM category. The RM-16A Medium Density Residential Zoning District permit various a variety of multi-family uses, but also uses allowed in the R-5 Residential District, zero-lot line dwellings, and accessory uses as follows:

- a. Multiple dwellings including villas and patio homes.
- b. Any uses permitted in the R-5 Zoning District subject to the limitations, requirements and procedures as specified in the zoning ordinance for use in that zoning district.
- b. Zero lot line dwellings.
- d. Uses accessory to any of the above uses when located on the same plot.

Adjacent Land Uses Analysis:

Direction	FLUM Designation	Existing Uses	Current Zoning
North	Medium Density	Multifamily Residential (Pembroke Villas Apartments)	RM-16A Medium Density Residential District
South	Industrial & Office / Passive Park (Miami-Dade County)	Bell South Facility (Miami-Dade County)	AU Agricultural / Residential 5 DUA (Miami-Dade County)
East	Medium Density	Multifamily Residential (Pembroke Villas Apartments)	RM-16A (Pembroke Villas Apartments)
West	Medium Density	Single-Family Home (Under Construction)	RM-16A Medium Density Residential District

As can be observed in the table above, the subject property abuts Multifamily FLUM land uses to the north, east and west. The property to the south across SW 41st Street is in Unincorporated Miami-Dade County. A large multi-story Bell South facility exists on most of that land parcel.

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The applicant provided a justification for the rezoning application that simply states: "Change subject property back to its original zoning designation". That would not be possible as the R-1 District that existed when the site was rezoned in 1998 no longer exists. The applicable Town Zoning District to allow residential development is the RM-16A Medium Density Residential District. All lands surrounding this site are zoned RM-16A and are developed with residential uses.

The property owner has the property under contract to sell the site to a new development group for residential use (unspecified use). The proposed RM-16A Zoning District will be consistent with the Medium Density Residential FLUM designation and the surrounding existing development.

B. Zoning Analysis

The current zoning classification of the subject property is S-1 Civil & Recreational District. The construction of multi-family residential use is not permitted within the S-1 Civic & Recreational zoning classification. The intent of the S-1 zoning classification is primarily intended for municipal uses, public open space and parks, and religious uses (church / temple and/or their accessory uses - gymnasium / classrooms / assembly). The intent of the RM-16A Medium Density Residential District classification is primarily for multi-family residential uses, but also allows single-family & duplex, and as conditional uses nursery schools and play lots.

The applicant's request to change the zoning classification on this parcel of land is an appropriate request in that this classification is consistent with the adopted FLUM / density allowances, and adjoining parcels which are mostly existing multi-family residential developments. A single-family home is under construction on the site immediately adjacent to the west of the subject site, which is permitted as a use allowed in the R-5 District.

C. Concurrency Analysis

The subject property is located on the north side of SW 41st Street (aka County Line Road) and the only available access will be from that roadway. SW 41st Street is designated as a Minor Arterial roadway that falls under the jurisdiction of Broward County, as the roadway is identified on the Trafficways Plan as a 106-foot wide County Minor Arterial roadway. The roadway corridor is split between Broward County and Miami-Dade County. Most of the existing pavement along this section of the roadway is in Miami-Dade County. East of SW 48th Avenue the roadway is built as a 4-lane divided roadway with an additional frontage road to its north serving single-family homes. The roadway is built as a 2-lane undivided road from SW 48th Avenue westerly to SR 7 / US 441. West of SR 7 / US 441 the road is built as a 4-lane divided road. Future plans are to eventually 4-lane the roadway section between SR 7 / US 441 and SW 48th Avenue as traffic volumes demand. There is also thought of a future limited interchange at I-95 to provide traffic relief on Hallandale Beach Boulevard and provide direct access to the Dolphins stadium and western suburbs.

A typical 2-lane non-state arterial roadway can handle about 13,320 trips per day at LOS "D", which is the adopted Level of Service (LOS). The average number of vehicular trips on the road varies from 8,300 - 10,400 trips per day in 2019 (latest data recorded), well within acceptable limits. This is primarily due to the lower density residential developed lands abutting the roadway in the Town, the adjoining City of West Park, and lands located south of SW 41st Street in Miami-Dade County. The existing land uses include mostly single-family / medium density residential

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developments such as villas / townhouses / garden apartments, and local parks. In Miami-Dade County south of SW 41st Street and east of SW 48 Avenue new multifamily garden apartment complexes are being constructed. West of SW 52nd Avenue a former multi-family community with an abandoned golf course is undergoing redevelopment to add additional units where the golf course was located. If traffic volumes increase above the above LOS criteria, there may be a need to 4-lane the road from SW 48 Avenue to SR 7 / US 441. At present there is available capacity.

There are already potable water lines and wastewater lines to or near the site that can be extended for service and adequate treatment plant capacity exists. Broward County provides the potable water system in this area – an existing 8" water line is within the SW 41st Street right-of-way. The Town provides the sanitary sewer system which is limited in this area at present. Additional pumping improvements or line size improvements may be necessary. This will be determined during the Site Development Plan review process. Treatment facilities are adequate.

A total concurrency review will occur during the Site Development Plan process. Because the property does not have to be replatted in accordance with the County / Town rules and a previous lawsuit as discussed elsewhere, the subject concurrency review will be conducted during the Site Development Plan review process by the Town. However, for the purpose of analyzing the rezoning petition, the following table provides an estimate of traffic that might be generated by the project if developed at the maximum intensity permitted by a medium density residential development under the current S-1 Zoning classification versus a RM-16A Zoning classification.

Type of Development	Traffic Generation Rate	Total Trips Per Day	% Roadway Capacity
Church	1.85 trips per seat on Sunday @ 75% occupancy (162 seats in 1998)	186 (Sunday Peak Use)	1.4%
Residential 16 DUA	6.63 per DU	110 (Based on 17 DU)	0.8%

As may be seen in the preceding table, during the peak operating period on a Sunday a church would generate more traffic than a residential development; but on Sundays the trips generated by residential uses would be less. The above estimate is based on the developer building the maximum number of dwelling units allowed on the site. The latest development concept showed less dwelling unit than allowed. Therefore, it can be expected about the same amount of traffic as a church would occur during weekdays, but less traffic on weekends. Similar impacts can be expected for water, wastewater and solid waste facilities. In all cases, the developer will be required to meet concurrency requirements at the time of Site Development Plan. The developer will be required to build a sidewalk along SW 41st Street as well. Traffic concurrency will also be dealt with when the owner requests the County to approve the development.

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D. Platting Issues

This property was previously platted as Lot 20E of the Hollywood Ridge Farms subdivision. This plat was recorded in 1956. In 1992, via a Stipulated Settlement Agreement related to a lawsuit, the courts ruled that the Hollywood Ridge Farms plat was valid and vested. However, concurrency analysis / impact fee payment is still required.

In accordance with the Town development management rules the Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel of parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4th, 1953. The above court order settled that issue.

Section 13.5-42 of the Town Code specifically exempts certain parcels from replatting if certain conditions are met, one of which is meeting road right-of-way requirements. As discussed above, the original plat dedicated only 15' of road right-of-way – but the Broward County / Town Trafficways Plan require the reservation of a 106' wide right-of-way corridor. Therefore, at the time of Site Development Plan approval the developer must grant to the public a 38' wide road reservation to meet the Trafficways Plan requirements. All newer land development projects along SW 41st Street have already done so. As a matter of information, the 1998 conceptual site plan for the church development included a 38' wide right-of-way reservation.

E. Tax Implications

Our research of the Broward County Property Appraiser's website information reveals that Lot 20E was billed for 2018 and 2019 Broward County property taxes at a Just Market Value of only \$90,540.00 as raw land (\$1,976 in total taxes in 2019). It can be expected that new residential development will generate a considerable amount of new real estate value and taxes. A reasonable estimate would be about \$18,000 per year for 12 units.

CONCLUSION / STAFF RECOMMENDATION

There is a demonstrated need for additional affordable multi-family residential dwelling units in the Town and region. This site could provide up to 17 additional dwelling units and generate substantial tax revenues for the County, Town and other taxing authorities. The former owner of the property was a church and the property was off the tax rolls for many years. The church sold the property on March 19th, 2015 to the current owner County Line Residences LLC. According to the Broward County Property Appraiser, the property was placed back on the tax rolls since. Rezoning the property to RM-16 would make the property compatible with the existing land uses adjacent or abutting properties and consistent with the existing land use pattern in this area.

For the reasons stated herein, MMPA recommends the Town rezone the land from the S-1 Civic and Recreational District to the RM-16A Medium Density Residential District.

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ZC

TOWN OF PEMBROKE PARK
APPLICATION FOR REZONING

Date: 3.6.2020
Case No: 20-433
Receipt No.: REC-4333

Filing Fees: The initial deposit fee shall be \$7,500.00 plus the non-administrative costs incurred by the Town in processing the request. \$500.00 of the fee shall be non-refundable.

Applicant: County Line Residences LLC
Address: 2980 Point East Dr. - Apt D101 City: Aventura
Phone: (305) 517-7096 Fax: _____ E-Mail: alsen027@gmail.com
Applicant's Relation to Subject Property: Owner
If Applicant is not Owner, Name of Owner: _____
Signature of Applicant: County Line Residences LLC, By Nicolas Aizenstat, Manager

Present Zoning District: S-1 Requested Zoning District: RM-16A

Present Future Land Use Map (FLUM) Designation: MEDIUM DENSITY, RESIDENTIAL

Address of Subject Property: SW 41 STREET, PEMBROKE PARK, FLORIDA 33023

Legal Description of Property Sought to be Rezoned (Plat Book/Page or Metes and Bounds)
Note: Current Survey (not more than 6 months old) of the Property must be attached.
The East 1/2 of the West 284 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 51 South, Range 42 East, less the South 15 feet thereof for road right-of-way; also known as Lot 20-E of "HOLLYWOOD RIDGE FARMS" according to the plat thereof as recorded in Plat Book 2 at Page 16 of the public records of Broward County, Florida.

Purpose of Rezoning: Change subject property back to its original zoning designation

All petitions shall be accompanied with a plot plan to scale of the area affected, showing thereon adjacent properties within Three Hundred (300) feet, as well as existing roadways, if any, within Three Hundred (300) feet.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner / agent of subject lands described above in the Application for Rezoning, 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: Nicolas Aizenstat Sworn to and subscribed before
me this 3rd day of March, 2020, by Nicolas Aizenstat
State of Virginia; County of Fairfax;
☐ He/She is personally known to me, or
☒ He/She has presented Argentina Passport as identification.

Signature of Notary Public: Jennifer L. Facen-Vaughn Type or Print Name Jennifer L. Facen-Vaughn
Notarized online using audio-video communication

Non-administrative cost shall be defined as follows: (a) Town Planner's fee; (b) Town Engineer's fee; (c) Postage and other mailing expenses; (d) copying expenses; (e) Newspaper advertising expenses; (f) title search and/or abstracting expenses; (g) Legal fees

FOR STAFF USE ONLY

Hearing Officer Date: _____ () Approved () Denied () Approved with conditions
Town Commission Date: _____ () Approved Ordinance No. _____
() Denied () Approved with conditions

Last Revised 10/09/2003



THE TOWN OF PEMBROKE PARK
LOBBYIST CONTACT LOG
(Broward County Code of Ethics)



Lobbyist Name: John DeMarco

Lobbyist Principal or Employer: _____

Name of person or entity for whom/which you are lobbying: County Line Residences LLC

Name(s) of the Town Commissioner (s)/Employee (s) with whom you will be meeting/
contacting: _____

Name(s) of your employer and/or principal to be present at a meeting/contact with a Town
Commissioner at which lobbying activity is to occur: _____

Type of scheduled meeting/contact: ☐ In person ☐ E-mail ☐ Phone

Location of "in person" meeting: _____

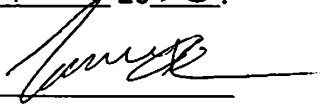
Date of scheduled meeting/contact: _____

Time of meeting/contact: _____

Description of the purpose and subject matter of the meeting/contact: To act as
representative and/or agent of COUNTY LINE RESIDENCES, LLC in connection with the
rezoning process for the property located at SW 41st ST, Pembroke Park, FL33023
FOLIO: 514230131070

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 20 E

Signed this 4 day of March 2020.

By: _____ Lobbyist 

Acknowledgement of Receipt:

Town Clerk

Date

REPRESENTATIVE AND/OR AGENT DESIGNATION

Town of Pembroke Park
Town Hall
3150 SW 52nd Ave.
Pembroke Park, FL 33023

Dear Sir/Madam,

COUNTY LINE RESIDENCES, L.L.C., a Florida limited liability company, the property owner, of the property located at SW41st ST, Pembroke Park, FL 33023 (Folio: 514230131070), make, constitute and appoint:

John DeMarco
4151 Hollywood Blvd
Hollywood, FL 33021
Phone: (954) 678-8733
E-Mail: john@demarcogroup.net

To act as our representative and/or agent, in connection with the rezoning process for the above referenced property, with authority to do and perform all acts, attend public hearings as our representative and/or agent and make all representation necessary, without any limitation whatsoever.

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

By: Nicolas Aizenstat
Name: Nicolas A. Aizenstat
as Manager for COUNTY LINE
RESIDENCES, L.L.C.

Date: March 4, 2020

State of Virginia; County of Fairfax;

SWORN TO AND SUBSCRIBED before me this 4th day of March 2020, by Nicolas A. Aizenstat, as Manager for COUNTY LINE RESIDENCES, L.L.C., a Florida limited liability company. He is personally known to me or ✓ has produced Argentinian Passport as identification.

Jennifer L Facen-Vaughn 7754432
Notary Public Jennifer L Facen-Vaughn

Commission expires: 11/30/2021



Notarized online using audio-video communication

ELITE INTERNATIONAL REALTY

ESCROW ACCOUNT
16139 BISCAYNE BLVD.
AVENTURA, FL 33160
305-940-6611

OCEAN BANK
760 NW 42ND AVE.
MIAMI, FL 33160

63-189/660

DATE 2-26-2020

7988

PAY TO THE
ORDER OF

Town of Pembroke Park

\$ 7,500.00

DOLLARS

Seven Thousand Five hundred Dollars 00/100

[Signature]

MEMO

Rezoning fees - land 50 71 St. Pembroke Pines Park To 2020-21-7933

AUTHORIZED SIGNATURE

⑈007933⑈ ⑆066011392⑆ 2579248205⑈

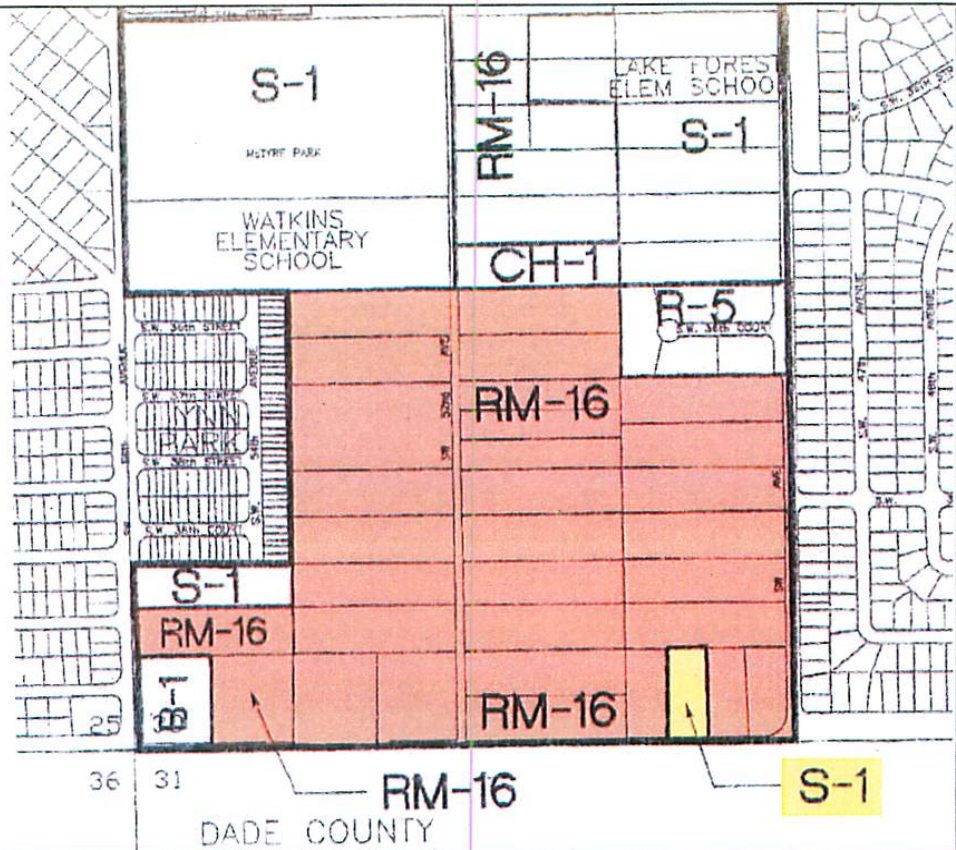


MAR 06 2020

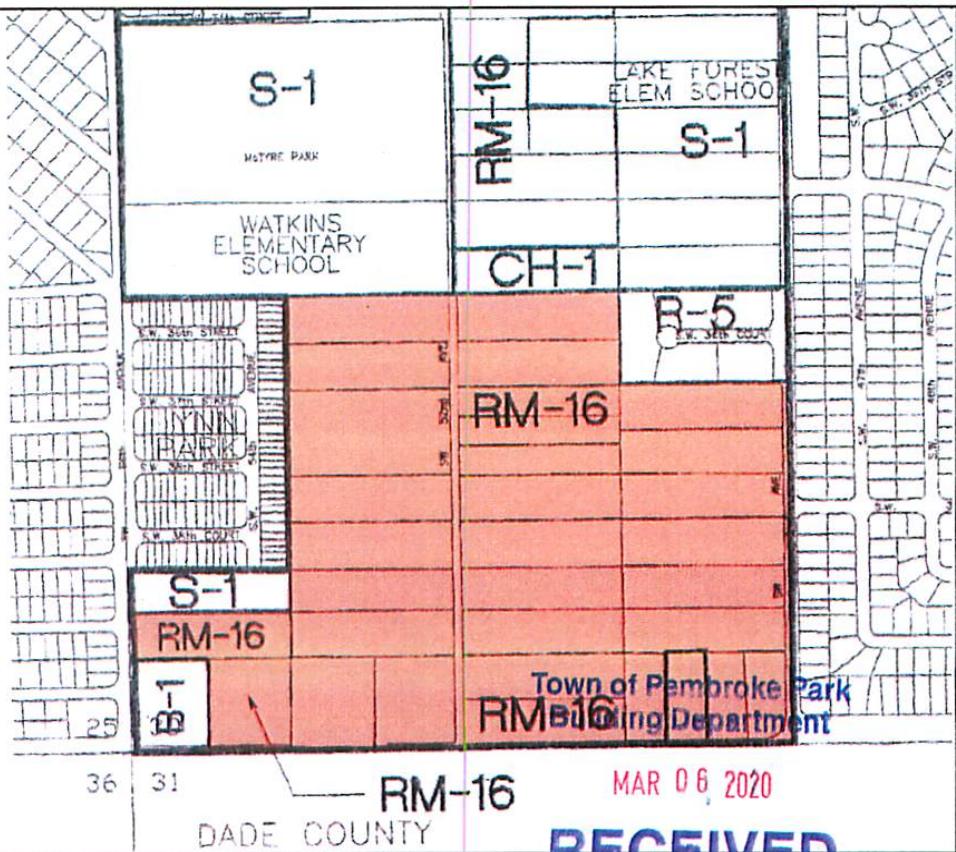
RECEIVED

* Old maps used as Exhibits

PRESENT ZONING



REQUESTED ZONING



Untitled Map

Write a description for your map.

Legend

- County Line R/SW
- Pembroke Villas Apartments
- SW 41st St



Property Id: 514230130170

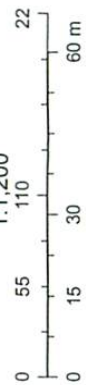
**Please see map disclaimer



March 19, 2020

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Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Proper

3/19/2020

SW 41 STREET



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0170
Property Owner	COUNTY LINE RESIDENCES LLC	Millage	0613
Mailing Address	2980 POINT EAST DR #D101 AVENTURA FL 33160-2642	Use	00
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 20 E		

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\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$90,540		\$90,540	\$90,540	
2019	\$90,540		\$90,540	\$90,540	\$1,976.85
2018	\$90,540		\$90,540	\$83,280	\$1,839.26

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$90,540	\$90,540	\$90,540	\$90,540
Portability	0	0	0	0
Assessed/SOH	\$90,540	\$90,540	\$90,540	\$90,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$90,540	\$90,540	\$90,540	\$90,540

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/19/2015	SWD-D	\$75,800	112933210	\$2.00	45,272	SF
12/12/2007	WD-Q	\$550,000	44963 / 858			
10/27/2006	WD	\$375,000	43036 / 1907			
12/30/1994	WD	\$67,500	23034 / 951			
6/1/1986	WD	\$115,000	13475 / 633			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

122K TAXES
180

