

**DATE:** May 13, 2025

**TO:** Claudia Vinitzkiy-Calvo

**FROM:** Kevin Iannarone

**RE:** FPID: 436980-1, Pembroke Road, Pembroke RW Coordination (2)

**CC:** Karl Kennedy, Geraldo Hernandez, Christina Brown, Antoine Rosesaire, Stephanie Gonzalez, Andres Velasquez,

A meeting for the Pembroke Road widening project was held at 10:00 am on May 13, 2025. The purpose of the meeting was to discuss title search results and impact on parcels 104 & 105.

The bulleted items below summarize the key points of discussion during the meeting.

## Discussion Items

- Parcel 104 - Noise wall
  - Title information confirmed the parcel is owned by Levitt Corp – now defunct
    - As a result, parcels are likely to go to suit / eminent domain
    - HOA will be involved due to their easement.
  - Noise wall to remain at back of sidewalk
  - Future Fence connection to noise wall – to close off the “no mans land”
    - Fence is a separate issue. HOA will have to work with underlying fee owner. FDOT will not be involved with the remaining parcel area
    - FDOT will provide any contact information received relative to Levitt Homes or the current parcel owner.
- Parcel 105 – Cinnamon Place Park
  - Title information confirmed the parcel is owned by Levitt Corp – now defunct
    - As a result, parcels are likely to go to suit / eminent domain
  - City has Recreational Easement for the park (not fee simple ownership)
    - To avoid being “named in the lawsuit” (involved in the process), the city may want to consider releasing / vacating their easement rights associated with the RW needed for the project (see attached exhibit)
    - City to coordinate with the City Attorney and advise how they prefer to proceed
    - City has requested title / parcel information for review (link to information provided via email with the minutes)

- Noise wall
  - Giraldo Hernandez Email 5/1
    - RW at back edge of columns on residents side
    - City maintains top and front
    - Residents maintain back
- Other information
  - Based on the plat, It appears the intent was for Levitt Homes to turn over ownership of parcels 104 and 105 to the HOA and City respectively
    - However, no conveyance document was included, thus it defaults back to Levitt Homes
  - The ownership information on the Broward County Property Appraisers site is not accurate
  - Dedication does not equal ownership in the RW docs unless there are the words “fee simple” – it only provides access / use rights.



# Agenda

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**Project:**    **Pembroke Road**

**Date:**     **5/13/2025**

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**FPID:**    **436980-1**

**Time:**     **10:00**

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**Description:**    **Widening from Douglas Road to University Blvd.**

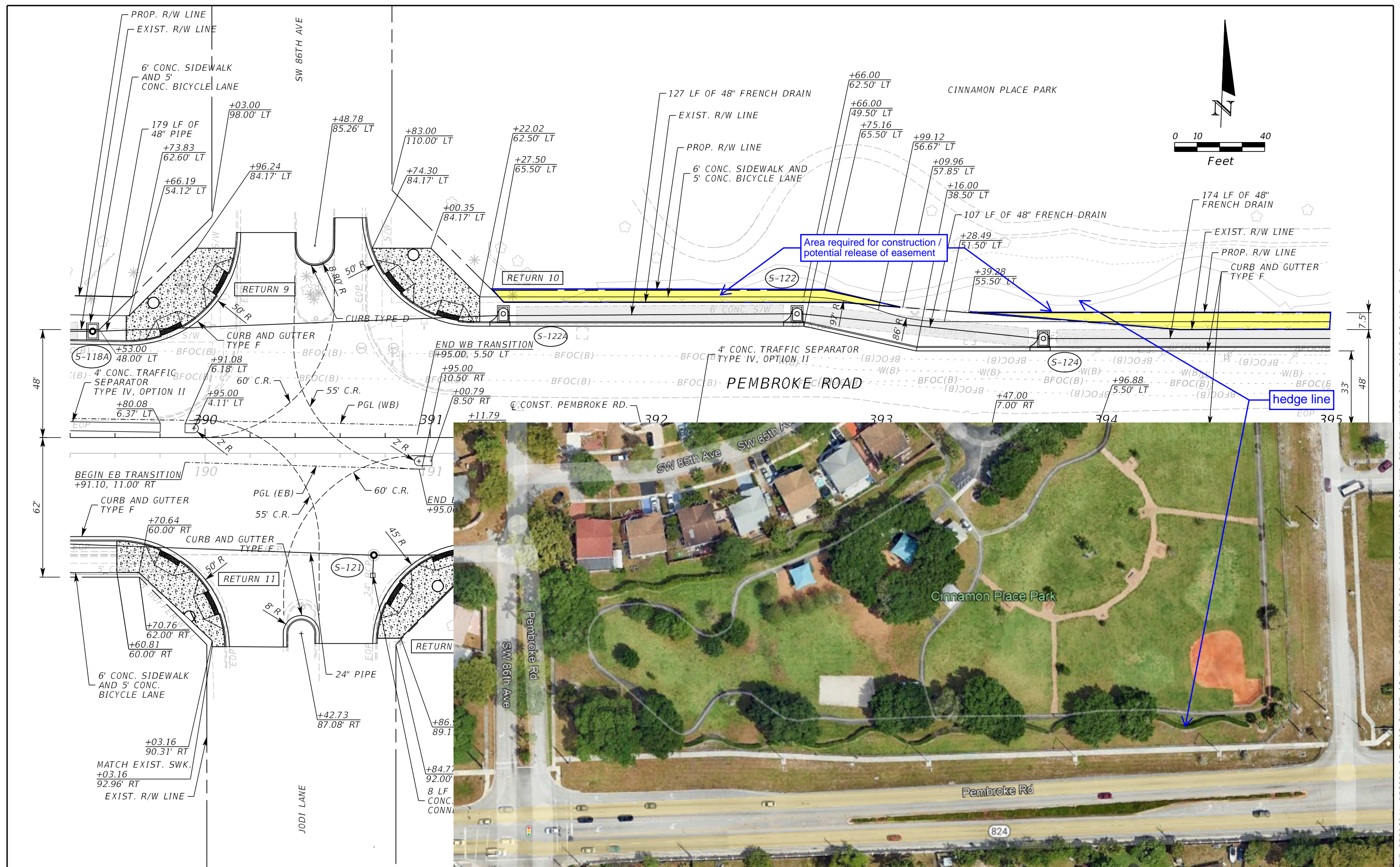
**Location:**    **Call-in**

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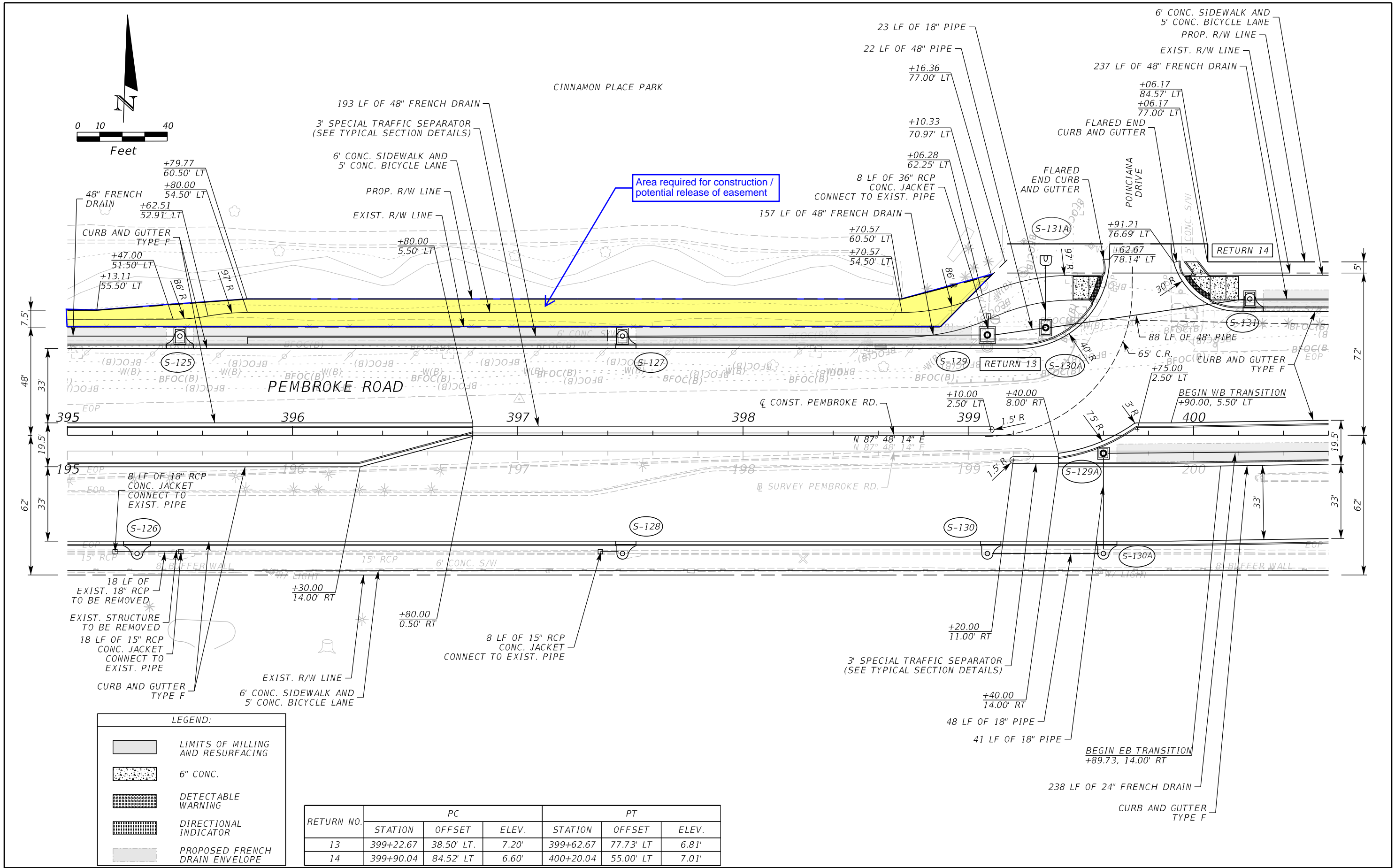
**Meeting Title:**    **Pembroke Pines RW Discussion 2**

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- Introductions
- Noise wall
  - Giraldo Hernandez Email 5/1 –
    - RW at back edge of columns on residents side
    - City maintains top and front
    - Residents maintain back
  - Fence Connection to wall – is this allowed, it will ultimately be city RW
- Parcel 104 - Noise wall
  - Owned by Levitt Corp – now defunct
    - As a result, parcels are likely to go to suit / eminent domain
  - Noise wall to remain at back of sidewalk
- Parcel 105 – Cinnamon Place Park
  - Owned by Levitt Corp – now defunct
    - As a result, parcels are likely to go to suit / eminent domain
  - City may want to release their easement rights to avoid being involved with the eminent domain process
- Other topics / next steps
  - ROW MOA?



REVISIONS				ENGINEER OF RECORD  Kevin Joseph Iannarone, PE PE No. 71527 Inwood Consulting Engineers, Inc. 3000 Dovera Drive, Suite 200 Oviedo, Florida 32765	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					PEMBROKE ROAD	BROWARD	436980-1-52-01		



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