



## **PUBLIC COMMENTS**

## **EMAIL SUBMISSIONS**

**8/27/2020 COMMISSION MEETING**

**Special Meeting Continued City Meeting on  
Proposed Ordinance 2020-09 Pembroke Lakes  
Zoning Overlay**

## Proposed Ordinance 2020-09 (Pembroke Lakes Overlay District) Public Comments Summary

### City Received via Public Comments (publiccomments@ppines.com)

<u>In Support of the Project</u>		<u>Opposition to the Project</u>	
	<u>Name</u>		<u>Name</u>
	<u>Address</u>		<u>Address</u>
1	Jennifer Alberti	Not Provided	1 Carlos Alvis
2	Rodolfo and Greisy Carril	1851 NW 106 Avenue	2 John Crocker
3	Lourdes and Ronald Fernandez	Not Provided	3 Dale Coburn
4	Paul Girello	Not Provided	4 Marvin Flores
5	Kyle and Annie Kohan	2102 NW 118 Avenue	5 Doug Hedden
6	Lorraine Kopicki	Not Provided	6 Erick Lacayo
7	Carren Littman	10142 NW 21 Street	7 Alberto Linares
8	Lourdes Lugo and Harold	Not Provided	8 Wendy and Thomas Miller
9	mkaevy@aol.com	Not Provided	9 Victor Munoz and Vanessa Hernandez
10	Benjamin Mingle	Not Provided	10 Glen Roth
11	Motor18@zohol.com	Not Provided	11 Tyson and Deborah Ward
12	Victoria Navarro	11521 NW 18 Street	12 Damian Carricaburu and Karyne Yiques
13	Bob Riber	Not Provided	13 Carlos Suarez
14	Elio Roman	11940 NW 23 Street	14 Pedro Machado
15	Edward Sekowski	11841 NW 23 Street	15 William and Charmaine Cahee
16	Juan and Eileen Suarez	Not Provided	16
17	Kiki and Tim Sergiou	Not Provided	17

### City Received Quasi Forms

#### In Support of the Project

	<u>Name</u>	<u>Address</u>
1	Bradford Benggio & Diane Turok	1760 NW 106 Avenue
2	Raymond Cellia	1040 NW 19 Place
3	John & Kiki Rivera	10440 NW 19 Place
4		
5		
6		
7		

#### Opposition to the Project

	<u>Name</u>	<u>Address</u>
1	Miguel Avila	1700 NW 120 <sup>th</sup> Terrace
2	Rigoberto Garcia	11501 NW 15 Court
3	Hugo Hernandez	1711 NW 16 Court
4	Edan Jacobs	1521 NW 115 Avenue
5	Desiree Mercado Nazario and Felix A. Rodriguez Paulino	11700 NW 14 Court
6	Charles Perez	11500 NW 15 Court
7	Othman Salem	1501 NW 114 Avenue

### Support or Opposition Unclear - City Received via Public Comments (publiccomments@ppines.com)

1	Keith Cohen	Not Provided	Provided additional information and recommendations
2	Ladurritt01@aol.com	Not Provided	Provided additional information and requested additional information
3	Fred Schwendel	Not Provided	Requested additional information
4	Jill Taylor	Not Provided	Requested additional information
5	Lisa Davis	10801 NW 17 Place	Provided additional information and recommendations
6	Erika Pesantes	Not Provided	Request for more information and recommendable current proposed ordinance
7	Tony Hernandez	Not Provided	Request for more information and recommendable current proposed ordinance
8	Local Resident (theinside5150@comcast.net)	Not Provided	Provided additional information and recommendations

## Graham, Marlene

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**From:** Sharon Ward <slward43@gmail.com>  
**Sent:** Monday, August 31, 2020 12:30 PM  
**To:** Public Comments

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I want to state for the record that as a longtime resident of Pembroke Lakes I am in favor of the ordinance. We bought into this community because of the standard that were set for it's upkeep and I do not wish to see it trashed. Thank you,

Sharon Ward

Sent from [Mail](#) for Windows 10

## Graham, Marlene

---

**From:** Juan Gonzalez <jjg4897@gmail.com>  
**Sent:** Thursday, August 27, 2020 5:46 PM  
**To:** Public Comments; Ortis, Frank  
**Subject:** Fwd: Ordinance 2020-09, Boats, Trailers, RVs & Commercial/Work Related Vehicles

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----- Forwarded message -----

From: **Juan Gonzalez** <jjg4897@gmail.com>  
Date: Tue, Aug 18, 2020 at 11:27 PM  
Subject: Ordinance 2020-09, Boats, Trailers, RVs & Commercial/Work Related Vehicles  
To: <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>, <[fortis@ppines.com](mailto:fortis@ppines.com)>

I am a Pembroke Lakes home owner since 1987. My name is Juan Gonzalez, email [jjg4897@gmail.com](mailto:jjg4897@gmail.com), 305-775-2825, agenda Item# 21.

This was and for the most part still is a beautiful city/enclave. But in the last few years we have noticed a decline in the upkeep or ambiance if you will, of this enclave. When I purchased here and for many years after, boats, trailers, RVs and large commercial & work related vehicles were not allowed to reside at the residences. Also trash piles were never seen sitting at the swale areas except for the weekend before the bulk trash was scheduled to pass by.

Now-adays all of these things are common eyesores on a daily basis. Boats and RVs permanently parked in front of residences, commercial large work vehicles, trash heaped on swale areas just days after the bulk pick up passed waiting for the next pick up, up to two weeks away.

Now don't get me wrong, I'm not a proponent of more city ordinances, oversights or Ordinance 2020-09, on the contrary, after all, that is why I moved to a non-mandatory association neighborhood. But I do believe some reasonable rules and regulations should be observed and enforced such as the ones I have just mentioned, before our beautiful Pembroke Lakes enclave deteriorates any further and becomes just another run of the mill mediocre neighborhood and our property values plummet.

And finally, as a closing note, bulk trash pick-up should remain at twice a month or things will get even uglier.

A very concerned tax paying citizen.

Sincerely

Juan J. Gonzalez

## Graham, Marlene

**From:** Leonardo Navas <leonardonavas@hotmail.com>  
**Sent:** Thursday, August 27, 2020 5:22 PM  
**To:** Public Comments  
**Subject:** Re: VIRTUAL MEETING - Thursday, August 27, 2020

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got it

Leonardo Navas

**From:** Graham, Marlene <mgraham@ppines.com> on behalf of Public Comments <publiccomments@ppines.com>  
**Sent:** Wednesday, August 26, 2020 1:56 PM  
**To:** 'Leonardo Navas' <leonardonavas@hotmail.com>  
**Subject:** RE: VIRTUAL MEETING - Thursday, August 27, 2020

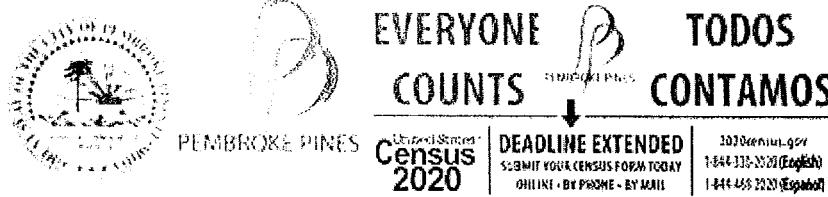
Please confirm your receipt of the Webex link.

Marlene D. Graham, CMC, City Clerk

**CITY OF PEMBROKE PINES**

601 City Center Way  
Pembroke Pines, FL 33025  
Phone: 954-450-1050  
Fax: 954-517-8402  
Website: [www.ppines.com](http://www.ppines.com)  
Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Leonardo Navas [mailto:[leonardonavas@hotmail.com](mailto:leonardonavas@hotmail.com)]  
**Sent:** Tuesday, August 25, 2020 7:17 PM  
**To:** Public Comments <publiccomments@ppines.com>  
**Subject:** VIRTUAL MEETING - Thursday, August 27, 2020

I would like to join in and participate in the virtual commission meeting.  
I know that I have to submit a request to speak by 530 pm before the meeting.

Thank you,

**Leonardo Navas**

954.226.3259  
11510 NW 15 CT  
PEMBROKE PINES, FL, 33026

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

## Graham, Marlene

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**From:** Tony Hernandez <thern001@gmail.com>  
**Sent:** Thursday, August 27, 2020 4:43 PM  
**To:** Public Comments  
**Subject:** Fwd: august 19 meeting item 2020-09

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To be read for Proposal 2020-09

Name: Tony Hernandez  
Phone Number: 305-984-5630

Hello All

My name is Tony Hernandez. I have been living in the community of Pembroke lakes for almost a year and a half. Like many here I did not receive the deed restrictions from my title company at closing but Unlike others here I am not here to oppose or support the proposed ordinance 2020-09 but would instead kindly request for the vote to be tabled. I feel that this is the best outcome for the situation that we are facing as a community. The reason I am asking for a delay of vote is simply because of the fact that the deed restriction have expired. This was confirmed by the statement made on the august 19 commission meeting by the president of the Association Mr Girello, when he mentioned that they can no longer legally enforce the restrictions. As many of you have heard already or will hear from others the state statute chapter 712 addresses deed restrictions and sets a maximum validity of 30 years. It also states two processes for extension past the 30 year both requiring that the extension be recorded in the county. This last step is very important because this is the only way that a title company can find that a parcel has active deed restrictions. Some of the supporters here will point out that the deed restrictions automatically renew but this is addressed by the same statute in section 3 subsection 1. As it was explained to me by a lawyer this section states that the language in the deed restrictions cannot extend the 30 year limit set by this statute unless it specifies, by book and page number the document that continues the restrictions. So the deed restrictions alone did not prevent their expiration on the periods beginning in 2003 and ending in 2007. Hence the reason why many new homeowners are just finding out about these deed restrictions now. There is a second option to revitalize the restrictions after expiration and that is addressed on chapter 720. This option requires a majority vote of all homeowners. This allows the homeowners that unknowingly purchased a home in an area with expired deed restricted zone to have a vote. Unfortunately there is no legal way right now for a volunteer hoa to perform the revitalization process, hence why the community would still need the City to enforce the deed restrictions but only after the community votes. That is why I ask you to table the vote. This would allow the community to voice their choice. I understand that even after this some people will still be unhappy with the decision of the community but at least it was done fairly. Please table the vote.

Thanks

## Graham, Marlene

---

**From:** Marcia Hagens <[marciahagens@hotmail.com](mailto:marciahagens@hotmail.com)>  
**Sent:** Thursday, August 27, 2020 4:03 PM  
**To:** Public Comments  
**Subject:** meeting tonight

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Am I too late to request to attend the webex for tonight's meeting? I am a resident in Pembroke Lakes. Address: 11040 NW 20<sup>th</sup> st. Pembroke Pines.

My name is Marcia Hagens, email = [marciahagens@hotmail.com](mailto:marciahagens@hotmail.com), and phone 425-945-6430.

Thanks,  
Marcia

Sent from [Mail](#) for Windows 10

## Graham, Marlene

---

**From:** Johnny Aleu <johnnya922@yahoo.com>  
**Sent:** Thursday, August 27, 2020 3:40 PM  
**To:** Public Comments  
**Subject:** Proposed ordinance

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Want to be invited to meeting

[Sent from Yahoo Mail on Android](#)

**Graham, Marlene**

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**From:** doreen99@bellsouth.net  
**Sent:** Thursday, August 27, 2020 3:07 PM  
**To:** Public Comments  
**Subject:** Special Meeting - Thursday, Aug 27, 3030 6:30 PM  
**Attachments:** Proposed Ordinance No 2020-09 - Opinion.pdf

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Good Afternoon,

Please find attached Public Opinion to be included in your minutes for your meeting.

Thank you, Doreen Stewart

August 27, 2020 - Special Meeting - 6:30 PM

*Public Comment by Doreen Stewart, Resident of Pembroke Lakes*

*This is not a legal opinion but rather an opinion from a 30 year resident and educated consumer.*

*I have a background in Real Estate and Mortgage Origination. There is a difference in the operation of an HOA (Homeowner Association), Deed Restrictions and City Ordinances but the purpose or intentions are similar.*

*The purpose of an HOA (Homeowner Association), City Ordinances, and Deed Restrictions is to maintain a certain quality and appearance of a neighborhood and the health and safety of that neighborhood.*

*The purpose of Deed Restrictions and an HOA (Homeowners Association) is to maintain the uniformity of a specific community or subdivision, whereas the City Ordinances apply to the entire city. The operation of these entities is what is different.*

*City Ordinances are monitored for compliance through the Code Enforcement activities. Code Enforcement does not come at an added cost to the city because the fines, penalties, and interest charged are technically a revenue stream when there are violators. Code Enforcement is automatically performed by the City and they cover the entire city. City Ordinances are referenced in your title when ownership is transferred.*

*HOA (Homeowners Association) is charged with maintaining the uniformity of their specific community. This is normally accomplished by the formation of a formal Homeowners Association under the State of Florida Laws. They have to comply with specific Florida State Statues governing their By Laws, Meetings, management, collection of fees, estoppels, etc. Their By Laws are normally more specific than the City Ordinances. The City only monitors the HOA subdivision for their City Ordinance compliance and NOT the HOA compliance. The HOA compliance is left to the HOA to monitor and enforce. The HOA is referenced in your title when ownership is transferred.*

*Deed Restrictions for a specific community are in addition to the City Ordinances for that specific community. IF there is no formal required HOA or if the HOA is voluntary, then the enforcement of the Deed Restrictions is normally by a suit for injunction or restraining order, or by action for damages or both, and normally, the prevailing party in the action is entitled to an award from the court for attorney fees.*

*I understand there have been other Voluntary HOAs in Florida and other communities with additional deed restrictions in Florida who have created a Deed Restriction overlay within the city ordinances to allow homeowners an easier path to enforce the deed restrictions without formally filing a law suit for injunction. This overlay would allow the city code enforcement, which already exists, the ability to enforce the additional deed restrictions for a specific community within the city boundaries. Remember, the code enforcement fines, penalties, and interest are revenue streams for the city and the additional code enforcement task should not add to the cost of any city taxes.*

*Pembroke Lakes Section ONE, TWO, THREE, FOUR, FIVE, SIX, and some additional Tracts have these Deed Restrictions that are in addition to the City Ordinances. They ensure a higher quality of appearance, maintain higher property values, and protect health and safety of these subdivisions. They have a voluntary HOA. The deed restrictions are identified in the title and transfer of property from owner to owner and have been in effect since the creation of the subdivisions (mid 1970's). These deed restrictions run with the land for 30 years from*

recording with automatic extension for successive periods of 10 years unless otherwise amended, modified, or abolished by a majority of the then owners of the lots in the specific subdivision and is recorded. To my knowledge and my research there have not been any of these deed restrictions amended, modified, or abolished to date. They also have signs at the entrances to Pembroke Lakes that state it is a Deed Restricted Community.

I have listed with one-line phrases the deed restrictions, to concisely summarize and put in perspective the additional deed restrictions for these subdivisions. Deed restrictions listed are a summation and not complete. Refer to your deed restrictions for their complete description.

- Land Use to Single Family residence only
- Dwelling size to a minimum of 1000 square feet in the main body of home.
- Building – dwelling not closer than 25 feet from front line of property (cul de sac -20 feet), corner lots - 15 feet to the side street, 7 1/2 feet from side of house to property line, 15 feet to rear line.
- Commercial Trucks, trailers, campers, mobile homes, boats, and boat trailers, etc. are not permitted to be parked or stored on any lot in subdivision, except if wholly parked in a garage except for pick up, delivery.
- Clothes drying by line, rack or otherwise shall be prohibited unless concealed from view of public.
- Antennae, no TV or Radio Antennas or towers are permitted (FCC permits the Dish, Direct TV and satellite dishes of that size)
- Water Supply – No individual water supply
- Sewerage Disposal – no Individual disposal system permit
- Waterfront Lots: No boathouse or dock building, no boat landing, dock pier or mooring pile that extends 15 feet beyond the mean water edge line
- No excavation of waterway
- No waterfront lot shall be increased in size by filling in the water on which it abuts.
- No motor vessel or motor craft

MY Opinion:

I feel the people screaming in objection to the Proposed Ordinance NO. 2020-09 are people who are violators of the Deed Restrictions of both the City Ordinances and the Pembroke Lakes Deed restrictions.

I also feel the Proposed Ordinance would give the homeowners of Pembroke Lakes easier access to enforcing compliance to maintain our neighborhood higher quality of appearance and property values.

I also feel if a resident has a work and/or recreational vehicle that does not fit in their garage, then they should park the vehicle or trailer in a storage lot outside of our community.

Lastly, I also feel there should be some edits to the Proposed Ordinance No. 2020-09 to make the ordinance legally correct before adopting and recording. And I would be happy to be on that review team.

Thank you, Doreen Stewart

## **Graham, Marlene**

---

**From:** J.R. Robbins <jrrobbins55@gmail.com>  
**Sent:** Wednesday, August 26, 2020 5:51 PM  
**To:** Graham, Marlene  
**Subject:** Pembroke Lakes proposed Overlay

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This is in response to the proposed ordinance to create a zoning overlay for Pembroke Lakes. Please read it into the record at the next meeting of the commission.

The Pembroke Falls HOA Board of Directors met on August 25, 2020, to discuss the proposed ordinance.

The association is against the ordinance. Pembroke Lakes should reorganize as a Homeowners Association if they want enforcement more stringent than the City code.

It is unfair to the taxpayers of Pembroke Pines to take on this responsibility for a group of homes.

It would be chaos if all current HOA's were to petition the City to take over their expenses in enforcing the rules of each community.

Please share this with the commissioners and urge them to vote no on this matter.

Regards

J. R. Robbins  
President, Pembroke Falls Homeowners Association.

*PEMBROKE FALLS HOA DISCLAIMER - This e-mail may contain confidential information. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, you must not use, copy, disclose or take any action based on this e-mail or any information herein. If you have received this e-mail in error, please notify the sender and permanently delete the email and any attachments immediately.*

## Graham, Marlene

---

**From:** Maxine Lopez <mlopez@airstron.com>  
**Sent:** Wednesday, August 26, 2020 5:46 PM  
**To:** Public Comments  
**Subject:** RE: Meeting 8/27 Marlene Graham

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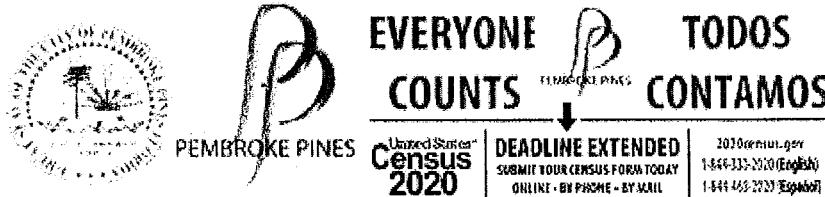
Did not receive.

Maxine Lopez

**From:** Graham, Marlene [mailto:[mgraham@ppines.com](mailto:mgraham@ppines.com)] **On Behalf Of** Public Comments  
**Sent:** Wednesday, August 26, 2020 1:43 PM  
**To:** Maxine Lopez  
**Subject:** RE: Meeting 8/27 Marlene Graham

Please confirm your receipt of the Webex link.

Marlene D. Graham, CMC, City Clerk  
**CITY OF PEMBROKE PINES**  
601 City Center Way  
Pembroke Pines, FL 33025  
Phone: 954-450-1050  
Fax: 954-517-8402  
Website: [www.ppines.com](http://www.ppines.com)  
Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)  
Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Maxine Lopez [mailto:[mlopez@airstron.com](mailto:mlopez@airstron.com)]  
**Sent:** Wednesday, August 26, 2020 8:46 AM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** Meeting 8/27 Marlene Graham

Please send me another webex invitation . When I sent the accept my webex information disappeared.

Maxine Lopez  
[mlopez@airstron.com](mailto:mlopez@airstron.com)

Thank you

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## Graham, Marlene

---

**From:** Whitney Bowersox <whitneybowersox@hotmail.com>  
**Sent:** Wednesday, August 26, 2020 5:45 PM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09 Pembroke Lakes Overlay

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Greetings Mr. Mayor and Committee Members,

We chose to move to Pembroke Lakes in 2008 for its clean, well kept, spacious environment. We had decided on moving here because we respected the deed restrictions that did not allow for boats, recreational vehicles, and large commercial vehicles. Over the years we have observed that this is not the case anymore as a significant number of residences are storing boats and RV's in their driveway for months on end. We believe it is necessary to maintain and respect the rules set forth in deed restrictions that we were fully aware of when purchasing our home. We wish for the rules of the HOA to be followed and enforced. Thank you kindly.

Regards,

Whitney Bowersox  
11400 NW 13<sup>th</sup>  
Pembroke Pines, FL 33026

## Graham, Marlene

---

**From:** martian171 <martian171@aol.com>  
**Sent:** Wednesday, August 26, 2020 5:04 PM  
**To:** Public Comments  
**Subject:** RE: meeting on 8-27-20

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Hello, i got the email, but there is no link attached to it.. Can you re send it please??

Thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Public Comments <publiccomments@ppines.com>  
Date: 8/26/20 1:41 PM (GMT-05:00)  
To: 'martian171' <martian171@aol.com>  
Subject: RE: meeting on 8-27-20

Please confirm your receipt of the Webex link.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

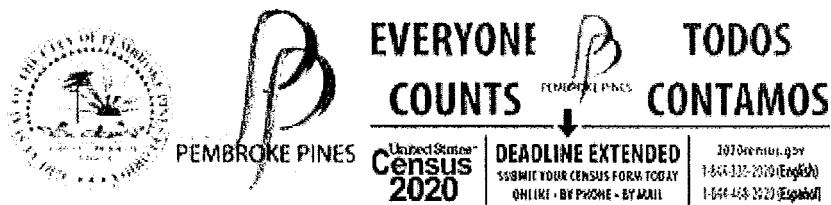
Pembroke Pines, FL 33025

Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppines.com](http://www.ppines.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)



**From:** martian171 [mailto:[martian171@aol.com](mailto:martian171@aol.com)]  
**Sent:** Wednesday, August 26, 2020 11:17 AM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** meeting on 8-27-20

I would like the opportunity to speak against the proposed pembroke lakes zoning overlay ordinance that will be discussed in the upcoming city meeting

Name, Marvin Flores

email, [Martian171@aol.com](mailto:Martian171@aol.com)

phone, 786-586-4046

Agenda item # 21

Thanks.

Sent from my Verizon, Samsung Galaxy smartphone

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

## Graham, Marlene

---

**From:** Schwartz, Jay  
**Sent:** Wednesday, August 26, 2020 4:56 PM  
**To:** Joan and Charlie Cleveland  
**Cc:** Graham, Marlene  
**Subject:** RE: Pembroke Lakes Overlay

Thank you. Clerk copied.

Best Regards,

Commissioner Jay D. Schwartz  
City of Pembroke Pines, Commission District 2  
Office: 954.450.1030

----- Original message -----

From: Joan and Charlie Cleveland  
Date: 8/26/20 4:51 PM (GMT-05:00)  
To: "Schwartz, Jay"  
Cc: "Graham, Marlene"  
Subject: Pembroke Lakes Overlay

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Good afternoon, Jay ! For some reason I cannot log onto the publiccomments@ppines.com account. Thus I am sending you my public comment regarding the Pembroke Lakes Overlay item. I am hoping you will be able to read my comments at the Commission meeting (or have someone else read them). Obviously, we are in support of accepting the overlay ordinance.

Thank you for your support and attention.

## Graham, Marlene

---

**From:** Joan and Charlie Cleveland <jclevec1@aol.com>  
**Sent:** Wednesday, August 26, 2020 4:51 PM  
**To:** Schwartz, Jay  
**Cc:** Graham, Marlene  
**Subject:** Pembroke Lakes Overlay  
**Attachments:** Pembroke Lakes Overlay.doc

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Good afternoon, Jay ! For some reason I cannot log onto the publiccomments@ppines.com account. Thus I am sending you my public comment regarding the Pembroke Lakes Overlay item. I am hoping you will be able to read my comments at the Commission meeting (or have someone else read them). Obviously, we are in support of accepting the overlay ordinance.

Thank you for your support and attention.

**Graham, Marlene**

---

**From:** Suarez, Juan <Juan.Suarez@crowncastle.com>  
**Sent:** Wednesday, August 26, 2020 4:39 PM  
**To:** Public Comments  
**Cc:** Eileen (work) Suarez ; Caballero, Lourdes; Mike Robbins (mrobbins@ori.org); Jimenez, Jose (Jose.Jimenez@Kronos.com)  
**Subject:** Commission Meeting on August 27th. the Pembroke Lakes Ordinance 2020-09.  
  
**Importance:** High

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This is a request to comment on the commission meeting discussing the Pembroke Lakes Homeowners Meeting. My personal email is [suarezj\\_1999@yahoo.com](mailto:suarezj_1999@yahoo.com). My comment is listed below. I don't know how this works. Below are the comments that I would like to either make or have read at the meeting. Please advise what I need to do.

Please be advised that I am for the Pembroke Lakes Ordinance 2020-09.

I have been a resident of Pembroke Lakes for over 26yrs. The reason I moved here is because it was a deed restricted community. I have seen the Neighborhood deteriorate over the years. Boats and campers parked in both drive ways and back yards in full view . Commercial Vehicles in driveways. Homes being used as businesses with over 10 cars parked in driveway. Bulk pickup put out weeks before the pickup date. If I wanted to live in Hialeah, I would have moved there.

Please note that I am in total support of the Pembroke Lakes Homeowners Association who have done an incredible job over the years keeping our neighborhood in great shape.

Please let me know what I need to do to have my voice heard.

**JUAN SUAREZ CPA  
1911 NW 108 Ave  
Pembroke Pines FL 33026  
954-436-2096**

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## Graham, Marlene

---

**From:** leescustomblders@aol.com  
**Sent:** Wednesday, August 26, 2020 4:18 PM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09 Pembroke Lakes Overlay

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Dear Mr. Mayor and Committee Members,

As a residence of Pembroke Lakes for 43 years, I can honestly say that within the last few years our beautiful city is going down hill fast!

When we looked to buy a home after we were married, we didn't want to have to pay and HOA fee every month because there was no guarantee the monthly fee would remain the same. So we decided to look where there wasn't one and came to Pembroke Lakes where they did have a deed restriction that would keep our little community growing and beautiful. We bought our house brand new from the ground up and loved how everyone was also proud to be a part of this community and kept their houses up as well. We loved the fact you couldn't have boats, RV's, campers, commercial company trucks etc parked in front of your home.

Fast forward to today and you can see a boat, RV, commercial trucks just about every few blocks. Where we live, just going down our street there's 3 boats parked in the yard with no intention of moving them. There's a huge box truck for rentals that stays at his house for a few days at a time, there's big commercial plumbing and electric trucks that we've seen parked around everyday and night. Also the sidewalks in Pembroke Lakes are so dirty and pitiful that it makes the whole block look bad. Need to come up with a way to pressure clean everyone's property once a year somehow. If this keeps up the value of the homes in our area are going to plummet and stay there.

I would hate for this to get any worse if it can be avoided.

I think there needs to be a reasonable deed restriction and not for the code enforcement people to go looking for problems, like a bush died in your yard and now they want you to replace it with five bushes, or a stump that's been there for 6 years covered with grass and they want you to get rid of it. There has to be a reasonable deed restriction.

I therefore feel we should enforce deed restrictions for our community.

Sincerely,

Mr. Harry

**Graham, Marlene**

---

**From:** Suarez, Juan <Juan.Suarez@crowncastle.com>  
**Sent:** Wednesday, August 26, 2020 4:12 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes Home Owners Ordinance  
  
**Importance:** High

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Please be advised that I am for the Pembroke Lakes Ordinance 2020-09.

I have been a resident of Pembroke Lakes for over 26yrs. The reason I moved here is because it was a deed restricted community. I have seen the Neighborhood deteriorate over the years. Boats and campers parked in both drive ways and back yards in full view. Commercial Vehicles in driveways. Homes being used as businesses with over 10 cars parked in driveway. Bulk pickup put out weeks before the pickup date. If I wanted to live in Hialeah, I would have moved there.

Please let me know what I need to do to have my voice heard.

Thanks

**JUAN SUAREZ CPA**  
1911 NW 108 Ave  
Pembroke Pines FL, 33026

This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.

## Graham, Marlene

---

**From:** Joan Rosa <goody7071@hotmail.com>  
**Sent:** Wednesday, August 26, 2020 4:06 PM  
**To:** Public Comments  
**Subject:** FW: Agenda item #21  
**Attachments:** Agenda item #21

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Sent from [Mail for Windows 10](#)

**From:** [postmaster@outlook.com](mailto:postmaster@outlook.com)  
**Sent:** Wednesday, August 26, 2020 4:04 PM  
**To:** [publiccomments@ppines](mailto:publiccomments@ppines)  
**Subject:** Undeliverable: Agenda item #21

### Delivery has failed to these recipients or groups:

[publiccomments@ppines](mailto:publiccomments@ppines)

The format of the email address isn't correct. A correct address looks like this:  
`someone@example.com`. Please check the recipient's email address and try to resend the message.

### Diagnostic information for administrators:

Generating server: SN6PR10MB2702.namprd10.prod.outlook.com

[publiccomments@ppines](mailto:publiccomments@ppines)

Remote Server returned '550 5.1.3 STOREDRV.Submit; invalid recipient address'

Original message headers:

Received: from SN6PR10MB2702.namprd10.prod.outlook.com

  ([fe80::b4ee:abea:6ca7:32fb]) by SN6PR10MB2702.namprd10.prod.outlook.com

  ([fe80::b4ee:abea:6ca7:32fb%6]) with mapi id 15.20.3305.032; Wed, 26 Aug 2020  
  20:04:30 +0000

Content-Type: application/ms-tnef; name="winmail.dat"

Content-Transfer-Encoding: binary

From: Joan Rosa <goody7071@hotmail.com>  
To: "publiccomments@ppines" <publiccomments@ppines>  
Subject: Agenda item #21  
Thread-Topic: Agenda item #21  
Thread-Index: AQHWe-G5rlhXqfC1NkyGpzQ2mEZ1Eg==  
Date: Wed, 26 Aug 2020 20:04:30 +0000  
Message-ID: <SN6PR10MB2702CB3FB0D47B1538469F39B4540@SN6PR10MB2702.namprd10.prod.outlook.com>  
Accept-Language: en-US  
Content-Language: en-US  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator: <SN6PR10MB2702CB3FB0D47B1538469F39B4540@SN6PR10MB2702.namprd10.prod.outlook.com>  
MIME-Version: 1.0  
X-TMN: [qPQB131L076/Fg6UG1t94p5J0DBCAM1gFpcnME4iXB0ciNrS021yMrTW942Y3Qs]  
X-MS-PublicTrafficType: Email

**Graham, Marlene**

---

**From:** John Milligan <jaym6059@yahoo.com>  
**Sent:** Wednesday, August 26, 2020 3:57 PM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09

I would like to request access to the meeting on August 27,2020 for proposed ordinance 2020-09.  
Name - John T. Milligan Jr.  
email - jaym6059@yahoo.com  
phone - 954 931-1898

Thank you  
John Milligan

## Graham, Marlene

---

**From:** Yinet Gonzalez <yinetglez2010@gmail.com>  
**Sent:** Wednesday, August 26, 2020 3:34 PM  
**To:** Public Comments  
**Subject:** Re: Proposed Ordinance 2020-09  
**Attachments:** image002.jpg

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Received, thank you.

On Wed, Aug 26, 2020, 1:39 PM Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)> wrote:

Please confirm your receipt of Webex link.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

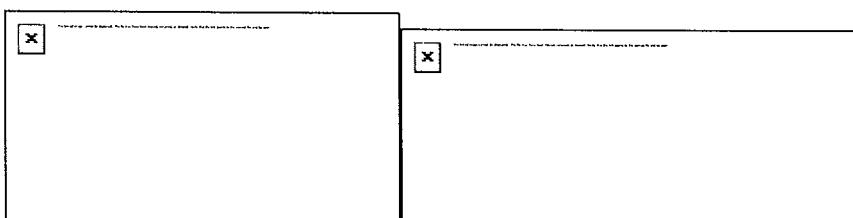
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppines.com](http://www.ppines.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Yinet Gonzalez [mailto:[yinetglez2010@gmail.com](mailto:yinetglez2010@gmail.com)]  
**Sent:** Wednesday, August 26, 2020 11:51 AM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** Proposed Ordinance 2020-09

Yinet Gonzalez

[yinetglez2010@gmail.com](mailto:yinetglez2010@gmail.com)

7863858625

2020-09 | 1 | 23 | Proposed Ordinance 2020-09: Pembroke Lakes Zoning Overlay District

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

## Graham, Marlene

---

**From:** Deborah Segovia <ucfdebster@yahoo.com>  
**Sent:** Wednesday, August 26, 2020 3:11 PM  
**To:** Public Comments  
**Subject:** Re: Request to Speak at 8.27.19 Special Commission Meeting

Caution! This message was sent from outside your organization.

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Received. Thank you.

On Wednesday, August 26, 2020, 01:43:53 PM EDT, Public Comments <publiccomments@ppines.com> wrote:

Please confirm your receipt of the Webex link.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

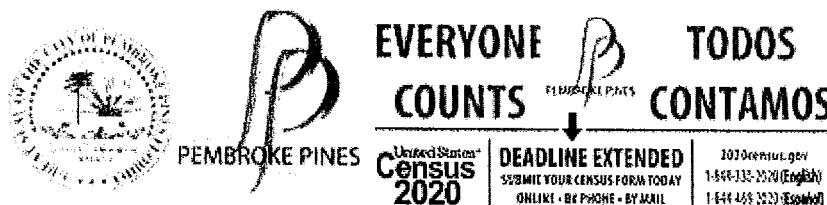
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppines.com](http://www.ppines.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Deborah Segovia [mailto:[ucfdebster@yahoo.com](mailto:ucfdebster@yahoo.com)]  
**Sent:** Tuesday, August 25, 2020 10:13 PM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** Request to Speak at 8.27.19 Special Commission Meeting

I would like to request to speak/join at Special Commission Meeting Thursday August 27, 2019 at 6:30pm regarding proposed ordinance 2020-09.

Name: Deborah Ward

Email: [ucfdebster@yahoo.com](mailto:ucfdebster@yahoo.com)

Phone: 954-290-7311

Item: Proposed Ordinance 2020-09 - Pembroke Lakes Special Zoning Overlay

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

**From:** Anibal Rivera <anibalrivera712@gmail.com>  
**Sent:** Wednesday, August 26, 2020 2:33 PM  
**To:** Public Comments  
**Subject:** Ordinance 2020-09

Caution! This message was sent from outside your organization.

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I would like this to be taken into consideration as Public Record

**Not to Proceed Proposed Ordinance 2020-09 Amending  
Chapter 155 of the City's Code of Ordinance Entitling "Zoning  
Code", Creating Section 155.032**

Thank You,  
*Anibal Rivera, Jr.*

## Graham, Marlene

---

**From:** Mariela Valdes <marielavaldes85@gmail.com>  
**Sent:** Wednesday, August 26, 2020 2:25 PM  
**To:** Public Comments; Ortis, Frank; Siple, Iris; Schwartz, Jay; Good, Tom; Chanzes, Larissa  
**Subject:** Pembroke Lakes Ordinance

Caution! This message was sent from outside your organization.

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Hello

I received a noticed in the mail two days ago regarding tomorrow's meeting and the option to speak. I would like to request my 3 minutes to speak on this initiative

Mariela Valdes - 10440 NW 21st St, Pembroke Pines, FL 33026

Thank you

M

## Graham, Marlene

---

**From:** Graham, Marlene on behalf of Public Comments  
**Sent:** Wednesday, August 26, 2020 1:40 PM  
**To:** 'Yinet Gonzalez'; Public Comments  
**Subject:** RE: Proposed Ordinance 2020-09

Please confirm your receipt of Webex link.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

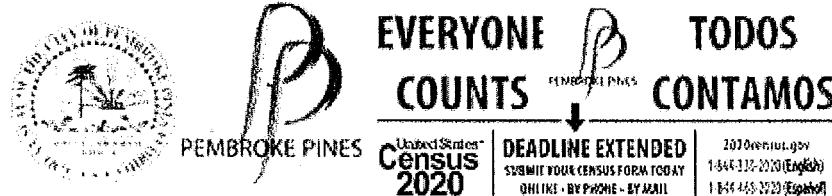
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppinies.com](http://www.ppinies.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Yinet Gonzalez [mailto:[yinetglez2010@gmail.com](mailto:yinetglez2010@gmail.com)]

**Sent:** Wednesday, August 26, 2020 11:51 AM

**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>

**Subject:** Proposed Ordinance 2020-09

Caution! This message was sent from outside your organization.

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Yinet Gonzalez

[yinetglez2010@gmail.com](mailto:yinetglez2010@gmail.com)

7863858625

2020-09 | 1 | 23. | Proposed Ordinance 2020-09: Pembroke Lakes Zoning Overlay District

## Graham, Marlene

---

**From:** Yinet Gonzalez <yinetglez2010@gmail.com>  
**Sent:** Wednesday, August 26, 2020 11:51 AM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09

Caution! This message was sent from outside your organization.

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Yinet Gonzalez  
[yinetglez2010@gmail.com](mailto:yinetglez2010@gmail.com)  
7863858625

2020-09 | 1 | 23. | Proposed Ordinance 2020-09: Pembroke Lakes Zoning Overlay District

## Graham, Marlene

---

**From:** doreen99@bellsouth.net  
**Sent:** Wednesday, August 26, 2020 11:47 AM  
**To:** Public Comments  
**Subject:** Public Comment at Meeting: Special Meeting, Thursday, Aug 27, 2020 6:30 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Request to speak at Special Meeting, Thursday, Aug 27, 2020 6:30 PM

Name: Doreen Stewart  
eMail: [doreen99@bellsouth.net](mailto:doreen99@bellsouth.net)  
Phone: 954) 632-7319  
Agenda: Proposed Ordinance 2020-09

## Graham, Marlene

---

**From:** martian171 <martian171@aol.com>  
**Sent:** Wednesday, August 26, 2020 11:17 AM  
**To:** Public Comments  
**Subject:** meeting on 8-27-20

Caution! This message was sent from outside your organization.

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I would like the opportunity to speak against the proposed pembroke lakes zoning overlay ordinance that will be discussed in the upcoming city meeting

Name, Marvin Flores  
email, [Martian171@aol.com](mailto:Martian171@aol.com)  
phone, 786-586-4046  
Agenda item # 21

Thanks.

Sent from my Verizon, Samsung Galaxy smartphone

## Graham, Marlene

---

**From:** jbkalter@aol.com  
**Sent:** Wednesday, August 26, 2020 9:41 AM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020 -09 Pembroke Lakes Zoning Overlay District

Caution! This message was sent from outside your organization.

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Dear Sirs,

My name is Jodi Kalter. My husband Robert and I are residents of Pembroke Pines.

We would strongly urge that you vote against proposed ordinance 2020 - 09 Pembroke Lakes Zoning Overlay District.

It is our position that the City of Pembroke Pines should not be in the business, and costing taxpayers money, for enforcing restrictive covenants that a voluntary homeowners association in Pembroke Lakes has no authority to enact or enforce.

Thank you for your consideration.

Sincerely,

Jodi and Robert Kalter

## Graham, Marlene

---

**From:** Maxine Lopez <mlopez@airstron.com>  
**Sent:** Wednesday, August 26, 2020 8:46 AM  
**To:** Public Comments  
**Subject:** Meeting 8/27 Marlene Graham

Caution! This message was sent from outside your organization.

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Please send me another webex invitation . When I sent the accept my webex information disappeared.

Maxine Lopez

[mlopez@airstron.com](mailto:mlopez@airstron.com)

Thank you

## **Graham, Marlene**

---

**From:** Deborah Segovia <ucfdebster@yahoo.com>  
**Sent:** Tuesday, August 25, 2020 10:13 PM  
**To:** Public Comments  
**Subject:** Request to Speak at 8.27.19 Special Commission Meeting

Caution! This message was sent from outside your organization.

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I would like to request to speak/join at Special Commission Meeting Thursday August 27, 2019 at 6:30pm regarding proposed ordinance 2020-09.

Name: Deborah Ward  
Email: ucfdebster@yahoo.com  
Phone: 954-290-7311  
Item: Proposed Ordinance 2020-09 - Pembroke Lakes Special Zoning Overlay

## Graham, Marlene

---

**From:** Desirée Mercado <desireenpt@gmail.com>  
**Sent:** Tuesday, August 25, 2020 8:56 PM  
**To:** Public Comments  
**Subject:** Commission meeting/special meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good afternoon,

My name is Desiree Mercado, neighbor of Pembroke Lakes community. This email is regarding the invitation (code or link) for the login for the virtual Commision Meeting of Thursday, August 27,2020 at 6:30 p.m.

Thanks in advance,

---

***Desirée Mercado Nazario CPT***



939-940-3709

Website:

<https://offdaytrainer.com/t/34891>



Please don't print this e-mail unless absolutely necessary. Thanks for thinking GREEN.

**Graham, Marlene**

---

**From:** Aileen <absol1ac@aol.com>  
**Sent:** Tuesday, August 25, 2020 8:08 PM  
**To:** Public Comments  
**Subject:** VIRTUAL MEETING

Caution! This message was sent from outside your organization.

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Good evening,

I would like to join in and participate in the virtual commission meeting.  
I am aware that if I would like to speak I would have to submit a request by 530 pm before the meeting.

Thank you,

**Aileen Martinez**

305-733-7699  
11510 NW 15 CT  
PEMBROKE PINES, FL, 33026

**Graham, Marlene**

---

**From:** Yuting Liu <liuyuting0127@icloud.com>  
**Sent:** Tuesday, August 25, 2020 7:32 PM  
**To:** Public Comments  
**Cc:** charles perez  
**Subject:** Virtual Meeting Request

Hi, this is Charles Perez. I would like to join the the meeting at 6:30 pm, on Thursday, August 27, 2020.

My email address is chuck330161@hotmail.com , 11500 NW. 15th Court, Pembroke Pines, FL 33026 ,phone number is 786-290-0557. The Governor's executive order #20-193 modified, and expressly extends EO #20-69 for virtual meetings.

Please email me back via chuck330161@hotmail.com .

Thank you!

Sent from my iPhone

## Graham, Marlene

---

**From:** Leonardo Navas <leonardonavas@hotmail.com>  
**Sent:** Tuesday, August 25, 2020 7:17 PM  
**To:** Public Comments  
**Subject:** VIRTUAL MEETING - Thursday, August 27, 2020

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I would like to join in and participate in the virtual commission meeting.  
I know that I have to submit a request to speak by 530 pm before the meeting.

Thank you,

**Leonardo Navas**

954.226.3259  
11510 NW 15 CT  
PEMBROKE PINES, FL, 33026

**Graham, Marlene**

---

**From:** Siple, Iris  
**Sent:** Tuesday, August 25, 2020 5:44 PM  
**To:** Public Comments  
**Subject:** testing site for participation

I am testing this site for participation on Aug 27 meeting

***Iris A. Siple, Vice Mayor***  
***District 3 – Pembroke Pines***  
***954-309-0889***  
***isiple@ppines.com***

## Graham, Marlene

---

**From:** Rick Garcia <rgarcia4699@gmail.com>  
**Sent:** Tuesday, August 25, 2020 4:31 PM  
**To:** Public Comments  
**Subject:** Re: webex meeting #20 -193 EO #20-69  
**Attachments:** image001.jpg

Caution! This message was sent from outside your organization.

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please resend link  
thank you!

On Tue, Aug 25, 2020, 4:11 PM Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)> wrote:

A webex link was already sent to you for the meeting on August 27, 2020 at 6:30 PM. Let me know if you do not see it.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

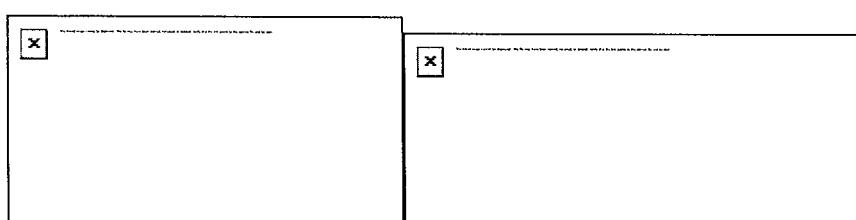
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppines.com](http://www.ppines.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Rick Garcia [mailto:[rgarcia4699@gmail.com](mailto:rgarcia4699@gmail.com)]  
**Sent:** Tuesday, August 25, 2020 3:44 PM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** webex meeting #20 -193 EO #20-69

Ricardo Garcia,  
2011 NW 118th Ave, Pembroke Pines, FL 33026

please send me the link for this meeting

Kind Regards,

Rick Garcia  
954-290-8593

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

## **Graham, Marlene**

---

**From:** Rick Garcia <rgarcia4699@gmail.com>  
**Sent:** Tuesday, August 25, 2020 4:33 PM  
**To:** Public Comments  
**Subject:** Re: webex meeting #20 -193 EO #20-69

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I don't see it. Please resend

Kind Regards,

Rick Garcia  
TV-Guys  
305-822-0622  
954-290-8593

On Tue, Aug 25, 2020 at 4:11 PM Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)> wrote:

A webex link was already sent to you for the meeting on August 27, 2020 at 6:30 PM. Let me know if you do not see it.

Marlene D. Graham, CMC, City Clerk

### **CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

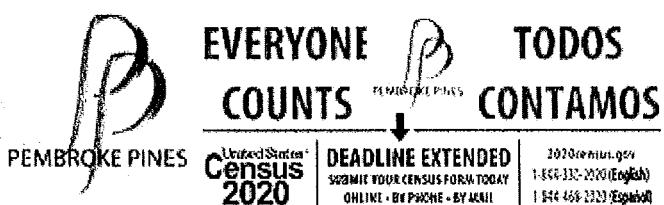
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppines.com](http://www.ppines.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Rick Garcia [mailto:[rgarcia4699@gmail.com](mailto:rgarcia4699@gmail.com)]  
**Sent:** Tuesday, August 25, 2020 3:44 PM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** webex meeting #20 -193 EO #20-69

Ricardo Garcia,

2011 NW 118th Ave, Pembroke Pines, FL 33026

please send me the link for this meeting

Kind Regards,

Rick Garcia

954-290-8593

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## Graham, Marlene

---

**From:** Graham, Marlene on behalf of Public Comments  
**Sent:** Tuesday, August 25, 2020 4:12 PM  
**To:** 'Rick Garcia'; Public Comments  
**Subject:** RE: webex meeting #20 -193 EO #20-69

A webex link was already sent to you for the meeting on August 27, 2020 at 6:30 PM. Let me know if you do not see it.

**Marlene D. Graham, CMC, City Clerk**

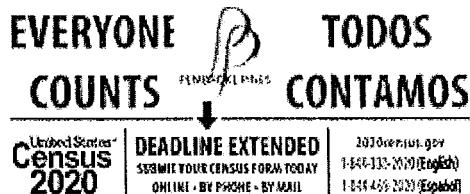
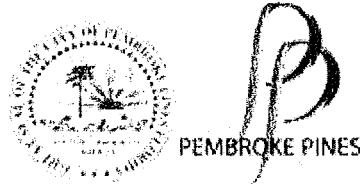
**CITY OF PEMBROKE PINES**

601 City Center Way  
Pembroke Pines, FL 33025

Phone: 954-450-1050  
Fax: 954-517-8402

Website: [www.ppinies.com](http://www.ppinies.com)  
Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** Rick Garcia [mailto:[rgarcia4699@gmail.com](mailto:rgarcia4699@gmail.com)]  
**Sent:** Tuesday, August 25, 2020 3:44 PM  
**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>  
**Subject:** webex meeting #20 -193 EO #20-69

Caution! This message was sent from outside your organization.

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Ricardo Garcia,  
2011 NW 118th Ave, Pembroke Pines, FL 33026

please send me the link for this meeting

Kind Regards,

Rick Garcia  
954-290-8593

Webex link  
sent also.

## Graham, Marlene

**From:** JAMES RYAN <ryan0727@comcast.net>  
**Sent:** Tuesday, August 25, 2020 3:51 PM  
**To:** Public Comments; Ryan, James  
**Subject:** email to be presented to the City Commission..re proposed 2020-9

Caution! This message was sent from outside your organization.

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Good evening Mayor and commissioners

I am writing you this evening to encourage you to consider ordinance 2020-9. This is good ordinance and will help to maintain the city and preserve the neighborhood character and property values  
Passing this ordinance will benefit the majority of the residents in the Pembroke Lakes section

Thank you  
Jim Ryan  
email, ryan0727@comcast.net  
Phone..954 895 0727

**Graham, Marlene**

---

**From:** gilda vargas <gilda50@hotmail.com>  
**Sent:** Monday, August 24, 2020 3:31 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes Ordinance

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good afternoon,

We are pleased to inform you that we support the Ordinance. We love our community and we want to preserve the neighborhood Character, Safety, Welfare and Quality of life for all residents of Pembroke Lakes.

Please count on our support.

Sincerely,

Alfredo and Gilda M Vargas  
1641 NW 115 Ave  
Pembroke Pines, FL 33026  
(954) 235-8027

**Graham, Marlene**

---

**From:** Robert Reilly <rlr5024@yahoo.com>  
**Sent:** Tuesday, August 25, 2020 9:04 AM  
**To:** Public Comments  
**Subject:** Not in favor of ordinance

As a resident for over ten years in Pembroke Lakes I am in favor of the new proposed ordinance. The deed restrictions have expired. And I am not in favor or renewing them or having Pembroke Pines code enforcement or anyone else enforce these expired restrictions.

Robert Reilly  
11000 NW 22nd street  
Pembroke Pines FL 33026

Sent from my iPhone

## Graham, Marlene

---

**From:** jbkalter@aol.com  
**Sent:** Wednesday, August 26, 2020 9:41 AM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020 -09 Pembroke Lakes Zoning Overlay District

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Dear Sirs,

My name is Jodi Kalter. My husband Robert and I are residents of Pembroke Pines.

We would strongly urge that you vote against proposed ordinance 2020 - 09 Pembroke Lakes Zoning Overlay District.

It is our position that the City of Pembroke Pines should not be in the business, and costing taxpayers money, for enforcing restrictive covenants that a voluntary homeowners association in Pembroke Lakes has no authority to enact or enforce.

Thank you for your consideration.

Sincerely,

Jodi and Robert Kalter

## Graham, Marlene

---

**From:** Flamingo Villas <flamingovillasco@bellsouth.net>  
**Sent:** Wednesday, August 26, 2020 12:25 PM  
**To:** Ortis, Frank; Good, Tom; Schwartz, Jay; Castillo, Angelo; Siple, Iris; Graham, Marlene; Goren, Sam (Cityatty.com)  
**Subject:** RE: PROPOSED ORDINANCE NO. 2020-09 - Request to be read into the records

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Dear Mayor, Commissioners, City Clerk and City Attorney:

Since the meeting are virtual, please have the below email read into the records for the PROPOSED ORDINANCE NO. 2020-09 agenda item.

Best regards,  
FOR THE BOARD OF DIRECTORS

Patrick Tyler, LCAM  
Flamingo Villas Association, Inc.

**From:** Flamingo Villas [mailto:[flamingovillasco@bellsouth.net](mailto:flamingovillasco@bellsouth.net)]  
**Sent:** Tuesday, August 25, 2020 1:54 PM  
**To:**  
**Subject:** RE: PROPOSED ORDINANCE NO. 2020-09

RE: PROPOSED ORDINANCE NO. 2020-09

Dear Mayor and Commissioners:

The Board of Flamingo Villas is astonished to find such a proposed ordinance on your agenda.

The role of the Code of Ordinances of Pembroke Pines is to preserve the character of the City as a whole. It was not meant to create enclaves of special rules & regulations.

***It is unconscionable for the tax payers to pay for the deed restriction enforcement of an HOA.*** It is the responsibility of the Pembroke Lakes HOA and their members to enforce their covenants and incur the cost of enforcement.

- 1) **The Financial Impact noted on the proposed ordinance must be incorrect or the creator uninformed. Where is the cost study analysis?**
  - Where is the cost for the time of the code enforcement officer enforcing the additional codes?
  - Where is the cost of writing and mailing the additional notices?
  - Where is the cost of the additional hearings?
  - Where is the additional cost of administrating the above?

Enforcement will **add** to the existing workload the City already incurs. **We can't imagine any commissioner approving such an ordinance without a financial impact study.**
- 2) **This could set the precedent that every HOA has the right to petition the City to take over the enforcement of their covenants.** If it is adopted, Flamingo Villas will be first in line to have you assume responsibility for our enforcement.
- 3) According to an old article in the Sun sentential <sup>(1)</sup>, the legality of this HOA was in question back in the 80's. Considering the impact of Chapter 712 of the Florida Statutes, the Marketable Record Title Act, or MRTA, **there may not even be a legal HOA** <sup>(2)</sup>. That may be the reason someone wants you to adopt a code that an HOA cannot enforce.

This proposed ordinance is **not** something the City should be considering. **This is transferring legal and financial responsibility of an HOA to the City.** This proposed ordinance must **not** be approved.

Best Regards,

THE FLAMINGO VILLAS BOARD OF DIRECTORS

Note / hyperlinks:

- (1) <https://www.sun-sentinel.com/news/fl-xpm-1989-01-27-8901050549-story.html>
- (2) <https://www.floridaholawyerblog.com/updated-methods-for-preserving-association-governing-documents-under-marketable-record-title-act/#:~:text=The%20Florida%20Marketable%20Record%20Title,in%20the%20local%20county%20records.>



Virus-free. [www.avast.com](http://www.avast.com)

**Graham, Marlene**

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**From:** Rick Garcia <rgarcia4699@gmail.com>  
**Sent:** Tuesday, August 25, 2020 3:44 PM  
**To:** Public Comments  
**Subject:** webex meeting #20 -193 EO #20-69

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Ricardo Garcia,  
2011 NW 118th Ave, Pembroke Pines, FL 33026

please send me the link for this meeting

Kind Regards,

Rick Garcia  
954-290-8593

**Graham, Marlene**

---

**From:** Schwartz, Jay  
**Sent:** Tuesday, August 25, 2020 3:09 PM  
**To:** Public Comments  
**Subject:** FW: Considerations and amendments to proposed ordinance 2020-09

Marlene

Forwarded.

Best Regards,

Commissioner Jay D. Schwartz  
City of Pembroke Pines, Commission District 2  
Office: 954.450.1030

----- Original message -----

From: Tyson Ward <tysonwward@gmail.com>  
Date: 8/25/20 1:48 PM (GMT-05:00)  
To: "Schwartz, Jay" <jschwartz@ppines.com>  
Subject: Considerations and amendments to proposed ordinance 2020-09

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To Commissioner Schwartz,

**I am for allowing residents to keep a boat or recreational vehicle on their side yard or backyard if it is inside a privacy fence. Front yard and driveway storage seem to be the real issues here.**

**Proposed ordinance 2020-09 needs amendments before I can support it.**" I feel there is compromise that can be achieved with the addition of amendments and Commissioner Schwartz was on the right track. It seems the only real area of contention expressed in proposed ordinance 2020-09 is "**section O**" the commercial vehicles, boats, and campers. However, there are multiple sections that need amending and I believe new language could be drafted with a section on permitting the storage of boats, recreational vehicles and campers on the side of the house inside a privacy fence. The remaining 6 or so boats and RV's parked across sidewalks that are creating a problem are already in violation of city code chapter **52.01**. If it is a broken down or inoperable vehicle please see Chapter **90.02**. With a simple amendment to proposed ordinance 2020-09 prohibiting long term storage of these items in front yards, but allowing long term storage in side yards inside a

6 foot privacy fence, it would allow responsible homeowners to keep their property safe and continue to maintain the high quality and standards of the neighborhood.

Additionally, this proposed ordinance 2020-09 would also create an unintended financial impact on the residents of Pembroke Lakes by forcing removal of some very beautiful and expensive home improvements. For example, **Section T, paragraphs 1 and 5** of proposed ordinance 2020-09, discusses waterfront lot ‘requirements.’ I have been on every lake in this community, walked, jogged, and biked for 35 years. I grew up here and I have fished my entire life so believe me when I tell you I have seen every backyard of every waterfront lot in Pembroke Lakes. There would be certainly hundreds of thousands and possibly millions of dollars of property impacted in the form of docks, decks, and six-foot tall privacy fences along waterfront lots or between waterfront homes. Although these fences, docks, and other backyard/side yard improvements do not appear to bother anyone, they would not comply with the language of these old deed restrictions and would therefore need to removed and/or replaced. There are **at least 102 waterfront homes** by my count that would be impacted. Some would be forced to rip out their privacy fences and replace them with chain link in order to meet current proposed language. I believe many of our modern wood, PVC, and aluminum fences speak to the high standards of the community just fine. **More than a dozen of** beautiful docks would also need to be either removed or significantly altered in order to comply. Nobody wants this financial burden or invasion of privacy. Remember with Satellite mapping on every phone now everybody knows what is in each other’s backyards. There are many dozens more dry lot homes in the community storing all terrain vehicles, Boy Scout trailers, and racecar and motorcycle haulers in their backyards that would be impacted. Keep in mind as of 5:00pm on 8/24/2020 there are **Zero Vacancies** at either of our city storage lots.

Perhaps we as a community we need to slow down and make sure we get this right. There is no rush and our current pandemic has made clear and timely communication very difficult between community members and our governing officials. Please lets have a workshop, give city code enforcement an opportunity to correct some of these existing violations that reflect poorly on the remainder of the community and let’s get this right.

I believe compromise can be achieved in order to maintain our community, private property and privacy rights. This includes the ability of residents to maintain their privacy fences, waterfront property improvements, and store boats and recreational vehicles inside six-foot privacy fences. With these amendments and revisions I believe we will have an ordinance that will satisfy nearly every member of the community. Thank you for your hard work and dedication through this difficult time.

Most sincerely and with great consideration,

Tyson Ward

Pembroke Lakes Native since 1985 and Homeowner since 2009

20-0641

Graham, Marlene

---

**From:** gilda vargas <gilda50@hotmail.com>  
**Sent:** Monday, August 24, 2020 3:31 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes Ordinance

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Good afternoon,

We are pleased to inform you that we support the Ordinance. We love our community and we want to preserve the neighborhood Character, Safety, Welfare and Quality of life for all residents of Pembroke Lakes.

Please count on our support.

Sincerely,

Alfredo and Gilda M Vargas  
1641 NW 115 Ave  
Pembroke Pines, FL 33026  
(954) 235-8027

**Graham, Marlene**

---

**From:** JAMES RYAN <ryan0727@comcast.net>  
**Sent:** Tuesday, August 25, 2020 3:51 PM  
**To:** Public Comments; Ryan, James  
**Subject:** email to be presented to the City Commission..re proposed 2020-9

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Good evening Mayor and commissioners

I am writing you this evening to encourage you to consider ordinance 2020-9.  
This is good ordinance and will help to maintain the city and preserve the  
neighborhood character and property values  
Passing this ordinance will benefit the majority of the residents in the Pembroke Lakes section

Thank you  
Jim Ryan  
email,ryan0727@comcast.net  
Phone..954 895 0727

**Graham, Marlene**

---

**From:** Rick Garcia <rgarcia4699@gmail.com>  
**Sent:** Tuesday, August 25, 2020 3:44 PM  
**To:** Public Comments  
**Subject:** webex meeting #20 -193 EO #20-69

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Ricardo Garcia,  
2011 NW 118th Ave, Pembroke Pines, FL 33026

please send me the link for this meeting

Kind Regards,

Rick Garcia  
954-290-8593

## Graham, Marlene

---

**From:** Schwartz, Jay  
**Sent:** Tuesday, August 25, 2020 3:09 PM  
**To:** Public Comments  
**Subject:** FW: Considerations and amendments to proposed ordinance 2020-09

Marlene

Forwarded.

Best Regards,

Commissioner Jay D. Schwartz  
City of Pembroke Pines, Commission District 2  
**Office: 954.450.1030**

----- Original message -----

From: Tyson Ward <tysonward@gmail.com>  
Date: 8/25/20 1:48 PM (GMT-05:00)  
To: "Schwartz, Jay" <jschwartz@ppines.com>  
Subject: Considerations and amendments to proposed ordinance 2020-09

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To Commissioner Schwartz,

**I am for allowing residents to keep a boat or recreational vehicle on their side yard or backyard if it is inside a privacy fence. Front yard and driveway storage seem to be the real issues here.**

**Proposed ordinance 2020-09 needs amendments before I can support it.**" I feel there is compromise that can be achieved with the addition of amendments and Commissioner Schwartz was on the right track. It seems the only real area of contention expressed in proposed ordinance 2020-09 is "**section O**" the commercial vehicles, boats, and campers. However, there are multiple sections that need amending and I believe new language could be drafted with a section on permitting the storage of boats, recreational vehicles and campers on the side of the house inside a privacy fence. The remaining 6 or so boats and RV's parked across sidewalks that are creating a problem are already in violation of city code chapter **52.01**. If it is a broken down or inoperable vehicle please see Chapter **90.02**. With a simple amendment to proposed ordinance 2020-09 prohibiting long term storage of these items in front yards, but allowing long term storage in side yards inside a

6 foot privacy fence, it would allow responsible homeowners to keep their property safe and continue to maintain the high quality and standards of the neighborhood.

Additionally, this proposed ordinance 2020-09 would also create an unintended financial impact on the residents of Pembroke Lakes by forcing removal of some very beautiful and expensive home improvements. For example, **Section T, paragraphs 1 and 5** of proposed ordinance 2020-09, discusses waterfront lot 'requirements.' I have been on every lake in this community, walked, jogged, and biked for 35 years. I grew up here and I have fished my entire life so believe me when I tell you I have seen every backyard of every waterfront lot in Pembroke Lakes. There would be certainly hundreds of thousands and possibly millions of dollars of property impacted in the form of docks, decks, and six-foot tall privacy fences along waterfront lots or between waterfront homes. Although these fences, docks, and other backyard/side yard improvements do not appear to bother anyone, they would not comply with the language of these old deed restrictions and would therefore need to removed and/or replaced. There are **at least 102 waterfront homes** by my count that would be impacted. Some would be forced to rip out their privacy fences and replace them with chain link in order to meet current proposed language. I believe many of our modern wood, PVC, and aluminum fences speak to the high standards of the community just fine. **More than a dozen** of beautiful docks would also need to be either removed or significantly altered in order to comply. Nobody wants this financial burden or invasion of privacy. Remember with Satellite mapping on every phone now everybody knows what is in each other's backyards. There are many dozens more dry lot homes in the community storing all terrain vehicles, Boy Scout trailers, and racecar and motorcycle haulers in their backyards that would be impacted. Keep in mind as of 5:00pm on 8/24/2020 there are **Zero Vacancies** at either of our city storage lots.

Perhaps we as a community we need to slow down and make sure we get this right. There is no rush and our current pandemic has made clear and timely communication very difficult between community members and our governing officials. Please lets have a workshop, give city code enforcement an opportunity to correct some of these existing violations that reflect poorly on the remainder of the community and let's get this right.

I believe compromise can be achieved in order to maintain our community, private property and privacy rights. This includes the ability of residents to maintain their privacy fences, waterfront property improvements, and store boats and recreational vehicles inside six-foot privacy fences. With these amendments and revisions I believe we will have an ordinance that will satisfy nearly every member of the community. Thank you for your hard work and dedication through this difficult time.

Most sincerely and with great consideration,

Tyson Ward

Pembroke Lakes Native since 1985 and Homeowner since 2009

**Graham, Marlene**

---

**From:** Larry Hill <lrmah60@comcast.net>  
**Sent:** Tuesday, August 25, 2020 2:48 PM  
**To:** Public Comments  
**Subject:** Virtual meeting 8/27/2020 Item #21

I wish to express my strong support for proposed Ordinance 2020-09. Having lived in Pembroke Lakes for many years with benefits of the deed restrictions, which were very reasonable, I believe it is in Pembroke Lakes residents best interest to continue those restrictions as a zoning overlay. Thank you. Larry Hill, 11920 NW 23rd Street, Pembroke Pines, FL 33026, (954) 431-6569.  
lrmah60@comcast.net

Sent from my iPad

## Graham, Marlene

---

**From:** Florida Node <florianode@gmail.com>  
**Sent:** Tuesday, August 25, 2020 2:32 PM  
**To:** ashley.moody@myfloridalegal.com; Public Comments; Ortis, Frank; Siple, Iris; Schwartz, Jay; Good, Tom; Chanzes, Larissa  
**Subject:** Re: Pembroke Pines City Officials violating Pembroke Lakes Property Owner Rights and Federal Violations  
**Attachments:** Commissioner Jay Nextdoor.png

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Good Afternoon Commissioners,

After dissecting Aug. 19<sup>th</sup>'s video the following questions have been raised which I am seeking further clarification on.

[http://ppines.granicus.com/player/clip/461?view\\_id=1&redirect=true](http://ppines.granicus.com/player/clip/461?view_id=1&redirect=true)

1. If Commissioner Jay is interested in changing two significant items in this Ordinance specifically around boats and RVs then why push this ordinance?
  - a. Video Minutes: 8:11 Where he states he would like to make changes to the boat and RV section
  - b. Snippet of his reasoning for the Ordinance via Nextdoor

 **Commissioner Jay Schwartz** • East Pines ▼  
95% of Pembroke Lakes falls under the city codes already PL has enhanced restrictions that do not allow boat, RV, trailer storage on property  
8 Aug Like Reply 1

 **Keith Cohen** • Pembroke Lakes ▼  
They did under a deed restriction that they let expire...they let homes to be sold without a deed restriction  
6 Aug Like Reply

 **Commissioner Jay Schwartz** • East Pines ▼  
Keith Cohen and the notice sent to 1700 homes is advising them about a possible zoning change.  
8 Aug Like Reply

 **Bob Roberts** • East Pines ▼  
So is this whole thing about boat, rv and trailers?  
8 Aug Like Reply

 **Commissioner Jay Schwartz** • East Pines ▼  
Bob Roberts pretty much  
8 Aug Like Reply

 **Keith Cohen** • Pembroke Lakes ▼  
Commissioner Jay Schwartz got it yesterday after it was addressed to a August 6 meeting and you can't open the new ordinance on city website to read full ordinance and what it can do. Doesent  
8 Aug Like Reply

Additional questions surrounding above snippet.

1. If Pembroke Lakes fall under the city's code why is Commissioner Jay requesting, "Enhance restrictions?"
  - a. How much would this cost the city of Pembroke Pines.
  - b. Is this fair especially to homeowners outside of PL/the rest of the city? Why would PL be eligible for bias treatment?
  - c. What would prevent other HOAs from following suit?
2. Question around video minutes 10:20 where commissioner Jay has proposed a inspection requirement of boats
  - a. The city of Pembroke Pines doesn't require boat inspections why are we?
  - b. How much would this "Free" annual inspections cost the city of Pembroke Pines?
3. Question around video minutes 11:21 where Commissioner Jay states that he has 90% buy in.
  - a. Pembroke Lakes is made up of 1700 homes , 137 residents signed a petition requesting this ordinance not be passed many stating they had no idea of what was happening. Taking into account that several of these homes are rented therefore speaking with the homeowners isn't possible or limited, how did 90% of the community align with this? Is there proof in order to backup this statement?
4. Question around Video minute 23:01
  - a. Why wasn't a survey completed?

On Tue, Aug 18, 2020 at 9:18 AM Florida Node <[florianode@gmail.com](mailto:florianode@gmail.com)> wrote:

Good Morning

**Synopsis:**

Pembroke Pines Mayor Fran C. Ortis, Commissioner Jay D. Schwartz, and Volunteer Community President Paul Girello are taking advantage of this pandemic to propose a Pembroke Lakes City Ordinance in the City of Pembroke Pines, Florida Amending Chapter 155 of the City's Code of Ordinances, entitled "zoning code" creating section 155.032, to be entitled Pembroke Lakes overlay zoning district. On August 5th (<https://ppines.legistar.com/Calendar.aspx>), without the community consent Commissioner Schwartz sponsored the proposal ordinance change requested by Paul Girello and Fran C. Ortis who seconded the proposal, without the community consent and misrepresentation of the community Property Owners. Mayor Ortis, has a conflict of interest as he is a property owner and business owner in the Pembroke Lakes community and should have not seconded this as his wife (Barbara Ortis) is also part of the volunteer community proposing this change. Now the next meeting will be held on **August 19 @ 6:30 pm**, after speaking with the Mayor on Saturday 8/16, he advised he is not going to allow the community to vote (violating our rights) and all the Commissioners are going to Vote on behalf of this ordinance change. In addition, the Mayor on 8/16 advised he is tired of seeing residents leave the community as this is no longer a deed restricted community and this is causing an impact on our property value. This is strongly misleading as I recently purchased a property, pembroke lakes community has a low inventory and sells fairly quickly for asking or above asking price. Recently the Mayor put his property for sale and have received multiple generous offers. These overlays include many deed restrictions that were enacted when the deed was in effect.

In 1977 the last deed restrictions were created in the Pembroke Lakes Community. According to the "The 1956 Marketable Record Title Act says that deed-restricted communities in Florida (and in other states, as well) expire within 30 years of inception. That means after 30 years, the homeowners' association can't do anything to enforce the rules—and they can no longer collect monthly dues from homeowners in the community." The community never filed the proper documentation with the State of Florida to continue the deed restrictions in Pembroke Lakes. The deed restrictions expired in 2007, I recently purchased about two months ago a property in Pembroke Lakes and the title company advised this is not a deed restricted community. The volunteers of the HOA have lost their right to represent the community and can't enforce code only the City of Pembroke Pines can. Please see their website where it misleads the community <http://www.pembrokelakeshoa.com/> advising this is a deed restricted community. In addition, this voluntary disorganized group recently elected a vice president on their website, when the public was not notified and advised their meetings have been cancelled since March through December due to Covid. See attachment. These volunteers are illegally misrepresenting the community and seeking personal interest. The volunteers along with the City Officials mentioned above are creating selective enforcement in the City of Pembroke Pines, violating our property owner rights. Currently Pembroke Lakes Code enforcement is governed strictly by the City of Pembroke Pines, this overlay causes additional restrictions in which I did not agree when I purchased this property.

In addition, after the deed expired, there is a group home (Pro-Care Group Home) registered in the Pembroke Lakes Community. Having a special needs Brother in a group home, I understand how these additional restrictions violate their rights also and impacts them negatively. The City Officials are attempting to go around the law and not present the proper documentation to the community and the state.

The Official and the volunteers have violated the following:

**2019 Florida Statutes. 712.05** Effect of filing notice.— (1) A person claiming an interest in land or other right subject to extinguishment under this chapter may preserve and protect such interest or right from extinguishment by the operation of this chapter by filing for record, at any time during the 30-year period immediately following the effective date of the root of title, a written notice in accordance with s. 712.06

The overlay must have been voted on by a community vote. Must be enacted before deed restrictions expired. Can't use a overlay zone after the fact.

What the city is doing is opening the Voluntary HOA up for legal action for acting on behalf of community without legal authority and the city for violating out rights and enacting restrictions they do not force on the residents of Pembroke Pines.

I have obtain legal counseling and its illegal and violating our rights as the property owners. I am requesting for your assistance as I am disgusted how these small group of individuals are taking advantage of this pandemic for personal gain and not community consent. They are attempting to Mirror the Woodlands in Tamarac Ordinance Overlay, illegally.

## PEMBROKE LAKES FAILED TO FILE THE FOLLOWING BELOW, TO CONTINUE UNDER DEED RESTRICTIONS

### **712.05 Effect of filing notice.—**

(1) A person claiming an interest in land or other right subject to extinguishment under this chapter may preserve and protect such interest or right from extinguishment by the operation of this chapter by filing for record, at any time during the 30-year period immediately following the effective date of the root of title, a written notice in accordance with s. 712.06.

(2) A property owners' association may preserve and protect a community covenant or restriction from extinguishment by the operation of this chapter by filing for record, at any time during the 30-year period immediately following the effective date of the root of title:

(a) A written notice in accordance with s. 712.06; or

(b) A summary notice in substantial form and content as required under s. 720.3032(2); or an amendment to a community covenant or restriction that is indexed under the legal name of the property owners' association and references the recording information of the covenant or restriction to be preserved. Failure of a summary notice or amendment to be indexed to the current owners of the affected property does not affect the validity of the notice or vitiate the effect of the filing of such notice.

(3) A notice under subsection (1) or subsection (2) preserves an interest in land or other right subject to extinguishment under this chapter, or a covenant or restriction or portion of such covenant or restriction, for not less than 30 years after filing the notice unless the notice is filed again as required in this chapter. A person's disability or lack of knowledge of any kind may not delay the commencement of or suspend the running of the 30-year period. Such notice may be filed for record by the claimant or by any other person acting on behalf of a claimant who is:

(a) Under a disability;

(b) Unable to assert a claim on his or her behalf; or

(c) One of a class, but whose identity cannot be established or is uncertain at the time of filing such notice of claim for record.

Along please find attached:

Misleading HOA Meetings Schedule, when recently they elected a new Vice President- Strange how the meetings have been cancelled till the end of the year.

City's Notice of Public Hearing -after 8/5, I awaited about 3 hours to speak and was never addressed nor given the opportunity to speak, when they opened the WEBEX meeting to the public. In the meeting they were having technical glitches and still passed this ordinance proposal without allowing the community / public to speak. The type of meeting is incorrectly categorized as City Commissions vs Planning & Zoning Board

A petition I recently created against this ordinance 2020-09 change within the community of Pembroke Lakes. This also impacts other subdivisions in Pembroke Pines as majority of the authorized and legal HOA communities renew their 30 years in 2023, this will allow them not to file with the state and impose the City to enforce additional selective bylaws as this selective ordinance change is promoting.

I wish to continue following City Code Ordinance and not additional selective restrictions from a misrepresenting group with no legal authority to enforce or represent the community.

Regards,  
Property Owner 106th Street Pembroke Pines

**Graham, Marlene**

---

**From:** Alberto Linares <alinares1186@gmail.com>  
**Sent:** Tuesday, August 25, 2020 12:49 PM  
**To:** Public Comments  
**Subject:** Requesting to speak on 8/27 Commission Meeting - Ordinance Proposal 2020-09

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For Public Records:

My name is Alberto Linares, requesting to speak on the August 29th meeting agenda against the City Ordinance Proposal 2020-09. As of now, the agenda has not been posted so I am unaware of the agenda item number for the 2020-09 Proposed Ordinance. My Phone number is 9542530035. Please send me the WEBEX meeting information ahead of time to ensure the link and meeting id is working properly. Thank you.

Regards,  
Alberto Linares

## Graham, Marlene

---

**From:** Nichole Carr <carrnicholem@gmail.com>  
**Sent:** Tuesday, August 25, 2020 12:46 PM  
**To:** Public Comments  
**Cc:** Nichole Carr  
**Subject:** Requesting to Speak on behalf of the 8/27 Commission Meeting

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Hi,

For public record, my name is Nichole Carr my email address, [carrnicholem@gmail.com](mailto:carrnicholem@gmail.com), phone number is 5616030372. I would like to speak on behalf of the Proposed 2020-09 as I am against this proposal on the 8-27-20 Commission meeting.

Regards,  
Nichole Carr

## Graham, Marlene

---

**From:** deby fernandez <dlady83@hotmail.com>  
**Sent:** Tuesday, August 25, 2020 12:37 PM  
**To:** Public Comments  
**Subject:** Ordinance 2020-09

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To the City Clerk Office,

I would like to voice my concern about ordinance 2020-09. It seems like it's being rushed to be approved in the middle of a pandemic when there can be no in-person meetings. Last week commission meeting and its technical difficulties just proved such a controversial topic should be postponed until a live meeting can be held.

In addition during the virtual meeting I believe somebody said over 90% of the Pembroke Lakes Community was in agreement with the new "zoning code" for Pembroke Lakes however they did mention there was no voting. I did not even get a letter being notified this was being worked on. Every Pembroke Lakes homeowner should get a voice in this therefore I propose a voting on the matter, ideally once the pandemic has improved a bit more.

In addition one of the amendments to the ordinance 2020-09 amendments is to allow boats in the property as long as they are not visible from the street. However this is very difficult since boats for the most part are over 6 feet tall and fences are 6 feet, hence they can be seen from the street. I propose we adopt city of Pembroke Pines ordinance 155.078 Recreational Vehicles, Boat and Utility Trailers, and the Like. Which states boats are allowed in the enclosed property as long as they are 10 feet or below. My hope is that this new modification will allow homeowners to keep their boat at their house/backyard, otherwise, even with this amendment only flatboats will be able to be kept in the community.

Thank you

Deborah Fernandez and Yusiel Ventura

Phone: 786-326-4857

## Graham, Marlene

---

**From:** Maxine Lopez <mlopez@airstron.com>  
**Sent:** Tuesday, August 25, 2020 10:57 AM  
**To:** Public Comments  
**Subject:** Special meeting notice

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I would like to have the opportunity of speaking at the meeting on August 27,2020

Maxine Lopez  
[mlopez@airstron.com](mailto:mlopez@airstron.com)  
954 447 6956  
Virtual Continued City Commission Meeting/Special meeting  
Thursday, August 27<sup>th</sup>,2020  
6:30 PM

**Graham, Marlene**

---

**From:** Robert Reilly <rlr5024@yahoo.com>  
**Sent:** Tuesday, August 25, 2020 9:04 AM  
**To:** Public Comments  
**Subject:** Not in favor of ordinance

As a resident for over ten years in Pembroke Lakes I am in favor of the new proposed ordinance. The deed restrictions have expired. And I am not in favor or renewing them or having Pembroke Pines code enforcement or anyone else enforce these expired restrictions.

Robert Reilly  
11000 NW 22nd street  
Pembroke Pines FL 33026

Sent from my iPhonej

## Graham, Marlene

---

**From:** Schwartz, Jay  
**Sent:** Tuesday, August 25, 2020 3:09 PM  
**To:** Public Comments  
**Subject:** FW: Considerations and amendments to proposed ordinance 2020-09

Marlene

Forwarded.

Best Regards,

Commissioner Jay D. Schwartz  
City of Pembroke Pines, Commission District 2  
**Office: 954.450.1030**

----- Original message -----

From: Tyson Ward <tysonward@gmail.com>  
Date: 8/25/20 1:48 PM (GMT-05:00)  
To: "Schwartz, Jay" <jschwartz@ppines.com>  
Subject: Considerations and amendments to proposed ordinance 2020-09

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To Commissioner Schwartz,

**I am for allowing residents to keep a boat or recreational vehicle on their side yard or backyard if it is inside a privacy fence. Front yard and driveway storage seem to be the real issues here.**

**Proposed ordinance 2020-09 needs amendments before I can support it.**" I feel there is compromise that can be achieved with the addition of amendments and Commissioner Schwartz was on the right track. It seems the only real area of contention expressed in proposed ordinance 2020-09 is "**section O**" the commercial vehicles, boats, and campers. However, there are multiple sections that need amending and I believe new language could be drafted with a section on permitting the storage of boats, recreational vehicles and campers on the side of the house inside a privacy fence. The remaining 6 or so boats and RV's parked across sidewalks that are creating a problem are already in violation of city code chapter **52.01**. If it is a broken down or inoperable vehicle please see Chapter **90.02**. With a simple amendment to proposed ordinance 2020-09 prohibiting long term storage of these items in front yards, but allowing long term storage in side yards inside a

6 foot privacy fence, it would allow responsible homeowners to keep their property safe and continue to maintain the high quality and standards of the neighborhood.

Additionally, this proposed ordinance 2020-09 would also create an unintended financial impact on the residents of Pembroke Lakes by forcing removal of some very beautiful and expensive home improvements. For example, **Section T, paragraphs 1 and 5** of proposed ordinance 2020-09, discusses waterfront lot 'requirements.' I have been on every lake in this community, walked, jogged, and biked for 35 years. I grew up here and I have fished my entire life so believe me when I tell you I have seen every backyard of every waterfront lot in Pembroke Lakes. There would be certainly hundreds of thousands and possibly millions of dollars of property impacted in the form of docks, decks, and six-foot tall privacy fences along waterfront lots or between waterfront homes. Although these fences, docks, and other backyard/side yard improvements do not appear to bother anyone, they would not comply with the language of these old deed restrictions and would therefore need to removed and/or replaced. There are **at least 102 waterfront homes** by my count that would be impacted. Some would be forced to rip out their privacy fences and replace them with chain link in order to meet current proposed language. I believe many of our modern wood, PVC, and aluminum fences speak to the high standards of the community just fine. **More than a dozen** of beautiful docks would also need to be either removed or significantly altered in order to comply. Nobody wants this financial burden or invasion of privacy. Remember with Satellite mapping on every phone now everybody knows what is in each other's backyards. There are many dozens more dry lot homes in the community storing all terrain vehicles, Boy Scout trailers, and racecar and motorcycle haulers in their backyards that would be impacted. Keep in mind as of 5:00pm on 8/24/2020 there are **Zero Vacancies** at either of our city storage lots.

Perhaps we as a community we need to slow down and make sure we get this right. There is no rush and our current pandemic has made clear and timely communication very difficult between community members and our governing officials. Please lets have a workshop, give city code enforcement an opportunity to correct some of these existing violations that reflect poorly on the remainder of the community and let's get this right.

I believe compromise can be achieved in order to maintain our community, private property and privacy rights. This includes the ability of residents to maintain their privacy fences, waterfront property improvements, and store boats and recreational vehicles inside six-foot privacy fences. With these amendments and revisions I believe we will have an ordinance that will satisfy nearly every member of the community. Thank you for your hard work and dedication through this difficult time.

Most sincerely and with great consideration,

Tyson Ward

Pembroke Lakes Native since 1985 and Homeowner since 2009

**Graham, Marlene**

---

**From:** Larry Hill <lrhmah60@comcast.net>  
**Sent:** Tuesday, August 25, 2020 2:48 PM  
**To:** Public Comments  
**Subject:** Virtual meeting 8/27/2020 Item #21

I wish to express my strong support for proposed Ordinance 2020-09. Having lived in Pembroke Lakes for many years with benefits of the deed restrictions, which were very reasonable, I believe it is in Pembroke Lakes residents best interest to continue those restrictions as a zoning overlay. Thank you. Larry Hill, 11920 NW 23rd Street, Pembroke Pines, FL 33026, (954) 431-6569.  
lrhmah60@comcast.net

Sent from my iPad

## **Graham, Marlene**

---

**From:** Tyson Ward <tysonwward@gmail.com>  
**Sent:** Tuesday, August 25, 2020 8:21 AM  
**To:** Public Comments  
**Subject:** Request to speak on proposed ordinance 2020-09

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I would like to speak publicly by phone or computer during the special meeting to be held on 8/27/2020 at 6:30 pm on the Proposed Ordinance 2020-09.

Name: Tyson Ward

Email: [TysonWWard@gmail.com](mailto:TysonWWard@gmail.com)

Phone: 954-214-7023

Item: Proposed Ordinance 2020-09 The Pembroke Lakes special zoning overlay

## Graham, Marlene

---

**From:** Ramsey Rodriguez <ramzrod@hotmail.com>  
**Sent:** Monday, August 24, 2020 9:06 PM  
**To:** Public Comments  
**Subject:** Agenda Item #21 - Proposed Ordinance 2020-09

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I'm submitting my public comments by email as I will not be able to virtually attend due to employment. I'd like my comments to be read in public by the Clerk at the meeting.

Thank You.

### ***I AM NOT IN AGREEMENT WITH THIS ORDINANCE!***

*I've been a Pembroke Pines resident for 23+ years and more importantly, a resident of the Pembroke Lakes community for 18+ years. When I first moved in, I was the young family on the block in the midst of retirees. They kept up on their properties and maintained a nice curb appeal, hence what attracted me to the neighborhood. I immediately began to improve my property to fit my family's comforts because I knew we'd be raising a family here. My aging neighbors did not have that option due to health or finances. They would always compliment on how beautiful and well-kept my property was. I'd offer to prune their trees, cut their lawns and help paint as well. Anything to help them maintain their property and feel proud of their community.*

*As the aging neighbors moved on and new families came in, the cycle began once again. New families improved their properties hence making the neighborhood more attractive. I took great pride in seeing not only young families upgrade their properties, but the toys they bought with them to enjoy with their families. Some had boats, others had campers or even golf carts. They not only enjoyed this family-friendly neighborhood but also enjoyed their family life outside the neighborhood. Having the family prepare for an upcoming trip and then talk about it afterwards with their neighbors is a great feeling. This is what builds communities and relationships. You know you're in a great community when you start considering your neighbors...family. In turn, you look out for each other and their properties, discuss suspicious activity on the block, plan events to share as neighbors, and encourage each other's dreams.*

*The reason I mention this is that it takes the home owners and residents to self-govern their block or neighborhood. I DON'T need the City to come tell me what I should or shouldn't do on my property! Like I said, I've been in this community for 18 years and have never worried about my property value. This community has always governed itself and has done just fine!*

*For the City to now claim they need to step in to "preserve the neighborhood character, promote its high quality and appearance, maintain property values and protect health, safety, welfare and quality of life" is just the biggest hoax ever! It's a means to come into the neighborhood to begin citing infractions for something like a boat or camper in a fenced in yard and out of site. Words like "preserve character, its high quality and appearance, maintain property values, and protection of health, safety, and quality of life" all sound good for the interest of this community but this community already has accomplished that since its inception and I'm pretty sure they'll continue to do so. Having a boat or camper doesn't affect any of those points. Residents and home owners have been taking care of this community, not the City! The City uses these words to convince residents and home owners that if the City doesn't get involved, our community will begin to deteriorate. But the matter at hand is, we the community have been doing just fine.*

*My kids are getting older and are even considering a residence in Pembroke Lakes when their time comes. They grew up in the neighborhood, attended the excellent schools nearby and have built lifetime friendships. I'd hate to deter them from doing so because of all the new proposed legislations and ordinances. Imposing such actions on a whole community because maybe a few don't adhere to taking care of their property is just ridiculous!*

*In closing, communities are built by its residences...not legislation. Even the mayor lives in our community and I'm sure he chose Pembroke Lakes as his home not for what the city "could" do but what was already established and maintained!*

*Ramsey Rodriguez*

## **Graham, Marlene**

---

**From:** Rick Garcia <rgarcia4699@gmail.com>  
**Sent:** Monday, August 24, 2020 8:12 PM  
**To:** Public Comments  
**Subject:** webex meeting invitation via email.

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please send me the link so i can attend this meeting

Kind Regards,

Rick Garcia  
954-290-8593

## **Graham, Marlene**

---

**From:** Graham, Marlene on behalf of Public Comments  
**Sent:** Monday, August 24, 2020 6:52 PM  
**To:** 'rick garcia'; Public Comments  
**Cc:** Good, Tom; Castillo, Angelo; Siple, Iris; Ortis, Frank  
**Subject:** RE: Proposed Ordinance 2020-09 Special Meeting/Ordinance 2020-09 Continued Commission Meeting  
**Attachments:** Webex\_Meeting.ics

**Marlene Graham invites you to join this Webex meeting.**

Meeting number (access code): 129 579 6848

Meeting password: 1234

Thursday, August 27, 2020  
6:15 pm | (UTC-04:00) Eastern Time (US & Canada) | 4 hrs

**Join meeting**

**Tap to join from a mobile device (attendees only)**

+1-408-418-9388,,1295796848## United States Toll

**Join by phone**

+1-408-418-9388 United States Toll

Global call-in numbers

Join from a video system or application

Dial 1295796848@ppines.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial 1295796848.ppinies@lync.webex.com

Need help? Go to <http://help.webex.com>

Marlene D. Graham, CMC, City Clerk

**CITY OF PEMBROKE PINES**

601 City Center Way

Pembroke Pines, FL 33025

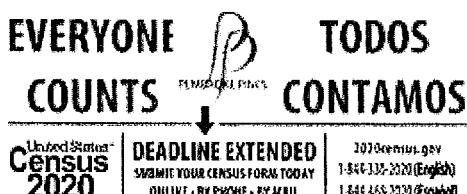
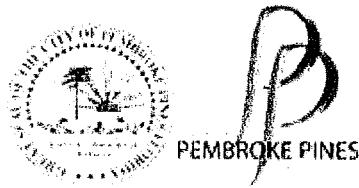
Phone: 954-450-1050

Fax: 954-517-8402

Website: [www.ppinies.com](http://www.ppinies.com)

Email: [mgraham@ppines.com](mailto:mgraham@ppines.com)

Public Records Request Email: [publicrecordsrequests@ppines.com](mailto:publicrecordsrequests@ppines.com)



**From:** rick garcia [mailto:[rickgarcia26@gmail.com](mailto:rickgarcia26@gmail.com)]

**Sent:** Monday, August 24, 2020 5:21 PM

**To:** Public Comments <[publiccomments@ppines.com](mailto:publiccomments@ppines.com)>

**Cc:** Good, Tom <[tgood@ppines.com](mailto:tgood@ppines.com)>; Castillo, Angelo <[acastillo@ppines.com](mailto:acastillo@ppines.com)>; Siple, Iris <[isiple@ppines.com](mailto:isiple@ppines.com)>; Graham, Marlene <[mgraham@ppines.com](mailto:mgraham@ppines.com)>; Ortiz, Frank <[fortis@ppines.com](mailto:fortis@ppines.com)>

**Subject:** Proposed Ordinance 2020-09

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Please send me a webex meeting link. Please note that the letter you sent out is misleading and this meeting needs to be cancelled again or a Sunshine Law violation will occur. The notice that was sent to me states as follows:

"There will be a virtual Continued City Commission Meeting/Special Meeting on Thursday, August 27, 2020 at 6:30 pm. Members of the public who would like to join and/or participate in the Virtual Commission Meeting

with phone or computer access will be required to submit a request to speak by providing your full name, email address, phone number and agenda item number/subject title by 5:30 pm on the day before the meeting. Please enter your request at [publiccomments@ppines.com](mailto:publiccomments@ppines.com) and you will receive a Webex meeting invitation via email and will be able to log into the virtual Commission Meeting at the time stated in the invitation."

This is misleading as the letter instructs you to go to [publiccomments@ppines.com](mailto:publiccomments@ppines.com) instead of sending an email to [publiccomments@ppines.com](mailto:publiccomments@ppines.com). The public will be confused when they try to open the [publiccomments@ppines.com](mailto:publiccomments@ppines.com) link and it doesn't open because it's an email.

I am requesting that this meeting be rescheduled again so proper and constructive notice can be given to homeowners.

I look forward to your response,

Rigoberto Garcia, P.A.  
Licensed Florida Realtor  
Lifestyle International Realty  
1961 NW 150th Ave Suite 102  
Pembroke Pines, FL 33028  
786-291-5888 Cell  
954-342-2324 Fax  
Website: [www.ricksellshomes.us](http://www.ricksellshomes.us)  
<https://www.facebook.com/RigobertoRickGarcia/>  
Home Search Link: [homeasap.com/807059](http://homeasap.com/807059)  
Free Home Valuation Link: [homeasap.com/807059/homevalue](http://homeasap.com/807059/homevalue)  
Free Home Search Link: <https://nest.me/rigoberto.garcia>



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## **Graham, Marlene**

---

**From:** edanmdfd@aol.com  
**Sent:** Monday, August 24, 2020 6:37 PM  
**To:** Public Comments  
**Subject:** Ordinance 2020-09

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Please place me on the agenda to speak at the next meeting regarding 2020-09.

Edan Jacobs  
[EdanMDFD@aol.com](mailto:EdanMDFD@aol.com)  
954-562-4521

## Graham, Marlene

---

**From:** rick garcia <rickgarcia26@gmail.com>  
**Sent:** Monday, August 24, 2020 5:21 PM  
**To:** Public Comments  
**Cc:** Good, Tom; Castillo, Angelo; Siple, Iris; Graham, Marlene; Ortis, Frank  
**Subject:** Proposed Ordinance 2020-09

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This is misleading as the letter instructs you to go to [publiccomments@ppines.com](mailto:publiccomments@ppines.com) instead of sending an email to [publiccomments@ppines.com](mailto:publiccomments@ppines.com). The public will be confused when they try to open the [publiccomments@ppines.com](mailto:publiccomments@ppines.com) link and it doesn't open because it's an email.

I am requesting that this meeting be rescheduled again so proper and constructive notice can be given to homeowners.

I look forward to your response,

Rigoberto Garcia, P.A.  
Licensed Florida Realtor  
Lifestyle International Realty  
1961 NW 150th Ave Suite 102  
Pembroke Pines, FL 33028  
786-291-5888 Cell  
954-342-2324 Fax  
Website: [www.ricksellshomes.us](http://www.ricksellshomes.us)  
<https://www.facebook.com/RigobertoRickGarcia/>  
Home Search Link: [homeasap.com/807059](http://homeasap.com/807059)  
Free Home Valuation Link: [homeasap.com/807059/homevalue](http://homeasap.com/807059/homevalue)  
Free Home Search Link: <https://nest.me/ri戈berto.garcia>



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BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY"

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## Graham, Marlene

---

**From:** Al <alvelez77@gmail.com>  
**Sent:** Monday, August 24, 2020 5:18 PM  
**To:** Public Comments  
**Cc:** Graham, Marlene  
**Subject:** Ordinance 2020-09

I have read the proposed ordinance regarding deed restrictions of Pembroke Lakes community and would like clarification on the verbiage of these rules. It states that boats RV commercial vehicles can't be parked or stored on any part of lot for any period of time but I feel that it should allow for temporary storage for cleaning, maintenance or usage. There are people from the HOA advising that you can park for up to three days on property for cleanings, maintenance or usage as long as it does not block sidewalk but no where on proposal does it state that. It should state clearly the fine amounts if violated. I would like to be able to join and speak at this meeting regarding my concerns. Thank you.

Sent from my iPhone

## Graham, Marlene

---

**From:** Richard Andrews <mdfr007@hotmail.com>  
**Sent:** Monday, August 24, 2020 3:36 PM  
**To:** Public Comments  
**Subject:** pembroke lakes overlay

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I am requesting the speak at the August 27, 2020 630 pm meeting on Ordinance 2020-09 Pembroke Lakes Overlay Zoning District.

Richard Andrews  
mdfr007@hotmail.com  
954.203.8536  
Ordinance 2020-09

**Graham, Marlene**

---

**From:** gilda vargas <gilda50@hotmail.com>  
**Sent:** Monday, August 24, 2020 3:31 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes Ordinance

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Good afternoon,

We are pleased to inform you that we support the Ordinance. We love our community and we want to preserve the neighborhood Character, Safety, Welfare and Quality of life for all residents of Pembroke Lakes.

Please count on our support.

Sincerely,

Alfredo and Gilda M Vargas  
1641 NW 115 Ave  
Pembroke Pines, FL 33026  
(954) 235-8027

## Graham, Marlene

---

**From:** Omsage0913@yahoo.com  
**Sent:** Monday, August 24, 2020 3:28 PM  
**To:** Public Comments  
**Subject:** 8/27/20 Commission Mtg

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I am writing today regarding Agenda Item 21 proposed ordinance 2020-09

Mark Sage  
omsage0913@yahoo.com  
954-662-5712  
Agemda Item #21 of 8/27/2020 meeting  
Proposed Ordinance 2020-09

Hello Pembroke Pines City Commission and citizens,

I appreciate the mail notifications of this proposed ordinance and it appears to be one of signifacat magnitude to our community, Pembroke Lakes. I am hopeful that the commission will not rush to judgement or vote on this without multiple meetings to discuss the impact in more detail.

I have not written in before and I am unfamiliar with the process or proposed time-line of this event. I view this as an ordinance that will have a major impact on our community.

The proposed ordinance contains wording as stated below:

".....Establishing specific regulations within the Pembroke Lakes Community to preserve neighborhood character,.. etc.

The vagueness of the wording "specific" is used, yet no specifics are given. The ordinance is written such that it could relate to almost any topic or situation without limits. I find this comparable to giving someone a blank check to do whatever they want. It does NOT mention the creation of an exploratory board and its findings, the establishment of a board, the probability of an HOA type fee, the magnitude of power given such board, what any of the specific items of authority would be, or restrictions on the power of such an ordinance.

One of the most attractive features of our community is the non-existance of an HOA. While most other communities in the area charge hundreds of dollars monthly for the establishment of rules, regulations and enforcement, ours has existed for decades with the benefit and selling point of not having an HOA. This should not be downplayed or ignored.

I believe that more clarity is required prior to moving forward on acceptance of this item. The proposal should contain an outline of major areas within the ordinance and its anticipated budget with plenty of time to digest and review such information. The step forward should be a "baby step" if needed, and not a "giant leap." I ask that the commission consider minimizing the "blank check" type of wording in this proposed ordinance, rejecting this one and rewriting a new proposal with more detailed specifics, limitations, projected costs, a value effectiveness of each regulation, to name a few.

Thank you for your time,



## **Graham, Marlene**

---

**From:** Barbara McKenzie <proteksouth@gmail.com>  
**Sent:** Monday, August 24, 2020 1:25 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes City Ordinance Proposal

We want this statement to go on public record. We are against the Item # 21 Proposed Ordinance 2020-09 Pembroke Lakes Overlay. As homeowners in Pembroke Lakes we do not agree with this meeting to make changes at a time when WE THE PEOPLE are not able to be present in person to understand the changes and be heard. We have researched this proposal and no where have we found any information that states exactly what changes would go into effect. We have read articles that state this proposal will raise our property taxes. We believe this proposal should wait until things are back to normal and we can have an actual live meeting where people can be told the truth about the details of the changes. And be free to speak their minds and vote on this issue.

None of the paperwork we have received from the City of Pembroke Pines explains anything about what changes will go into effect. We feel this issue needs to be set aside until a legal, open meeting can take place with proper notice of explanation.

Sincerely, Home Owners  
Barbara McKenzie  
Joseph McKenzie

--

## Graham, Marlene

---

**From:** Alberto Linares <alinares1186@gmail.com>  
**Sent:** Monday, August 24, 2020 11:46 AM  
**To:** Public Comments  
**Subject:** Requesting to Speak Against the City Ordinance Proposal 2020-09 Agenda Item 21

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My name is Alberto Linares, requesting to speak on the August 29th meeting agenda item 21, against the City Ordinance Proposal 2020-09. My Phone number is 9542530035. Please send me the WEBEX meeting information ahead of time to ensure the link and meeting id is working properly. Thank you.

Regards,  
Alberto Linares

**Graham, Marlene**

---

**From:** Robert McMinn <rbm954@hotmail.com>  
**Sent:** Monday, August 24, 2020 11:33 AM  
**To:** Public Comments  
**Subject:** Ordinance

I wish to go on record as being in favor of keeping the city the way it was when I built my house in 1977.

Bob McMinn

Sent from my iPhone

**Graham, Marlene**

---

**From:** Brad Benggio <bbenggio@gmail.com>  
**Sent:** Monday, August 24, 2020 10:30 AM  
**To:** Public Comments  
**Cc:** Bradford Benggio  
**Subject:** Comments for upcoming 27 August 2020 Commission meeting

Pembroke Pines Mayor and Commissioners,  
Pertaining to the discussion of Pembroke Lakes deed restrictions and code compliance and enforcement:

I support the action to continue deed restrictions for the Pembroke Lakes community that will continue to enforce codes and rules that will require home owners to abide by long standing community codes and standards. Without enforcement of these rules, the community safety, appearance, and value will suffer. Evidence of this has already occurred and has been noted through multiple submissions on the see click fix application and the Sheridan neighbors web site.

The major offenses that seem to be increasing and continuing are as follows:

- 1) Foremost complaint is the parking of privately owned vehicles on sidewalks that prohibit access of these public walkways for pedestrian and handicap use. Many reports of this situation have been made both to the city and to the Americans with Disabilities Act Commission. The sidewalks are public and paid for and maintained with our tax dollars. They belong to all of us. Parking on these walkways affects safety, appearance and is a violation of city codes and well as restricts our handicapped citizens requiring everyone to go into the streets with traffic to move about the neighborhood. If we cant have access to these public walkways, it is not fair to charge us for their repair and maintenance so homeowners have extra property to park on. I recommend the city post signs that indicate parking over sidewalks is prohibited. Many resident do not seem to know this is a violation.
- 2) Parking of routine, consistent and overnight parking of commercial vehicles not involved with ongoing work at a residence have been reported multiple times with no action taken. Commercial vehicles should not be brought home to park at the Pembroke Lakes residents homes.
- 3) Constant flooding throughout the neighborhood following heavy and even moderate rains has been reported and continues to be a major problem for the Pembroke Lakes community. Many of the streets have a higher elevation than the sidewalks and swales and yards causing water to accumulate and stand for days sometimes. There is no drainage in some areas so the only relief is to wait until the water slowly evaporates or gets absorbed into the ground. This following significantly affects the residents ability to access sidewalks, their cars and even their yards without having to wade through water 6-8 inches deep at times. This also affects wheelchair bound citizens who cant safely leave their homes at all. Another violation as reported to Americans with Disabilities. A city compliance officer has reached out to indicate that this would be a major problem to fix but no updates on plans to do so have been noted. Perhaps fines from other code violations could help pay for these drainage improvements.
- 4) Parking of boats, campers, RVs, etc should be restricted from the front of the properties to preserve appearances and safety as already required in code and restrictions. The city should offer to

the residents viable and reasonable options that homeowners can take advantage of to keep these vehicles parked off site at proper storage facilities or wholly in the back or allowable sides of the property if not violating other property line allowances with adjacent properties.

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I look forward to helping our city achieve continued deed restrictions and city code enforcement that will maintain Pembroke Lakes in a optimal condition that will preserve our citizen's investments and safety.

Bradford Benggio  
1760 NW 106 Ave  
Pembroke Pines, FL 33026  
954-684-8486

## Graham, Marlene

---

**From:** Charla Lopez <cjlo2011@gmail.com>  
**Sent:** Monday, August 24, 2020 9:09 AM  
**To:** Public Comments

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I am in support of keeping the deed restriction in place as I'm a original owner that purchased my home new over 40 years ago. I believe these restrictions keep my property values up and are not too restrictive. A home is a big investment and their are a few homes I've noticed lately when I've been walking my pet that are disturbingly unkempt on the exterior to the point that their outside property have numerous items in their yard like a hoarder. I feel this type of unkept property is very undesirable for any person considering buying a home in our development. I would like to stay in my neighborhood but without enforcement of deed restrictions I will definitely consider selling in the near future.

## **Graham, Marlene**

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**From:** pjg1641@aol.com  
**Sent:** Thursday, August 20, 2020 3:15 PM  
**To:** Ortiz, Frank; Siple, Iris; Schwartz, Jay; Good, Tom; Chanzes, Larissa; Public Comments  
**Subject:** City Ordinance 153.078

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Mayor / Commissioners,

Something to read and find out why code does not enforce the way it is written. This in itself would clear up some of the problem. I have asked code over the last several years and no response always an excuse.

**§ 155.078. Recreational Vehicles, Boat And Utility Trailers, And The Like**

Even though the bigger boats can go in front driveway, the 10' height rule would apply.

No special purpose vehicles permitted only in enclosed garage,

Why does code not enforce these now?

Keep in mind, the HOA has allow the coming and going of boats and RV's as was presented last night.

Emergency vehicles have always been allowed

Let me know your thoughts.

Regards,

Paul Girello

## **Graham, Marlene**

---

**From:** Michael Jenkins <michael\_jenkins1959@yahoo.com>  
**Sent:** Thursday, August 20, 2020 1:55 PM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09

Sent from my iPhone Being a new home owner and a disabled veteran in the pembroke lakes area.I am opposed to this Ordinance,Because I feel I should have the right to speak for my self and not have a volunteer HOA speak for me I have never met no one from this organization

B: I request a full copy of the current ordinance and proposed changes C:What legal authority allows a volunteer HOA to make decisions on my and the community's behalf without community consensus  
D: I request not to be during the meeting later today I definitely deserve to have my voice to be heard

**Graham, Marlene**

---

**From:** 9545312444@mms.att.net  
**Sent:** Thursday, August 20, 2020 1:30 PM  
**To:** Public Comments  
**Attachments:** text\_0.txt

## Graham, Marlene

---

**From:** Keith Cohen <kacpines@msn.com>  
**Sent:** Thursday, August 20, 2020 9:41 AM  
**To:** Public Comments  
**Subject:** FW: The Reinstatement of Covenants, Conditions, and Restrictions Extinguished by the Marketable Record Title Act

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Reference city ordinance 2020-09

Just wanted to add something to my comments and for city to look at..  
This nightmare everyone finds themselves in Pembroke lakes is nothing compared to the nightmare that's coming to west pines..the lakes we were never a true HOA or a gated private community no fees and maintenance cost for pool roads club house and landscaping..the voluntary HOA maintenance was 4 signs and a wall. When all those communities out west hit there 30 years they will find themselves in trouble like the other HOA communities they will not be able to collect HOA fees that maintain there community..they need to start to fix it under the state law in this article..

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: Keith Cohen <kacpines@msn.com>  
Date: 8/20/20 6:55 AM (GMT-05:00)  
To: publiccomments@ppines.com  
Cc: Alberto Linares <alinares1186@gmail.com>  
Subject: FW: The Reinstatement of Covenants, Conditions, and Restrictions Extinguished by the Marketable Record Title Act

This email is for the special city commission meeting August 27  
Reference amendment 2020-09

Mayor Vice mayor Commissioner's

I believe this attachment Explains why we are here and why this amendment is unconstitutional under Florida law.

Basic points

We were told it was modeled after Woodlands as you read they failed at first.

Then a new statue was voted on by state and approved if you read it. It is a long process within the community requiring the community to vote. finally approved it. But this was for a true HOAs

But if you keep reading you will see that even though there HOA was able to reinstate there restrictions. There is still no relief or law that allows a Voluntary HOA to reinstate there restrictions ..

Thank you

Keith Cohen  
Residents 25 years

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: Keith Cohen <kacpines@msn.com>  
Date: 8/20/20 6:26 AM (GMT-05:00)  
To: Keith Cohen <kacpines@msn.com>, Alberto Linares <alinares1186@gmail.com>  
Subject: The Reinstatement of Covenants, Conditions, and Restrictions Extinguished by the Marketable Record Title Act

<https://www.floridabar.org/the-florida-bar-journal/the-reinstatement-of-covenants-conditions-and-restrictions-extinguished-by-the-marketable-record-title-act/>

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

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Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

**Graham, Marlene**

---

**From:** rgyoung48@gmail.com  
**Sent:** Thursday, August 27, 2020 10:48 AM  
**To:** Public Comments  
**Subject:** 2020-09 Objections to creating an Overlay District for Pembroke Lakes.

**Importance:** High

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**Robert Young, Cell 954 243-3421  
18446 NW 13th St  
Pembroke Pines, FL 33029**

**Mayor, Commissioners and Staff,**

**To create an Overlay District to enforce expired county recorded Governing Documents for H O As is problematic for several reasons. Chapel Trail is made up of 17 Neighborhoods that will have to revitalize with the required 30 year time limit closing in, much like the individual sub-associations of Pembroke Lakes, that did not revitalize under the Marketable Record Title Act (MRTA). But Chapel Trail is not the only H O A community in Pembroke Pines that will be faced with revitalization. If an Overlay District is good for one community, why not provide it for all Pines communities? Why should members spend their assessment funds for all the necessary items to revitalize their deed restrictions, AKA, Governing Documents?**

**The fact that Pembroke Lakes no longer has enforceable H O A documents, either voluntary or mandated, increases property values. There are hundreds of disgruntled H O A members who have sworn never to buy into another H O A community! The problem is there are no new single home communities that are not mandated H O A membership communities. Developers have seen to that! With the present densification of the townhome concept, that might apply to those H O As too, albeit a couple of decades in the future. The same city ordinances apply to all homes, so there is nothing in jeopardy, as Building Codes apply to all projects, new or refurbished. For property owners to have their deed restrictions converted to City Ordinance is not a good government move.**

**If the attached documentation to this ordinance is examined, you will find parallel requirements of mandated H O As. Those owners must contribute financially, by annual assessments, to the maintenance of**

the property. Those managers inspect and partially enforce those same methods as recorded in the Pembroke Lakes Governing Documents. The overlay would place this responsibility on, I assume, Code Enforcement. That would include items normally left up to the work of the Licensed Community Association Companies or Managers, both required to be licensed by the Florida DBPR. Again placing the burden of double taxation on those outside the Zone is unfair. Was the concept of an Overlay District really meant to convert deed restrictions?

Thank you.

**Graham, Marlene**

---

**From:** Suarez, Juan <Juan.Suarez@crowncastle.com>  
**Sent:** Wednesday, August 26, 2020 4:12 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes Home Owners Ordinance  
  
**Importance:** High

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Please be advised that I am for the Pembroke Lakes Ordinance 2020-09.

I have been a resident of Pembroke Lakes for over 26yrs. The reason I moved here is because it was a deed restricted community. I have seen the Neighborhood deteriorate over the years. Boats and campers parked in both drive ways and back yards in full view. Commercial Vehicles in driveways. Homes being used as businesses with over 10 cars parked in driveway. Bulk pickup put out weeks before the pickup date. If I wanted to live in Hialeah, I would have moved there.

Please let me know what I need to do to have my voice heard.

Thanks

**JUAN SUAREZ CPA**

1911 NW 108 Ave

Pembroke Pines FL, 33026

This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.

## Graham, Marlene

---

**From:** Tomas Jasso <tjass001@fiu.edu>  
**Sent:** Thursday, August 27, 2020 11:20 AM  
**To:** Stamm, Michael; Public Comments  
**Subject:** Fwd: Request Info (Pembroke Lakes)

Warning! This message was sent from outside your organization and we are unable to verify the sender.

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Director Michael Stamm  
Director, Planning and Economic Development Department  
Pembroke Pines

Per our discussion, please read the following into the record at the virtual meeting tonight and please address prior to implementing the proposed ordinance.

"Good evening. My name is Tomas R Jasso Jr. My family and I have resided in Pembroke Pines, in the Pembroke Lakes area, since 1995.

Upon review of the draft ordinance, I have serious concerns that parts of this proposed ordinance, if left in place, may infringe on our constitutional rights, specifically, the First Amendment to the US Constitution, as it relates to freedom of religion and freedom of speech. There must be absolute clarity that this proposed city ordinance will not violate the US Constitution, if implemented.

Please consider and respond to the following questions:

1. Does Section K below prohibit ANY political signs on my property during presidential and/or any other elections?
2. Does Section K below prohibit ANY religious signs on my property during Christmas and/or Easter and/or any other religious holiday?
3. Does Section Q below prohibit ANY antennae installed on my property by a recognized and legitimate cable company such as Direct TV?

Thank you,

Tomas R. Jasso Jr.  
Resident of Pembroke Pines"

Sent from my iPhone

Begin forwarded message:

**From:** Tomas Jasso <tjass001@fiu.edu>  
**Date:** August 27, 2020 at 10:09:41 AM EDT

**To:** "Stamm, Michael" <[mstamm@ppines.com](mailto:mstamm@ppines.com)>  
**Subject: Re: Request Info (Pembroke Lakes)**

I tried to call you, but they said you were on another call. Please just answer the 3 questions via email, which would be better because it would be documented.

Sent from my iPhone

On Aug 27, 2020, at 9:33 AM, Stamm, Michael <[mstamm@ppines.com](mailto:mstamm@ppines.com)> wrote:

Mr. Jasso

I would be happy to discuss these items, please give me a call at your convenience.

MICHAEL STAMM JR.

Director, Planning and Economic Development Department  
City of Pembroke Pines

954.392.2100 (Office)• [mstamm@ppines.com](mailto:mstamm@ppines.com)

Consider the environment before printing this email.

-----Original Message-----

From: Tomas Jasso [mailto:[tjass001@fiu.edu](mailto:tjass001@fiu.edu)]  
Sent: Thursday, August 27, 2020 9:05 AM  
To: Stamm, Michael <[mstamm@ppines.com](mailto:mstamm@ppines.com)>  
Subject: Re: Request Info (Pembroke Lakes)

Good morning Director Stamm.

Can you please clarify via this email, and via the draft ordinance, the following:

1. Does Section K below prohibit political signs during presidential and/or any other elections?
2. Does Section K below prohibit any type of religious signs during Christmas and/or Easter or any other religious holiday?

3. Does Section Q below prohibit antennae installed by a cable company such as Direct TV?

"K. Signs. Unless otherwise permitted by law, no sign of any kind shall be displayed to the public view on any lot except one sign of not more than one (1) square foot used to indicate the name of the resident, or one sign of not more than five (5) square feet advertising the property for sale or for rent, or sign used by a builder to advertise the property during the construction and sales period."

"Q. Antennae. No television or radio antennae or towers of any nature shall be erected on any part of said property or the exterior of any building."

Thank you,  
Tomas R. Jasso Jr.

Sent from my iPhone

On Aug 26, 2020, at 5:00 PM, Stamm, Michael  
[mstamm@ppines.com](mailto:mstamm@ppines.com) wrote:

Per our conversation, please see attached draft ordinance.

MICHAEL STAMM JR.  
Director, Planning and Economic Development Department City  
of  
Pembroke Pines  
954.392.2100 (Office)\* [mstamm@ppines.com](mailto:mstamm@ppines.com) Consider the  
environment  
before printing this email.

-----Original Message-----

From: Tomas Jasso [mailto:[tjass001@fiu.edu](mailto:tjass001@fiu.edu)]  
Sent: Wednesday, August 26, 2020 4:37 PM

**Graham, Marlene**

---

**From:** Barbara McKenzie <proteksouth@gmail.com>  
**Sent:** Monday, August 24, 2020 1:25 PM  
**To:** Public Comments  
**Subject:** Pembroke Lakes City Ordinance Proposal

We want this statement to go on public record. We are against the Item # 21 Proposed Ordinance 2020-09 Pembroke Lakes Overlay. As homeowners in Pembroke Lakes we do not agree with this meeting to make changes at a time when WE THE PEOPLE are not able to be present in person to understand the changes and be heard. We have researched this proposal and no where have we found any information that states exactly what changes would go into effect. We have read articles that state this proposal will raise our property taxes. We believe this proposal should wait until things are back to normal and we can have an actual live meeting where people can be told the truth about the details of the changes. And be free to speak their minds and vote on this issue. None of the paperwork we have received from the City of Pembroke Pines explains anything about what changes will go into effect. We feel this issue needs to be set aside until a legal, open meeting can take place with proper notice of explanation.

Sincerely, Home Owners  
Barbara McKenzie  
Joseph McKenzie

--

## **Graham, Marlene**

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**From:** Alberto Linares <alinares1186@gmail.com>  
**Sent:** Monday, August 24, 2020 11:46 AM  
**To:** Public Comments  
**Subject:** Requesting to Speak Against the City Ordinance Proposal 2020-09 Agenda Item 21

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My name is Alberto Linares, requesting to speak on the August 29th meeting agenda item 21, against the City Ordinance Proposal 2020-09. My Phone number is 9542530035. Please send me the WEBEX meeting information ahead of time to ensure the link and meeting id is working properly. Thank you.

Regards,  
Alberto Linares

**Graham, Marlene**

---

**From:** Robert McMinn <rbm954@hotmail.com>  
**Sent:** Monday, August 24, 2020 11:33 AM  
**To:** Public Comments  
**Subject:** Ordinance

I wish to go on record as being in favor of keeping the city the way it was when I built my house in 1977.

Bob McMinn

Sent from my iPhone

**Graham, Marlene**

---

**From:** Brad Benggio <bbenggio@gmail.com>  
**Sent:** Monday, August 24, 2020 10:30 AM  
**To:** Public Comments  
**Cc:** Bradford Benggio  
**Subject:** Comments for upcoming 27 August 2020 Commission meeting

Pembroke Pines Mayor and Commissioners,  
Pertaining to the discussion of Pembroke Lakes deed restrictions and code compliance and enforcement:

I support the action to continue deed restrictions for the Pembroke Lakes community that will continue to enforce codes and rules that will require home owners to abide by long standing community codes and standards. Without enforcement of these rules, the community safety, appearance, and value will suffer. Evidence of this has already occurred and has been noted through multiple submissions on the see click fix application and the Sheridan neighbors web site.

The major offenses that seem to be increasing and continuing are as follows:

- 1) Foremost complaint is the parking of privately owned vehicles on sidewalks that prohibit access of these public walkways for pedestrian and handicap use. Many reports of this situation have been made both to the city and to the Americans with Disabilities Act Commission. The sidewalks are public and paid for and maintained with our tax dollars. They belong to all of us. Parking on these walkways affects safety, appearance and is a violation of city codes and well as restricts our handicapped citizens requiring everyone to go into the streets with traffic to move about the neighborhood. If we cant have access to these public walkways, it is not fair to charge us for their repair and maintenance so homeowners have extra property to park on. I recommend the city post signs that indicate parking over sidewalks is prohibited. Many resident do not seem to know this is a violation.
- 2) Parking of routine, consistent and overnight parking of commercial vehicles not involved with ongoing work at a residence have been reported multiple times with no action taken. Commercial vehicles should not be brought home to park at the Pembroke Lakes residents homes.
- 3) Constant flooding throughout the neighborhood following heavy and even moderate rains has been reported and continues to be a major problem for the Pembroke Lakes community. Many of the streets have a higher elevation than the sidewalks and swales and yards causing water to accumulate and stand for days sometimes. There is no drainage in some areas so the only relief is to wait until the water slowly evaporates or gets absorbed into the ground. This following significantly affects the residents ability to access sidewalks, their cars and even their yards without having to wade through water 6-8 inches deep at times. This also affects wheelchair bound citizens who cant safely leave their homes at all. Another violation as reported to Americans with Disabilities. A city compliance officer has reached out to indicate that this would be a major problem to fix but no updates on plans to do so have been noted. Perhaps fines from other code violations could help pay for these drainage improvements.
- 4) Parking of boats, campers, RVs, etc should be restricted from the front of the properties to preserve appearances and safety as already required in code and restrictions. The city should offer to

the residents viable and reasonable options that homeowners can take advantage of to keep these vehicles parked off site at proper storage facilities or wholly in the back or allowable sides of the property if not violating other property line allowances with adjacent properties.

5) It is not clear why some home owners receive unnecessary waivers to deviate from codes while others are not afforded the same waiver opportunity. For example codes state fences are limited to a 8 foot height yet deviations have been allowed such that some are much higher in violation of code while other owners who want a higher fence as well are denied the same consideration. Everyone should follow the same rules unless there is a compelling reason why a deviation is needed.

I look forward to helping our city achieve continued deed restrictions and city code enforcement that will maintain Pembroke Lakes in a optimal condition that will preserve our citizen's investments and safety.

Bradford Benggio  
1760 NW 106 Ave  
Pembroke Pines, FL 33026  
954-684-8486

## Graham, Marlene

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**To:** Ortis, Frank; Siple, Iris; Schwartz, Jay; Good, Tom; Chanzes, Larissa; Public Comments  
**Subject:** City Ordinance 153.078

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Mayor / Commissioners,

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Keep in mind, the HOA has allow the coming and going of boats and RV's as was presented last night.

Emergency vehicles have always been allowed

Let me know your thoughts.

Regards,

Paul Girello

**Graham, Marlene**

---

**From:** Michael Jenkins <michael\_jenkins1959@yahoo.com>  
**Sent:** Thursday, August 20, 2020 1:55 PM  
**To:** Public Comments  
**Subject:** Proposed Ordinance 2020-09

Sent from my iPhone Being a new home owner and a disabled veteran in the pembroke lakes area.I am opposed to this Ordinance,Because I feel I should have the right to speak for my self and not have a volunteer HOA speak for me I have never met no one from this organization  
B: I request a full copy of the current ordinance and proposed changes C:What legal authority allows a volunteer HOA to make decisions on my and the community's behalf without community consensus  
D: I request not to be during the meeting later today I definitely deserve to have my voice to be heard