



Agenda

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, April 15, 2026
Council Chambers
3150 SW 52 AVE,
Pembroke Park, FL 33023

1. **CALL TO ORDER**
2. **SPECIAL MAGISTRATE OPENING STATEMENT**
3. **ROLL CALL**
4. **ADOPTION OF MINUTES**
 - 4.1 Approval of Minutes:

Code Compliance Special Magistrate Hearing — March 18, 2026
5. **ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)**
 - 5.1 CASE 6122 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
6. **PUBLIC HEARING**

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. **FORMAL HEARING - CHIEF CODE OFFICER JEFFREY LOUIS**
 - 7.1 **CASE 11273** — PRAG ONE - 5100 SW 41 ST, UNIT 104, PEMBROKE PARK, FL 33023 - FORMAL HEARING - 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-76(b)(3) NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - FIRST OFFENSE
8. **HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JEFFREY LOUIS**
 - 8.1 **CASE 6122** - ROYER, ALAIN M AND THERRIEN, FRANCINE - 614 LAKE SHORE DRIVE, UNIT 117, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE
 - 8.2 **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - REPEAT OFFENSE

9. HEARING TO ABATE FINE - CHIEF CODE OFFICER JEFFREY LOUIS

- 9.1 **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - 5105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE
- 9.2 **CASE 8760** - INFINITY AZURE LLC - 5216 SW 32 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - 5-103(b)(h)(k)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5105 - REPAIRS AND INSTALLATIONS; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - FIRST OFFENSE
- 9.3 **CASE 10669** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 2120(c)(3b) - PERMANENT SIGNS; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY - FIRST OFFENSE

10. ADJOURNMENT

In accordance with the provisions of F.S. Section 286.0105, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the town clerks office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the florida relay services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD)

Decorum — All comments must be addressed to the commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. persons exiting the chamber shall do so quietly.

Aimara Fontalva
Code Compliance Officer