



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



Agenda Item Report

Subject:	Approval of Minutes: Code Compliance Special Magistrate Hearing — March 18, 2026
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	Approval of minutes.
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Mar 18 2026 - Minutes



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 18, 2026
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER 9:10 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Andre McKenney
CODE COMPLIANCE SUPERVISOR: Jeffrey Louis
CODE COMPLIANCE OFFICER: Sajan Kurian
CODE COMPLIANCE OFFICER: Aimara Fontalva
TOWN ATTORNEY: Brian Sherman

4. ADOPTION OF MINUTES

4 - 11

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Feb 18 2026 - Minutes](#)

5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)

5.1. CASE 9222 - CASE POSTPONED TO NEXT MONTH'S HEARING

5.2. CASE 9399 - CASE DETAILS MODIFIED

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

- 12 - 36 7.1. **CASE 10737** - THRIFT, RANDALL LEIGH JR - 411 LAKE SHORE DR, #64, PEMBROKE PARK, FL 33009 - FORMAL HEARING - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview Case No. 10737](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Carmen Rodriguez	90 Days to Comply \$50.00 Per Diem \$100.00 Admin Fee	06/16/2026

8. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JEFFREY LOUIS

- 37 - 98 8.1. **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**
[Case Overview Case No. 9222](#)

- 99 - 143 8.2. **CASE 9399** - PEMBROKE VILLAS APARTMENTS LTD - 4809 SW 41 STREET, APT 108, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview Case No. 9399](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$91,750.00

- 144 - 184 8.3. **CASE 10615** - JUNHALLA LLC - 3125 JOHN P CURCI DR, #BAY 1, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 21-19(d) - PROHIBITED SIGNS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

[Case Overview Case No. 10615](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$13,400.00

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

- 185 - 242 9.1. **CASE 6326** - SHADY OAKS MHP LLC - 3250 S 31 WAY, #13-16, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-103(H) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

[Case Overview Case No. 6326](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Stephanie Bertrand Yacob Lubin	Fine Abated to \$1,407.00 Payable in 60 Days or Reverts to \$63,600.00	05/17/2026

- 243 - 284 9.2. **CASE 8438** - INFINITY AZURE LLC - 3294 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

[Case Overview Case No. 8438](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Lisette Mendoza	Fine Abated to \$4,791.00 Payable in 30 Days or Reverts to \$479,100.00	04/17/2026

10. ADJOURNMENT 10:00 A.M.

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE 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.

Special Magistrate Hearing Check in
Please Print First and Last Name

Date 3/16/26

1. Case # 8438 Name Infinity Azure / Lissette Mendoza
2. Case # 60326 Name SHADY OAKS MHP
- STEPHANIE BERTRAND / YACOB LUBIN
3. Case # 8742 Name Seneca Industrial / Stan Weaver
- Rene Allen
4. Case # 10737 Name Carmen Rodriguez
Representing
(Leigh Thrift)
5. Case # _____ Name _____
6. Case # _____ Name _____
7. Case # _____ Name _____
8. Case # _____ Name _____
9. Case # _____ Name _____
10. Case # _____ Name _____



Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 11273

Case Overview

Property/Incident Information

Owner	Address	Site Address
PRAG ONE	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #Unit 104

Folio

514230AA0040

Legal Description

CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	11273	Date Next Inspection	4/15/2026
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Notes

Tent Compliant regarding water leakage inside the condo and insect nuisance.
 1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
 2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/10/2026		Notice of Violation	Hand
3/26/2026	4/15/2026	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/15/2026
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 4/15/2026



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2026

Sent To:

PRAG ONE

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Case #:

11273

Property Owner:

PRAG ONE

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Certified Mail #:

Property Description:

514230AA0040

Legal Description:

CONDADO REAL CONDO UNIT 104 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/10/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

Which is an annoyance or is injurious or is
offensive to occupants within any platted
subdivision (or block within a platted
subdivision), or within any residential
neighborhood or community of the Town (or
any portion thereof that is comprised of fifty
(50) residential structures), or within any area
comprising a zoning district of the Town, or
which otherwise affects rights common to the
public, is a nuisance and is a violation of this
Code.

(Ord. No. 15-01-01, § 3, 1-14-15)

Tenant Complaint regarding water leakage inside the condo and insect nuisance.

1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of April, 2026 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

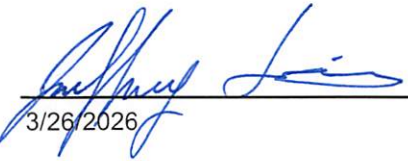
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jlouis@tppl.gov.

Jeffrey Louis

Chief Code Compliance Supervisor


3/26/2026

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PRAG ONE

CASE NO. 11273

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PRAG ONE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

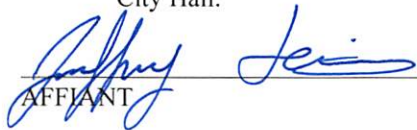
ADDRESS: 5100 SW 41 ST, UNIT 104, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PRAG ONE AT 4:43 PM ON THE 31st DAY OF MARCH 2026.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

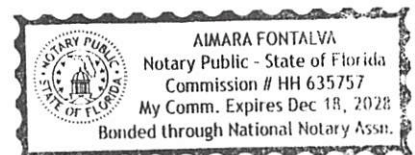
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

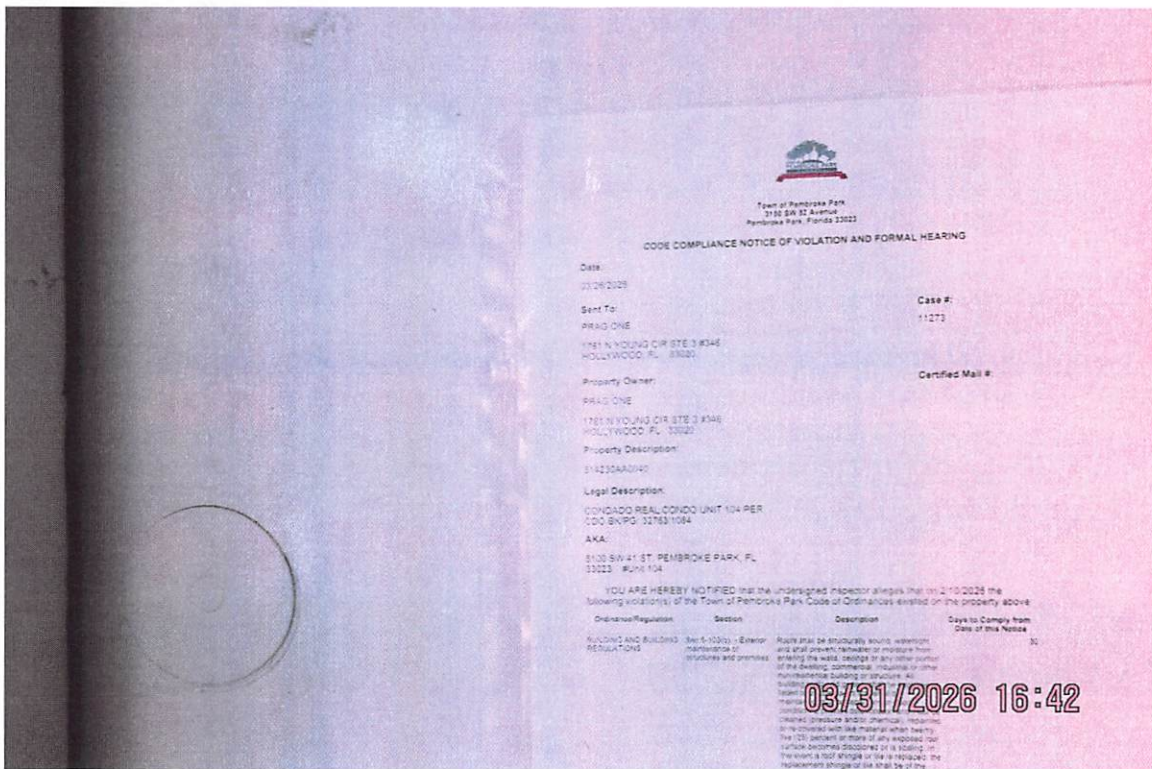
STATE OF FLORIDA
COUNTY OF BROWARD

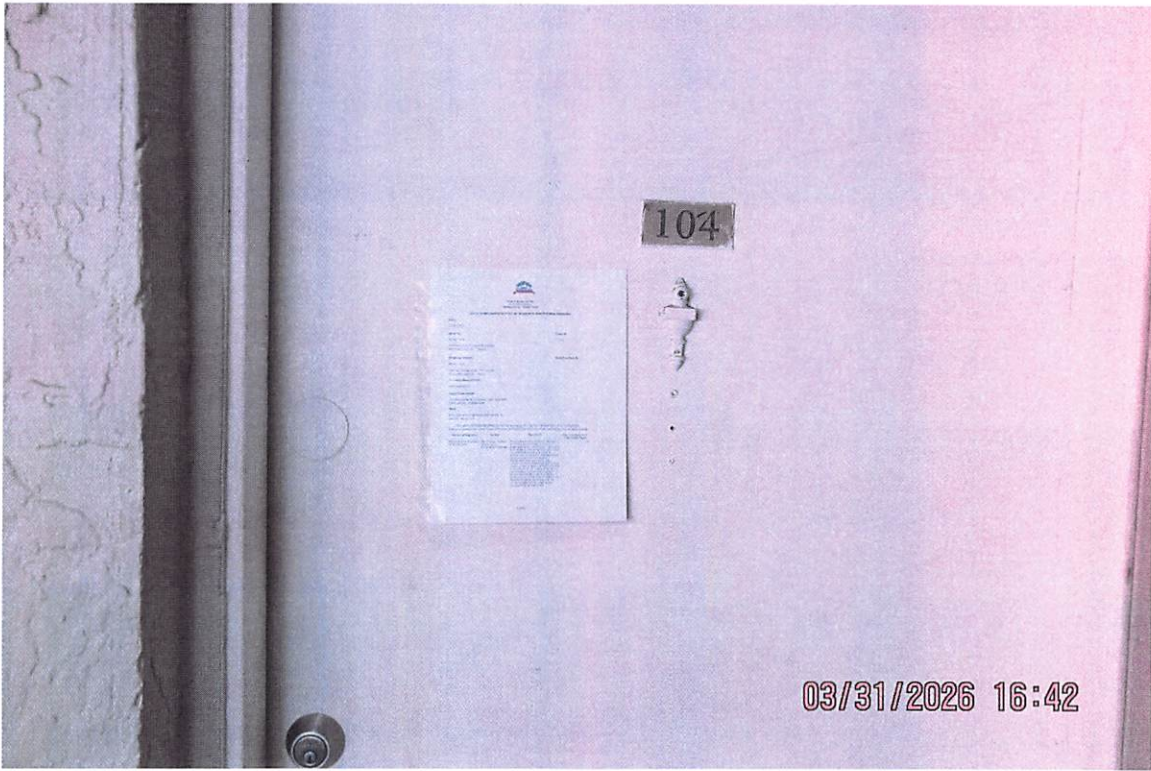
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known X OR Produced Identification _____
Type of Identification Produced _____





9589 0710 5270 3205 4405 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fee \$ 10.44

Sent To **PRAG ONE LLC**
 NOH NO. 11273
 1761 N YOUNG CIR STE 3 #346
 HOLLYWOOD, FL 33020

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 MAR 27 2026
 DORAL BR MIAMI FL 33172
 USPS

9589 0710 5270 3205 4405 46

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fee \$ 10.44

Sent To **PRAG ONE LLC**
 NOH NO. 11273
 5100 SW 41 STREET #104
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 MAR 27 2026
 DORAL BR MIAMI FL 33172
 USPS



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	5100 SW 41 STREET #104, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0040
Property Owner	PRAG ONE	Millage	0613
Mailing Address	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD FL 33020	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084		

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

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$13,050	\$117,450	\$130,500	\$130,110				
2025	\$13,190	\$118,670	\$131,860	\$118,290	\$2,623.88			
2024	\$10,890	\$98,030	\$108,920	\$107,540	\$2,313.54			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$130,500	\$130,500	\$130,500	\$130,500				
Portability	0	0	0	0				
Assessed/SOH	\$130,110	\$130,500	\$130,110	\$130,110				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$130,110	\$130,500	\$130,110	\$130,110				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/13/2021	QCD-T	\$100	117374179					
4/15/2015	TXD-D	\$37,000	112938133					
4/1/2011	CET-T	\$100	47856 / 105					
3/29/2005	WD	\$118,500	40571 / 1325					
2/14/2003	WD	\$76,800	34729 / 1940					
				Adj. Bldg. S.F.		810		
				Units/Beds/Baths		1/2/1		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PRAG ONE LLC

Filing Information

Document Number	L21000230718
FEI/EIN Number	87-0929016
Date Filed	05/18/2021
Effective Date	05/15/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/07/2022
Event Effective Date	NONE

Principal Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Mailing Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Registered Agent Name & Address

MAZZALAY, ALEJANDRO C
1242 Taylor st
HOLLYWOOD, FL 33019

Address Changed: 04/12/2022

Authorized Person(s) Detail

Name & Address

Title MGR



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PRAG ONE
1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Case #: 11273

Date: 02/10/2026

Property Owner: PRAG ONE
1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Property Description: 514230AA0040

Certified Mail #:

Legal Description: CONDADO REAL CONDO UNIT 104 PER
CDO BK/PG: 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/10/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	30

Notes/Mean of Correction:

Tent Compliant regarding water leakage inside the condo and insect nuisance.

1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Jeffrey Louis
Code Compliance Officer



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS
IMI
\$000.74
02/10/2026 ZIF
043M3024559

NOV
11273

Prag One
1761 N Young Cir
STE 3
Hollywood, FL 33020

Resent due to
missing
suite number
#346
mailed on 2/11/26

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS
IMI
\$000.74
02/10/2026 ZIF
043M3024559

NOV
11273

Prag One
5100 SW 41 ST
#104
Pembroke, Park, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS
IMI

\$000.74

02/10/2026 ZII
043M3024559

Nov
11273

Prag One LLC

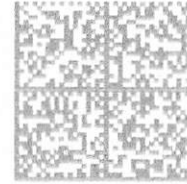
Alejandro C. Mazzalay

1242 Taylor Street
Hollywood, FL 33019

11/27/2023 5:11/20
#3418
11/27/2023 5:11/20
11/27/2023 5:11/20
11/27/2023 5:11/20

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

02/11/2026 ZIP 33023

043M30245597

US POSTAGE

NOV
11273

Prag One
1761 N Young Cir
STE 3 #346
Hollywood, FL 33020



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	5100 SW 41 STREET #104, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0040
Property Owner	PRAG ONE	Millage	0613
Mailing Address	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD FL 33020	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$13,190	\$118,670	\$131,860	\$130,110	
2025	\$13,190	\$118,670	\$131,860	\$118,290	\$2,623.88
2024	\$10,890	\$98,030	\$108,920	\$107,540	\$2,313.54

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$131,860	\$131,860	\$131,860	\$131,860
Portability	0	0	0	0
Assessed/SOH	\$130,110	\$131,860	\$130,110	\$130,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$130,110	\$131,860	\$130,110	\$130,110

Sales History			
Date	Type	Price	Book/Page or CIN
6/13/2021	QCD-T	\$100	117374179
4/15/2015	TXD-D	\$37,000	112938133
4/1/2011	CET-T	\$100	47856 / 105
3/29/2005	WD	\$118,500	40571 / 1325
2/14/2003	WD	\$76,800	34729 / 1940

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		810
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PRAG ONE LLC

Filing Information

Document Number	L21000230718
FEI/EIN Number	87-0929016
Date Filed	05/18/2021
Effective Date	05/15/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/07/2022
Event Effective Date	NONE

Principal Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Mailing Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Registered Agent Name & Address

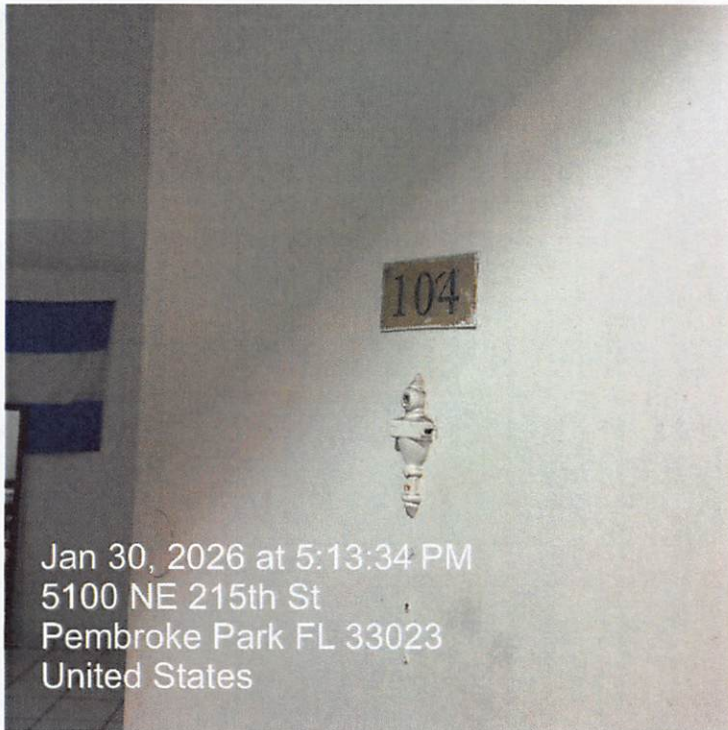
MAZZALAY, ALEJANDRO C
1242 Taylor st
HOLLYWOOD, FL 33019

Address Changed: 04/12/2022

Authorized Person(s) Detail

Name & Address

Title MGR



Jan 30, 2026 at 5:13:34 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



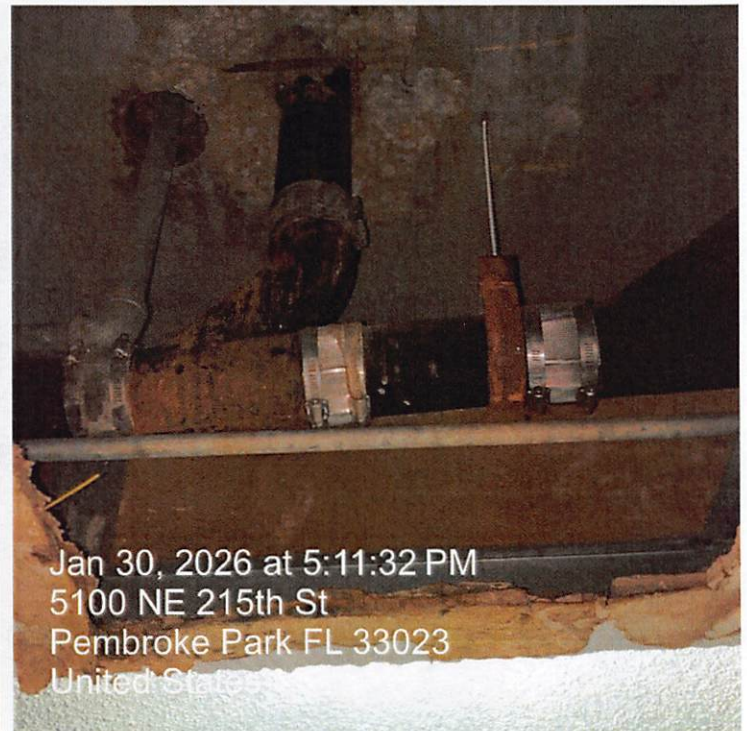
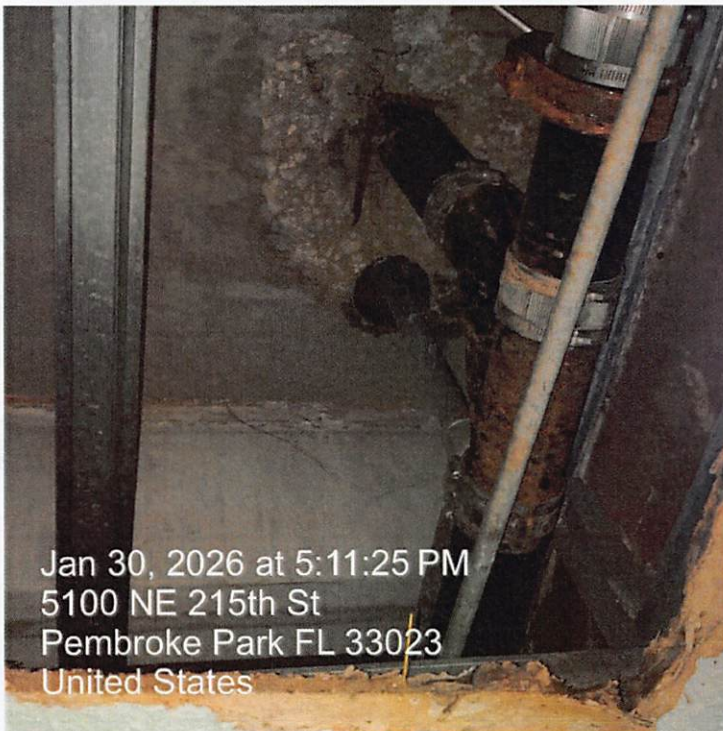
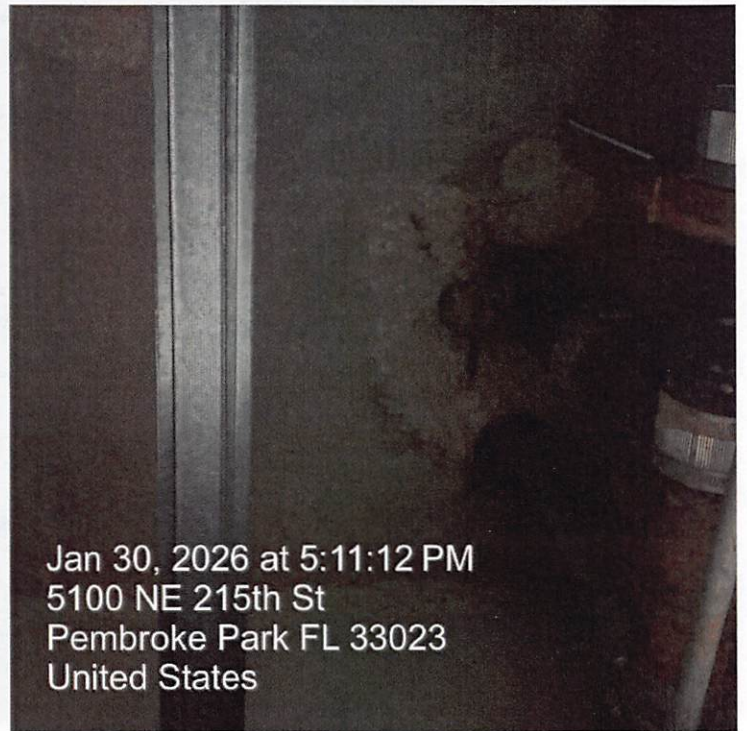
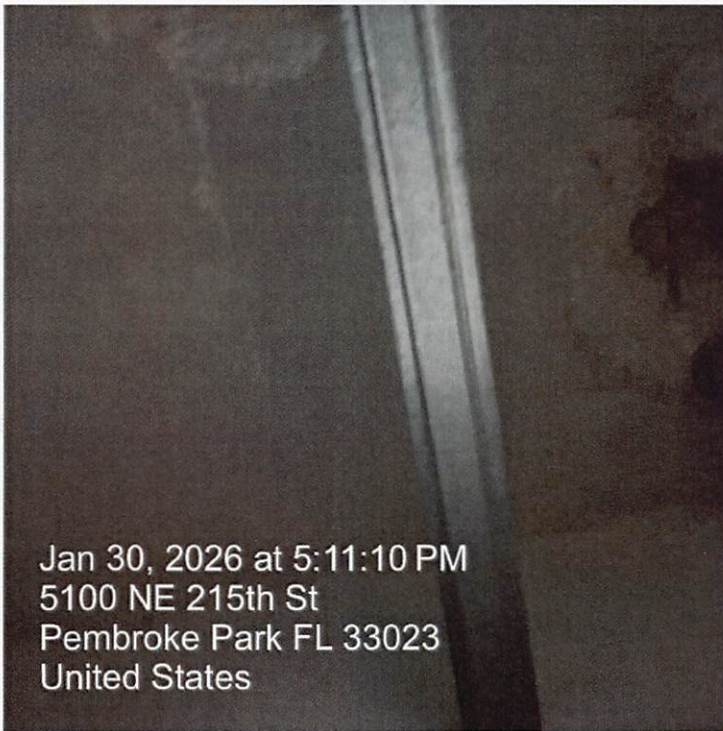
Jan 30, 2026 at 5:10:37 PM
5100 NE 215th St
Pembroke Park FL 33023
United States

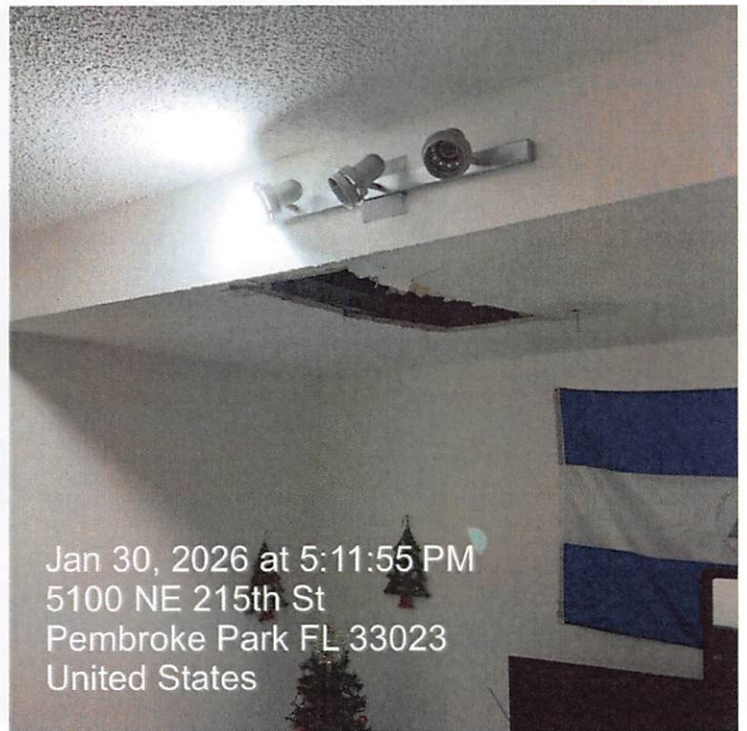
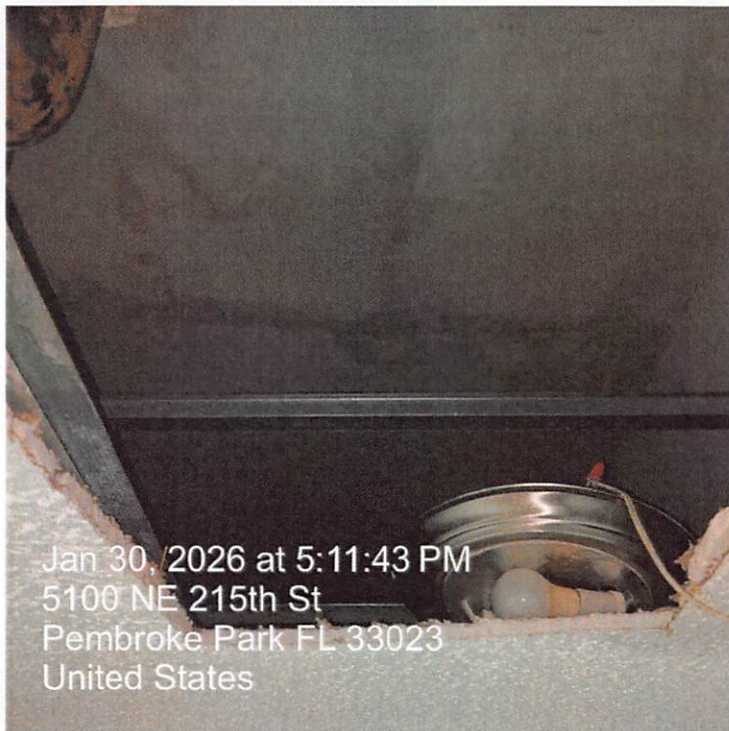


Jan 30, 2026 at 5:10:40 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



Jan 30, 2026 at 5:10:53 PM
5100 NE 215th St
Pembroke Park FL 33023
United States





Photos emailed by tenant:



Aimara Fontalva

From: Jennifer Lopez <julyreyes0328@gmail.com>
Sent: Monday, September 22, 2025 11:08 AM
To: Aimara Fontalva
Subject: Fwd: Jennifer López Reyes emergencia

Sent from my iPhone

Begin forwarded message:

From: Jennifer Lopez <JULYREYES0328@gmail.com>
Date: September 22, 2025 at 10:42:50 AM EDT
To: jlouis@tpfpl.gov
Subject: Jennifer López Reyes emergencia

Buenos días , mi nombre es Jennifer López vivo en la dirección 5100 sw 41 street apt 104 en el condado real , yo rento la propiedad al señor Alejandro mazzalay , estoy mandado el email porque me siento sumamente frustrada y muy molesta tengo ya casi un año con el Problema del líqueo aquí dentro del apart tengo fotos pruebas que ni la asociación ni el dueño han solucionado el problema , y otro caso peor es que también se había inundado de caca 🤢 mierda dentro de la bañera y el Toilet que hemos pasado muchas dificultades horribles ya en dos años que llevamos viviendo aquí y otra situación es las cucarachas que no paran yo soy una mujer limpia tengo dos hijos aquí y vivo con mi esposo que siendo madre y esposo soy muy delicada en todo lo q es la Limpieza soy super cuidadosa con todo y las cucarachas no paran siempre están aquí adentro del apartamento necesito les suplico que por favor vengan y me colaboren porque ya hemos sufrido demasiado con tantos problemas dentro me siento frutatda molesta porque nadie hace nada por colaborarnos aquí solo les importa que uno pague la renta y listo pero las condiciones en que hemos estado pasando a nadie le importa no es justo me siento muy mal muy frustrada le voy a mandar fotos en otro email

Sent from my iPhone

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



Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 6122

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROYER,ALAIN M THERRIEN,FRANCINE	614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009	614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117

Folio

514229NN1360

Legal Description

PARK LAKE INC CO-OP LOT 117

Case Status Closed **Case #** 6122

Notes 1. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections.
2. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Hand
8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
11/3/2022		Affidavit of Compliance	Regular Mail
3/26/2026	4/15/2026	Notice of Formal Hearing - Confirm Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	11/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	11/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/4/2022	\$700.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$800.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$800.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 2, 2026
INVOICE NO.: 001
FOR:

Case No. 6122
ROYER, ALAIN M AND
THERRIEN, FRANCINE
614 LAKE SHORE DR UNIT 117
PEMBROKE PARK, FL 33009

Bill To:

ROYER, ALAIN M AND
THERRIEN, FRANCINE
614 LAKE SHORE DR UNIT 117
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/21/2022 Admin Fee	\$ 100.00	\$ 100.00
13	Day(s) of Per Diem from (10/21/2022 - 11/3/2022)	\$ 50.00	\$ 650.00
Balance			\$ 750.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

ROYER,ALAIN M
THERRIEN,FRANCINE

6122

03/26/2026

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Property Owner:

Property Description:

Certified Mail #:

ROYER,ALAIN M
THERRIEN,FRANCINE

514229NN1360

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Legal Description:

AKA:

PARK LAKE INC CO-OP LOT 117

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of April, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROYER,ALAIN M AND THERRIEN,FRANCINE

CASE NO. 6122

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: ROYER,ALAIN M AND THERRIEN,FRANCINE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

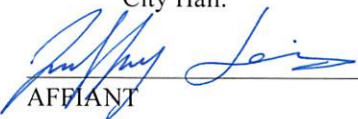
ADDRESS: 614 LAKE SHORE DR, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: ROYER,ALAIN M AND THERRIEN,FRANCINE
AT 5:01 PM ON THE 31st DAY OF MARCH 2026.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



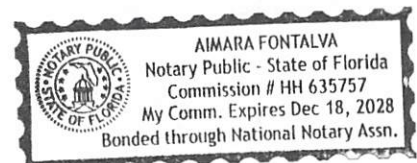
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.



Signature



Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



9589 0710 5220 3205 4406 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
\$ _____

Total Postage and
\$ 10.44

Sent To
Street and Apt. No.
City, State, ZIP+4®

ROYER, ALAIN M
THERRIEN, FRANCINE
HCF NO. 6122
614 LAKE SHORE DRIVE #117
PEMBROKE PARK, FL 33009

DORAL BR MIAMI FL 33172
MAR 27 2008
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	614 LAKE SHORE DRIVE #117, PEMBROKE PARK FL 33009-6019	ID #	5142 29 NN 1360
Property Owner	ROYER, ALAIN M THERRIEN, FRANCINE	Millage	0613
Mailing Address	2121 LOUIS JOBIN *LONGUEVIL QC CA J4N 1T9	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 117		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$80,020	\$285,200	\$365,220	\$365,220	
2025	\$80,020	\$285,200	\$365,220	\$343,610	\$7,506.41
2024	\$60,000	\$277,920	\$337,920	\$312,380	\$6,859.52

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$365,220	\$365,220	\$365,220	\$365,220
Portability	0	0	0	0
Assessed/SOH	\$365,220	\$365,220	\$365,220	\$365,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$365,220	\$365,220	\$365,220	\$365,220

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2020	CPT-Q	\$350,000	116324988
2/12/2007	CPT-D	\$30,000	43629 / 253
3/29/2006	CPT	\$30,000	41732 / 701
3/12/1996	CPT		24731 / 47

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1344
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2008/2007		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6122

Petitioner,

vs.

ROYER,ALAIN M
THERRIEN,FRANCINE
614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

Respondent(s)

On 11/3/2022 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: ROYER,ALAIN M THERRIEN,FRANCINE
Address: 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009
Folio: 514229NN1360
Site Address: 614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117
Legal Description: PARK LAKE INC CO-OP LOT 117

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	11/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	11/4/2022

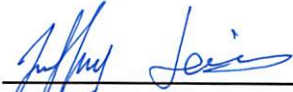
Notes/Mean of Correction:

1. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections. Permit # 2111250-0 for kitchen renovation completed.

Further, Affiant sayeth naught

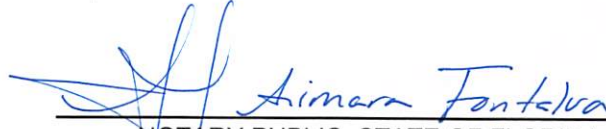
STATE OF FLORIDA

COUNTY OF BROWARD

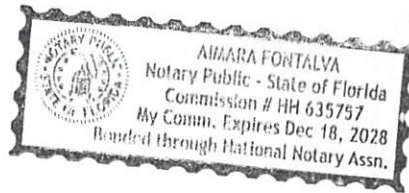


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2022



NOTARY PUBLIC, STATE OF FLORIDA





TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number: **2111250-0**

Job Address: **614 LAKE SHORE DR**

Job Name: ALAIN ROYER

Permit Status: Permit Complete

Permit Issued Date: 10/14/2021 8:28:54 AM

Submitted Into Plan Review Date: 9/27/2021 8:08:52 AM

Application Date: 9/27/2021 8:03:46 AM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 17 Day(s)

Required Disciplines

Discipline	Status	Date
Electrical	Approved	9/28/2021 4:25:40 AM
Plumbing	Approved	10/20/2022 5:12:50 AM
Structural	Approved	5/6/2022 12:21:30 PM

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,	)	Case No.: 6122
Petitioner,	)	
	)	
vs.	)	
	)	
ROYER, ALAIN M THERRIEN,	)	
FRANCINE		
Respondent(s)		

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES NO

SUBJECT REAL PROPERTY: 614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117

PROPERTY OWNER: ROYER, ALAIN M THERRIEN, FRANCINE

FOLIO NO.: 5142 29 NN 1360

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 117

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17 and 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

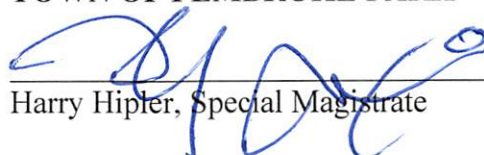
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17 and 5-105. **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipier, Special Magistrate

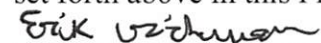
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes / No

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2022.



Erik Richwagen

Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0090 0001 3495 4565

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
To
\$ ROYER, ALAIN M THERRIEN, FRANCINE
(F.O-6122)
2121 LOUIS JOBIN *LONGUEVIL QC CA J4N4T9

City

PS See Reverse for Instructions

BOYNTON BEACH FL
SEP 3 2 2012
JOG ROAD STATION
BOYNTON BEACH FL

8554 564E 0001 3495 4558

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
To
\$ ROYER, ALAIN M THERRIEN, FRANCINE
(F.O-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009

PS See Reverse for Instructions

BOYNTON BEACH FL
SEP 3 2 2012
JOG ROAD STATION
BOYNTON BEACH FL



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

Property Owner:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN1360

Legal Description:

PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections.
2. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Erik Richwagen

Code Enforcement Officer



8/30/2022

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

ROYER, ALAIN M THERRIEN, FRANCINE

CASE NO 6122

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 614 LAKE SHORE DR #117, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 614 LAKE SHORE DR #117, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ROYER, ALAIN M THERRIEN, FRANCINE AT 10:23 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



AFFIANT

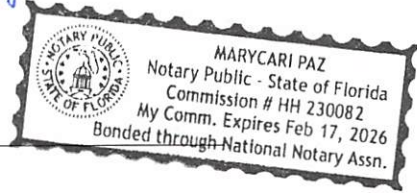
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification

Type of Identification Produced



7368 7375 5918 0000 0640 2020

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total P

\$

Sent To

Street

City, St

PS Form

See Reverse for Instructions

ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009



Postmark
Here

7368 7375 5918 0000 0640 2020

U.S. Postal ServiceTM
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total P

\$

Sent To

Street

City, St

PS Form

See Reverse for Instructions

ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
2121 LOUIS JOBIN *LONGUEVIL QC CA J4N 1T9



Postmark
Here



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **2111250-0**

Job Address: **614 LAKE SHORE DR**

Job Name: ALAIN ROYER

Permit Status: Expired

Permit Issued Date: 10/14/2021 8:28:54 AM

Submitted Into Plan Review Date: 9/27/2021 8:08:52 AM

Application Date: 9/27/2021 8:03:46 AM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 17 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	9/28/2021 4:25:40 AM
PLUMBING	Approved	9/28/2021 5:06:52 AM
STRUCTURAL	Approved	5/6/2022 12:21:30 PM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

Date:

8/4/2021 12:00:00 AM

Property Owner:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Property Description:

514229NN1360

Legal Description:

PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

Mailing Purposes Only

Permit Incomplete



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

ROYER, ALAIN M
THERRIEN, FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

Date:

08/04/2021

Property Owner:

ROYER, ALAIN M
THERRIEN, FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Property Description:

514229NN1360

Certified Mail #:**Legal Description:**

PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections.
2. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK FL 33000

Case #:

6122



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Alain Royer / Francine Therrien Date 8/3/2021
Site Address 614 ~~WOOD~~ Lakeshore Drive Case # _____
Pembroke Park, FL 33009 Sub/Park Park Lake Estates
Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Full kitchen renovation including Drywall,
flooring, cabinets, and new electrical
outlet without permits.

Corrective Action(s)

Obtain a permit for kitchen renovation
with plans and inspections.

☒ Structural

☒ Code Enforcement

☒ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

[Signature]
Code Enforcement Officer

[Signature]
Received by

66152997
DeLorie



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Alain Royer / Francine Therrien Date 8/3/2021
Site Address 614 Lakeshore Drive Case # _____
Pembroke Park, FL 33009 Sub/Park Park Lake Estates
Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

Violation (s)

Full kitchen renovation including degum,
flooring, cabinets, and new electrical
circuit without permits.

Corrective Action(s)

Obtain a permit for kitchen renovation
with plans and inspections.

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

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☐ Public Works Ext. 238

[Signature]
Code Enforcement Officer

[Signature]
Received by

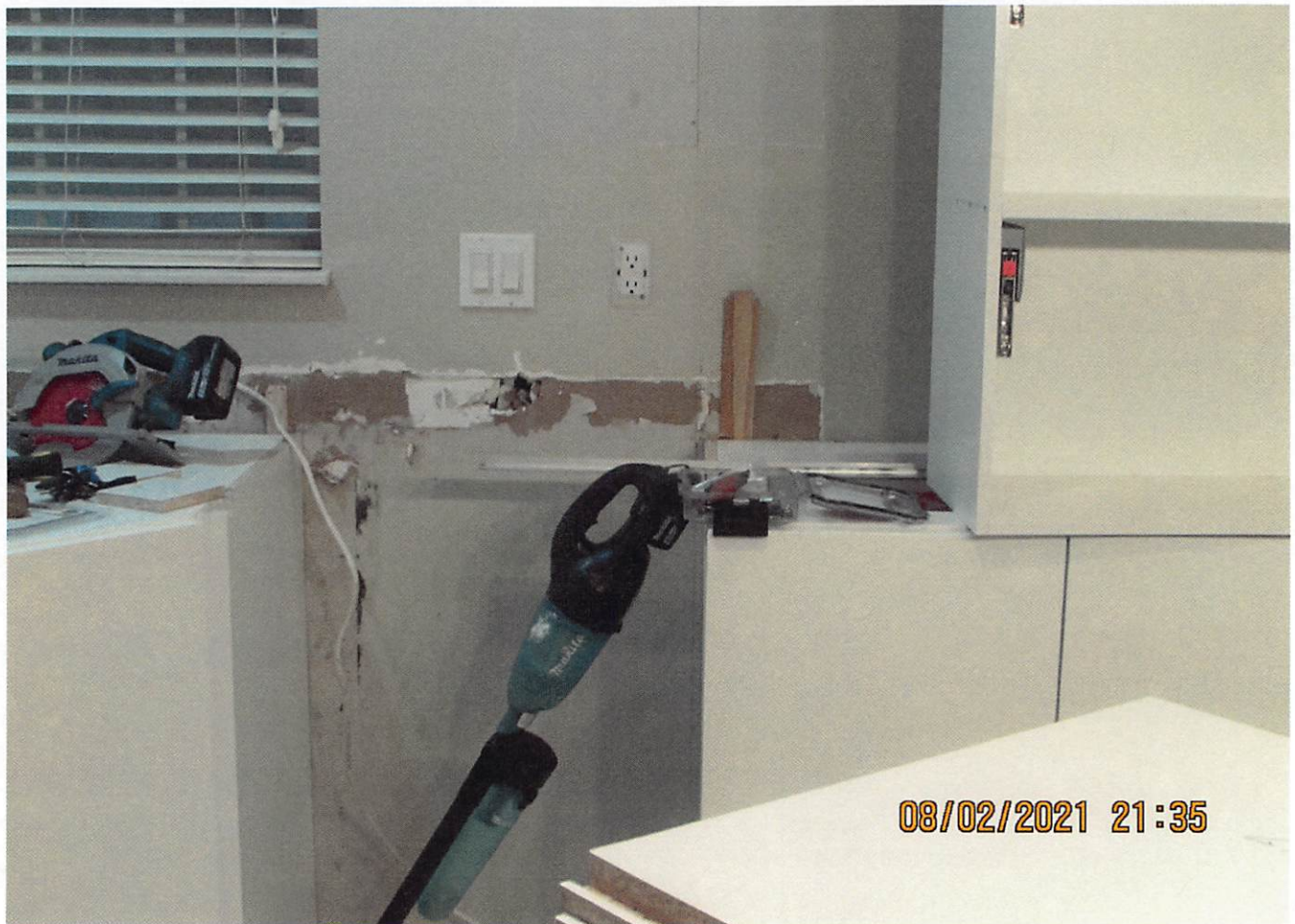


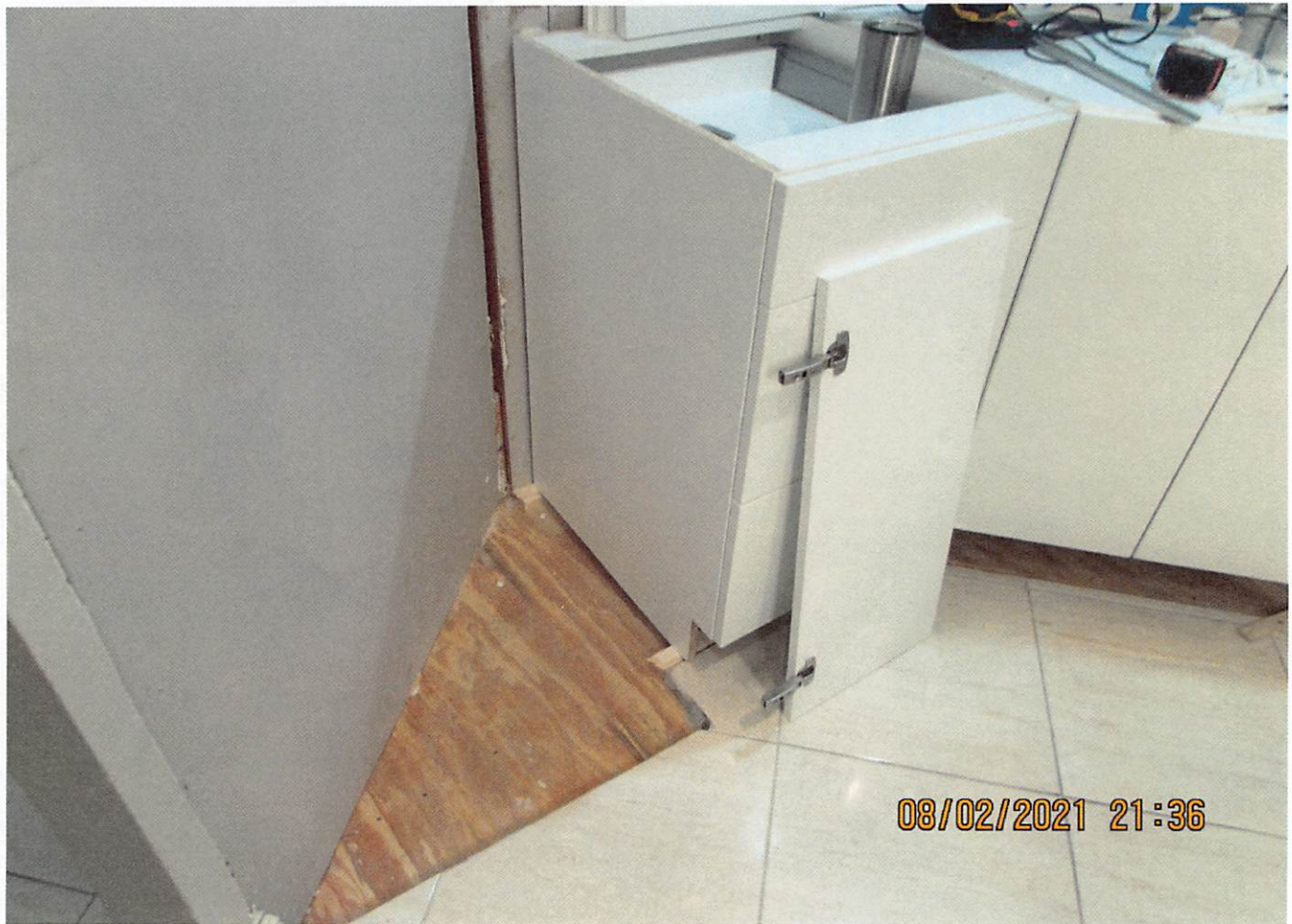


















TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



7020 0640 0000 5918 7368

Hasler

08/31/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009

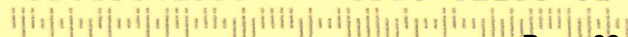
NIXIE 331 FE 1 0009/09/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

3300986019ANK

33023>5413

BC: 33023541350 *0506-01160-01-42



CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8195 92

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7368

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



WEST PALM BEACH FL 334

23 SEP 2022 PM 4 L

7020 0090 0001 3495 4558

Hasler

09/23/2022

US POSTAGE

\$007.82⁰



ZIP 33023
011D10656696

RECEIVED OCT 03 2022

ROYER, ALAIN M THERRIEN, FRANCINE
(F.O-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009

NIXIE

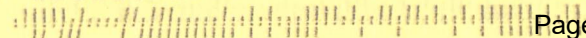
331 FE 1

0009/29/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*1687-05217-29-26



Page 70 of 298

.. 930309020205826

33009-601914
33023-3413

UTF

CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROYER, ALAIN M THERRIEN, FRANCINE
(F.O-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 9954 18

2. Article Number (Transfer from service label)

7020 0090 0001 3495 4558

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

5 AUG 2021 PM 1 L

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

33009-601074

33009-6013

NIXIE

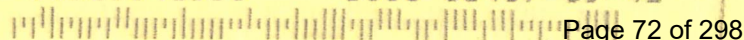
331 DE 1

0008/19/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2006-02497-05-41





Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 9222

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	4/15/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
 Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/20/2024	11/20/2024	2nd Amended Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Regular Mail
3/25/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	4/16/2025	Order of Continuance	Certified Mail
2/26/2026		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/16/2026	4/15/2026	Notice of Formal Hearing - Confirm Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/15/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/15/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$100,800.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$101,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
Total Payments		\$103.00
Fees Outstanding		\$100,997.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 2, 2026
INVOICE NO.: 001
FOR:

Bill To:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

Case No. 9222
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 07/17/2024 Admin Fee *PAID ON 09/04/2024*	\$ -	\$ -
1	Amended Final Order 09/18/2024 Admin Fee	\$ 100.00	\$ 100.00
1	2nd Amended Final Order 11/20/2024 Admin Fee	\$ 100.00	\$ 100.00
421	Day(s) of Per Diem from (02/18/2025- 04/15/2026)	\$ 350.00	\$ 147,350.00
Balance			\$ 147,450.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**TOPPER PROPERTIES
LLC**

**2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	03/16/2026
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of April, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TOPPER PROPERTIES LLC

CASE NO. 9222

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

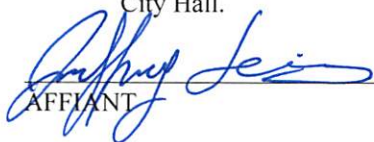
ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 5:15 PM ON THE 31st DAY OF MARCH 2026.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

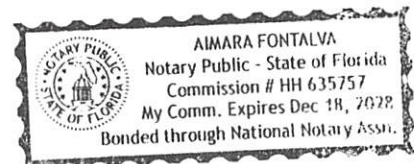
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TOPPER PROPERTIES
LLC

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

TOPPER PROPERTIES LLC

9222

03/16/2026

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Owner:

Property Description:

Certified Mail #:

TOPPER PROPERTIES LLC

514229080010

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Legal Description:

AKA:

2601 INC PLAT 162-39 B PARCEL A

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of April, 2026 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITHIN THE TIME FRAME SET FORTH IN THE NOTICES, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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.

03/31/2026 17:15

9589 0710 5270 3205 4405 00

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4[®]

TOPPER PROPERTIES LLC
STEWART, STEPHEN
HCF NO. 9222
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3205 4405 11

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$
Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4[®]

TOPPER PROPERTIES LLC
THE LAW OFFICE OF JOSHUA D. RYDELL
HCF NO. 9222
111 SOUTHWEST 6TH STREET
FORT LAUDERDALE, FL 33301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Property Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

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

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$875,780	\$3,250,240	\$4,126,020	\$3,203,000				
2025	\$525,470	\$3,250,240	\$3,775,710	\$2,911,820	\$68,025.20			
2024	\$525,470	\$2,554,420	\$3,079,890	\$2,647,110	\$59,526.50			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,126,020	\$4,126,020	\$4,126,020	\$4,126,020				
Portability	0	0	0	0				
Assessed/SOH	\$3,203,000	\$4,126,020	\$3,203,000	\$3,203,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,203,000	\$4,126,020	\$3,203,000	\$3,203,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/27/2004	WD	\$1,600,000	38146 / 1985	\$20.00	43,789	SF		
9/1/1993	WD	\$400,000	21083 / 364					
				Adj. Bldg. S.F. (Card, Sketch) 21265				
				Eff./Act. Year Built: 1972/1971				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
21265								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number L04000054456
FEI/EIN Number N/A
Date Filed 07/21/2004
State FL
Status ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2023	03/17/2023

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	3/18/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/20/2024	11/20/2024	2nd Amended Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Regular Mail
3/25/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	4/16/2025	Order of Continuance	Certified Mail
2/26/2026		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/18/2026

Case Overview

BUILDING AND
BUILDING
REGULATIONS

Sec. 5-17. - Permit
application.

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)

Not in Compliance -
Reinspection Date:
3/18/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$91,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$91,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
Total Payments		\$103.00
Fees Outstanding		\$91,197.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

*AF Rescheduled
for 4/15*

Petitioner,

vs.

**TOPPER PROPERTIES
LLC**

**2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Date:

02/27/2026

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description:

514229080010

Certified Mail #:

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of March, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TOPPER PROPERTIES LLC

CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPETIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

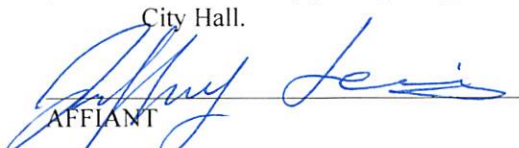
ADDRESS: 2601 JOHN P LYONS, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 4:55PM ON THE 05th DAY OF MARCH 2026.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

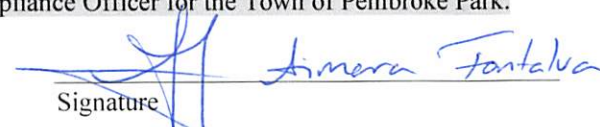
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

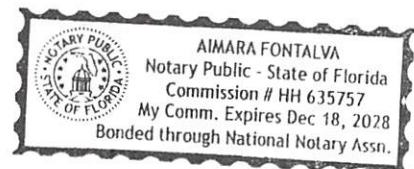

AFFIANT

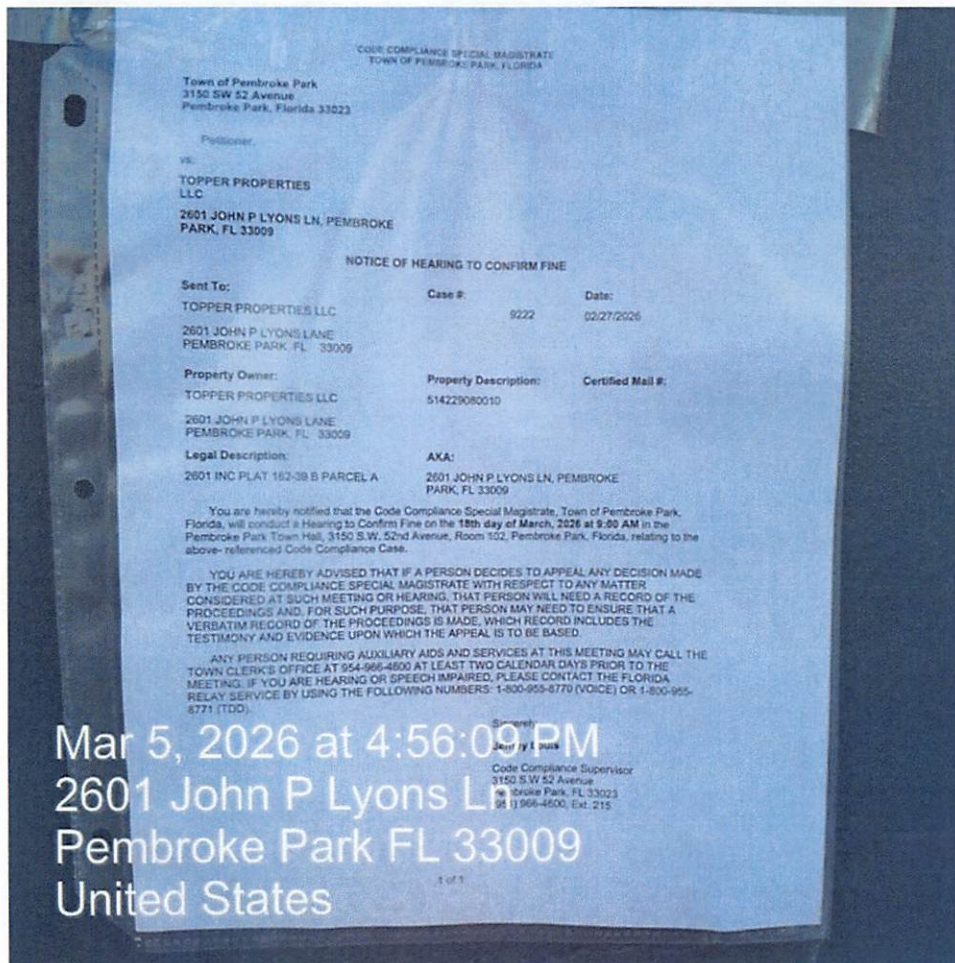
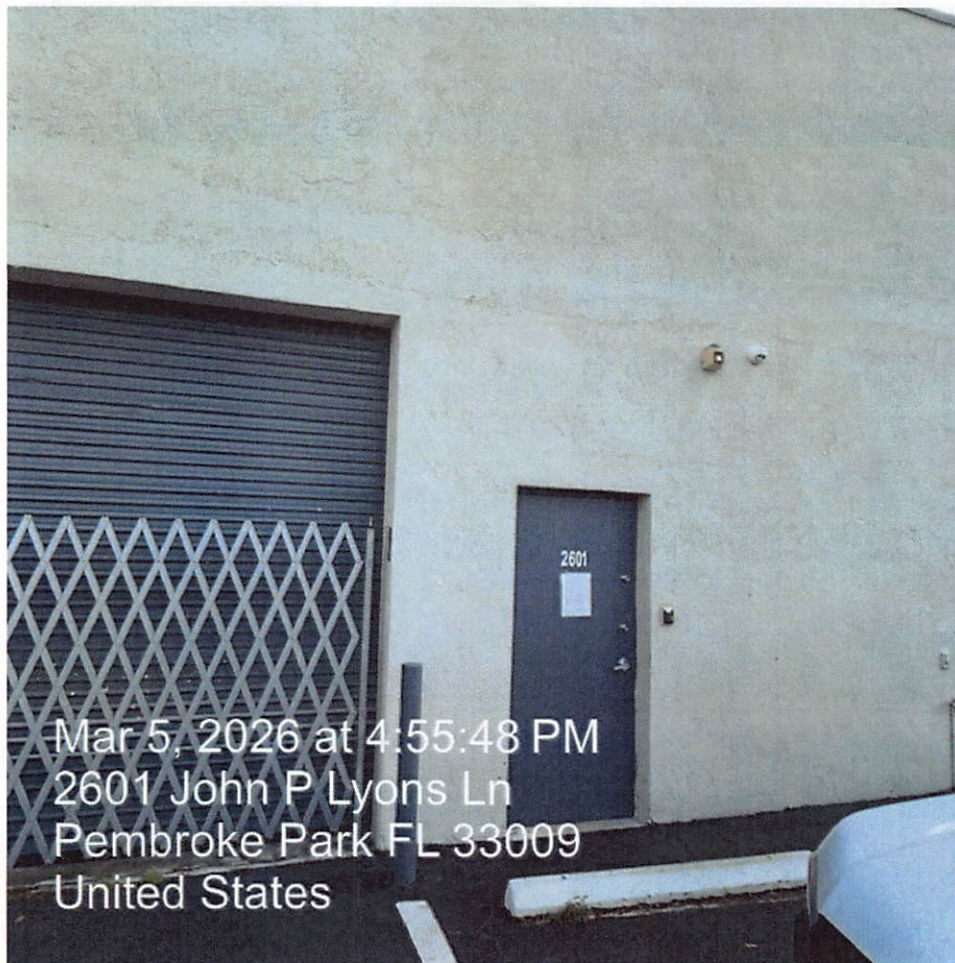
STATE OF FLORIDA
COUNTY OF BROWARD

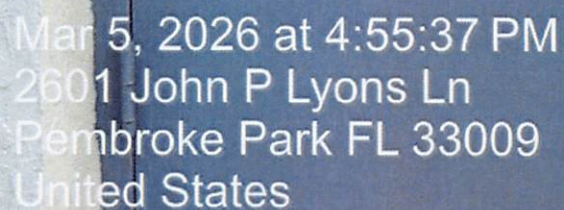
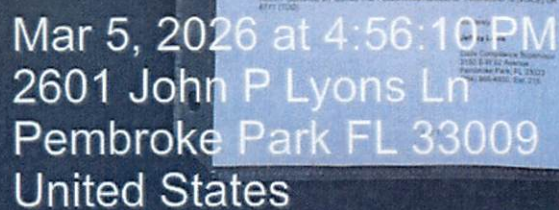
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of MARCH, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____









MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

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

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$875,780	\$3,250,240	\$4,126,020	\$3,203,000				
2025	\$525,470	\$3,250,240	\$3,775,710	\$2,911,820	\$68,025.20			
2024	\$525,470	\$2,554,420	\$3,079,890	\$2,647,110	\$59,526.50			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,126,020	\$4,126,020	\$4,126,020	\$4,126,020				
Portability	0	0	0	0				
Assessed/SOH	\$3,203,000	\$4,126,020	\$3,203,000	\$3,203,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,203,000	\$4,126,020	\$3,203,000	\$3,203,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/27/2004	WD	\$1,600,000	38146 / 1985	\$20.00	43,789	SF		
9/1/1993	WD	\$400,000	21083 / 364					
				Adj. Bldg. S.F. (Card, Sketch)				
				Eff./Act. Year Built: 1972/1971				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
21265								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number	L04000054456
FEI/EIN Number	N/A
Date Filed	07/21/2004
State	FL
Status	ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2023	03/17/2023

9589 0710 5270 3205 4411 01

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Insurance

\$ 10.44

Sent To

Street and Apt. No.,

City, State, ZIP+4[®]

TOPPER PROPERTIES LLC
STEWART, STEPHEN
HCF NO. 9222
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

Postmark
Here

FEB 27 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9222

Petitioner,

vs.

TOPPER PROPERTIES
LLC
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Respondent(s)

On 2/26/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOPPER PROPERTIES LLC
Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009
Folio: 514229080010
Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/26/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/26/2026

Notes/Mean of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

Further, Affiant sayeth naught

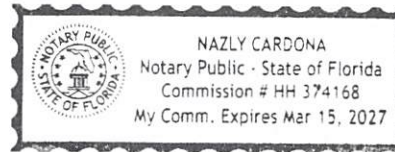
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/26/2026


NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,)

Petitioner,)

vs.)

) Case No.: 9222
)
)

TOPPER PROPERTIES,
Respondent(s)

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

An administrative hearing was held before the undersigned Special Magistrate on April 16th, 2025. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 18th, 2025, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

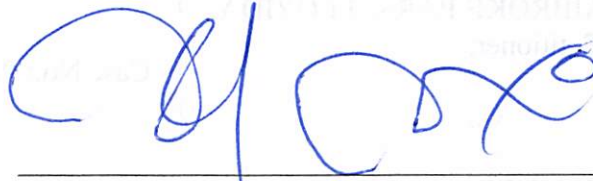
THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JUNE 18th, 2025.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of April 2025.

TOWN OF PEMBROKE PARK, FLORIDA



Harry Hipler, Special Magistrate

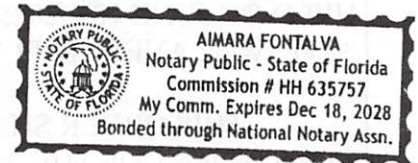
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
April 16th, 2025.



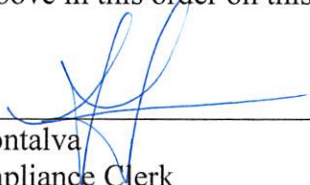
Notary Public, State of Florida

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 16th day of April, 2025.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

9589 0710 5270 1605 9743 35

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. N

City, State, ZIP+4

TOPPER PROPERTIES ILLC

OC NO. 9222

2601 JOHN P LYONS LANE

PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TOPPER PROPERTIES ILLC
 .00 NO. 9222
 2601 JOHN P LYONS LANE
 PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6602 12

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9743 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

APR 25 2025

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	3/25/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/20/2024	11/20/2024	2nd Amended Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Regular Mail
3/25/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2025

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$19,600.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$19,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
Total Payments		\$103.00
Fees Outstanding		\$19,797.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**TOPPER PROPERTIES
LLC**

**2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Date:

03/25/2025

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description:

514229080010

Certified Mail #:

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9222

Petitioner,

vs.

TOPPER PROPERTIES
LLC

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOPPER PROPERTIES LLC
Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009
Folio: 514229080010
Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Means of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

Further, Affiant sayeth naught

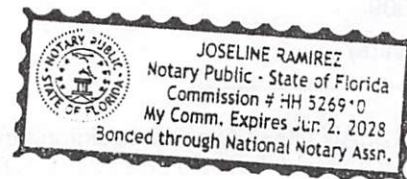
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC

CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 12:02 P.M. ON THE 04 DAY OF APRIL 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

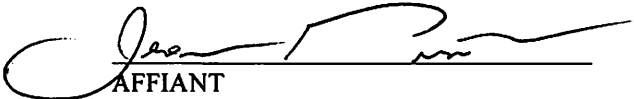
TYPE OF SERVICE

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

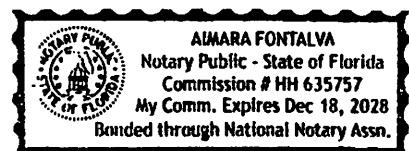

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Apr 4, 2025 at 12:02:08 PM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
**TOPPER PROPERTIES
LLC**
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To: TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #: 9222

Date: 03/25/2025

Property Owner: TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description: 514229080010

Certified Mail #:

Legal Description: 2601 INC PLAT 162-39 B PARCEL A

AKA: 2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 18th day of April, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

April 1st

7019 1120 0000 9007 6999

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$ 9.64	
Sent To Topper Properties LLC HCF 9222	
Street and Apt. No., or PO Box No. 2601 John P Lyons Lane	
City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HCF 9222
Topper Properties LLC
2601 John P Lyons Lane
Pembroke Park, FL 33009



9590 9402 9016 4122 6616 46

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6999

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 09 2025

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
)
vs.)
)
TOPPER PROPERTIES LLC,)
Respondent(s))

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

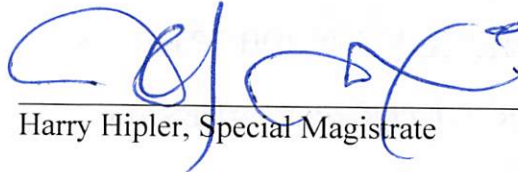
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT(S) SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK

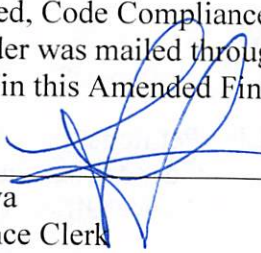

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21st day of November, 2024.


Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 1905 57

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

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For delivery information, visit our website at www.usps.com.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$ 9.64

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TOPPER PROPERTIES LLC
STEPHEN STEWART
AFO #9222
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TOPPER PROPERTIES LLC
STEPHEN STEWART
AFO #9222
2601 JOHN P LYONS LN
PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8596 61

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1905 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail[®]
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express[®]
- ☐ Registered MailTM
- ☐ Registered Mail Restricted Delivery
- ☐ Signature ConfirmationTM
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	11/20/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
 Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$350.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$550.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$447.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TOPPER PROPERTIES LLC)

Respondent)

CASE NO. 9222

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 11:35 A.M. ON
THE 07 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

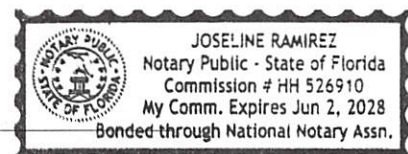
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Nov 7, 2024 at 11:35:29 AM



Nov 7, 2024 at 11:35:38 AM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**TOPPER PROPERTIES
LLC**

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	11/06/2024
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

60 DAYS
please!



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11-6-2024 Phone: 754-454-1300
Email: VP @ Toppergroup.com
Property Address: 2601 John p Lyons Lane pembroke park
FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

33009

I, Adam Stewart (OWNER OR AGENT) request a hearing before the
Special Magistrate for Code Compliance Case # 9222 to ask for an extension of
time. I also affirm that this request shall serve as Notice of Hearing to the
11-12-2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue,
Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued
on 9/19/2024 imposing the fine of \$ 350.00 per day for
violation(s) of the Town's Code of Ordinances:
5-105, 517

Only the Special Magistrate can extend time for compliance. Should your petition not be
granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an
administrative fee of \$100.00 for this hearing.

Adam Stewart

Petitioner's Name (Print)

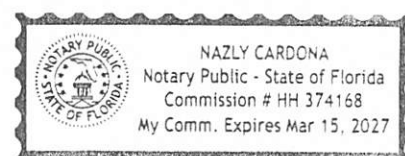
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Adam Stewart,
and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 6 day of Nov., 2024.

Notary Dayana CA
Notary
My Commission expires Mar 15, 2027.



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
vs.)
TOPPER PROPERTIES LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO #: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th of September 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by an Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9738 40

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OFFICIAL USE

Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ 9.64	
Total Postage and Fees	
Sent To TOPPER PROPERTIES LLC	
STEWART, STEPHEN	
Street and Apt. No. AFO #9222	
City, State, ZIP+4® 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

PS Form 3800, Jan 2013

Postmark Here
SEP 19 2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TOPPER PROPERTIES LLC
STEWART, STEPHEN
AFO #9222
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8702 41

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9738 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Natalya

C. Date of Delivery

09/25/12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®

- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery
(0)

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	9/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Email

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$100.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	(\$3.00)

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**TOPPER PROPERTIES
LLC**

**2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	09/04/2024
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-4-2024 Phone: 954-454-1300
Email: Sales @ Toppergroup.com
Property Address: 2601 Schnp Lyons Lane Pembroke Park 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Stephen Stewart (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9222 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9-18-2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

VP @ Toppergroup.com

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 18TH DAY OF JULY imposing the fine of \$ 350.00 per day for violation(s) of the Town's Code of Ordinances: Sec 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Adam Stewart
Petitioner's Name (Print)

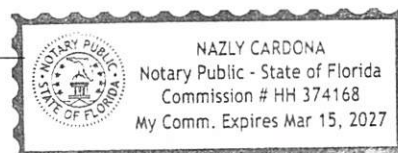
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Adam Stewart, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 4 day of Sept., 20 24.

Nazly Dayana GA.
Notary
My Commission expires Mar 15, 2027



Sales Receipt

From

Town of Pembroke Park
City Hall
3150 SW 52nd Ave. Pembroke Park, FL 33023
Phone 954.966.4600
Fax 954.966.4600

Receipt For

Adam Stewart
7323 NW 18th Court
FL, 33024

Order #: 26908

Transaction Date: 9/4/2024 1:42:14 PM

Transaction Status: APPROVED

Transaction Amount: 103.00

Account #: 5424....0311

Telecheck Trace:

Approval Code:

Return Check Fee:

Return Cehck Note:

App#	Fee Component	Quantity	Amount
AP-97594	Code Enforcement Administrative Fees	100.00	100.00
AP-97594	Technology Convenience Fee	3.00	3.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
)
vs.)
)
)
TOPPER PROPERTIES LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 0673 4015 90

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	9.64
Total Postage and	
\$	
Sent To	TOPPER PROPERTIES LLC
Street and Apt. No.	STEWART, STEPHEN
City, State, ZIP+4 [®]	FO #9222 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PS Form 3800, January 2002

Postmark
Here

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	7/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
 Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Property Owner:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

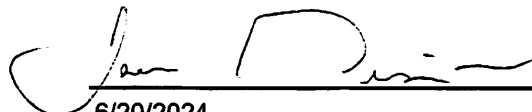
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin


6/20/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

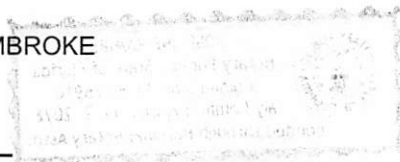
Case #:
9222

Petitioner,
vs.

TOPPER PROPERTIES
LLC

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Respondent(s)



On 6/10/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOPPER PROPERTIES LLC
Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009
Folio: 514229080010
Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/10/2024

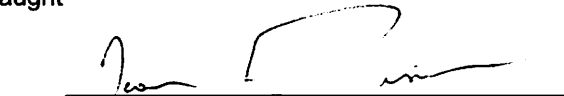
Notes/Mean of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

Further, Affiant sayeth naught

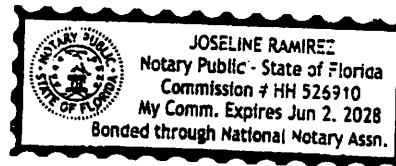
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/10/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
)
 TOPPER PROPERTIES LLC) CASE NO. 9222
)
 Respondent)

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature _____
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



Jun 24, 2024 at 11:20:32 AM



Jun 24, 2024 at 11:20:40 AM


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/20/2024

Sent To:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:
9222

Property Owner:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229080010

Legal Description:
2601 INC PLAT 162-39 B PARCEL A

AKA:
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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1 of 2

9589 0710 5270 1605 9271 57

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.69**

Total Postage and Fees
 \$

Sent To
 Street and Apt. N
 City, State, ZIP+4

TOPPER PROPERTIES LLC
 STEWART, STEPHEN
 NOH #9222
 2601 JOHN P LYONS LN,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: TOPPER PROPERTIES LLC STEWART, STEPHEN NOH #9222 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9271 57	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) Natalia Va C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Date:

01/23/2024

Property Owner:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description:

514229080010

Certified Mail #:**Legal Description:**

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Mean of Correction:

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

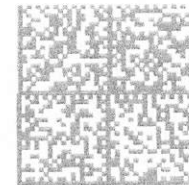
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOV #9222.

2601 John P. Lyons Lane,
Pembroke Park, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
01/29/2024 ZIP 33023
043M30245597

US POSTAGE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number L04000054456
FEI/EIN Number N/A
Date Filed 07/21/2004
State FL
Status ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

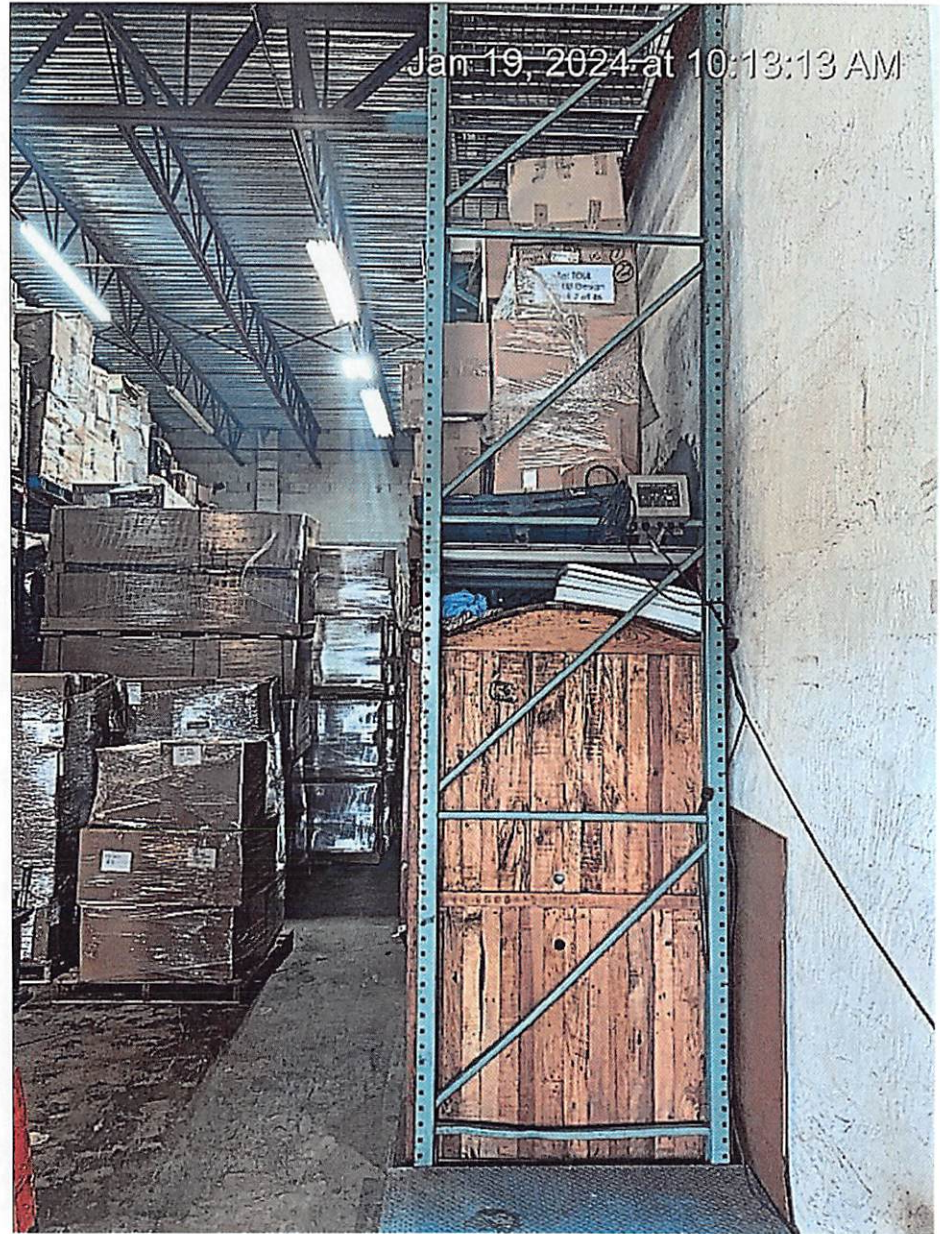
Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2021	02/03/2021







Repeat Case

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7787
Petitioner,)
)
vs.)
)
TOPPER PROPERTIES LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 601 INC PLAT 162-39 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k)(m); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k)(m); 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 25th day of January 2023.

TOWN OF PEMBROKE PARK



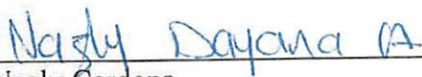
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 8742

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	2601 SW 32 Ave Pembroke Park, FL 33023	2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Folio

514220170040

Legal Description

SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Case Status Closed **Case #** 8742

Notes GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
 1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/17/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
9/6/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/6/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Amended Final Order	Certified Mail Hand
1/23/2026		Affidavit of Compliance	Hand
3/26/2026	4/15/2026	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/23/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/23/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	1/23/2026	\$93,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$93,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$93,700.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE:
INVOICE #
FOR:

April 2, 2026
435

Case No. 8742
SENECA INDUSTRIAL
HOLDINGS LLC
2601 SW 32 AVE
PEMBROKE PARK, FL 33023

Bill To:

SENECA INDUSTRIAL
HOLDINGS LLC
2601 SW 32 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
1	Amended Final Order 10/16/2024 Admin Fee	\$ 100.00	\$ 100.00
374	Day(s) of Per Diem from (01/14/2025 - 01/23/2026)	\$ 250.00	\$ 93,500.00
	Recommend to Abate Per Diem Fine by 95%		\$ 4,675.00
	\$4,675.00 + \$100.00 + \$100.00		\$ 4,875.00
Balance			\$ 93,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Date:

03/26/2026

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Property Description:

514220170040

Certified Mail #:

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of April, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDINGS LLC

CASE NO. 8742

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2601 SW 32 AVE. PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: SENECA INDUSTRIAL HOLDINGS LLC AT
4:50 PM ON THE 31st DAY OF MARCH 2026.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.

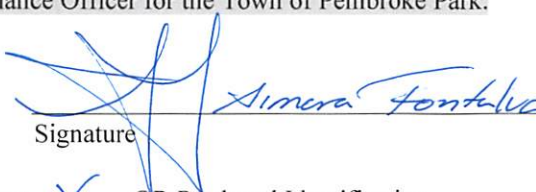
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

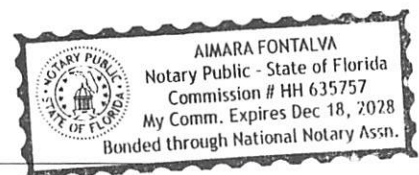

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 1st day of April, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner:
vs
INFINITY AZURE LLC
5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park,
FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8760	03/27/2026
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10, 14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023	

03/31/2026 16:35

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park,
will file on the 15th day of April, 2026 at 9:00 AM in the Pembroke

9589 0710 5270 3205 4405 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.,

City, State, ZIP+4®

SENECA INDUSTRIAL HOLDINGS LLC

HAF NO. 8742

2601 SW 32 AVE

PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 3205 4405 55

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.,

City, State, ZIP+4®

SENECA INDUSTRIAL HOLDINGS LLC

HAF NO. 8742

PO BOX 30428

CHARLOTTE, NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 3205 4405 79

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.,

City, State, ZIP+4®

SENECA INDUSTRIAL HOLDINGS LLC

CORPORATION SERVICE COMPANY

HAF NO. 8742

1201 HAYS STREET

TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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

Property Assessment Values

2026* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Eff./Act. Year Built: 2000/1999

Special Assessments

Page 156 of 298



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Mailing Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

AGARD, WAYNE A
730 THIRD AVENUE
NEW YORK, NY 10017

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: February 23, 2026
INVOICE # 435
FOR:

Case No. 8742
SENECA INDUSTRIAL
HOLDINGS LLC
2601 SW 32 AVE
PEMBROKE PARK, FL 33023

Bill To:
SENECA INDUSTRIAL
HOLDINGS LLC
2601 SW 32 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
1	Amended Final Order 10/16/2024 Admin Fee	\$ 100.00	\$ 100.00
374	Day(s) of Per Diem from (01/14/2025 - 01/23/2026)	\$ 250.00	\$ 93,500.00
	Recommend to Abate Per Diem Fine by 90%		\$ 9,350.00
	\$9,350.00 + \$100.00 + \$100.00		\$ 9,550.00
	Balance		\$ 93,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

8742

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 1/23/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

Address: 2601 SW 32 Ave Pembroke Park, FL 33023

Folio: 514220170040

Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM
NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/23/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/23/2026

Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after-the-fact permit and inspections. Corrected. Permit Number 25380709-0 1/23/2026

2. Installed a wooden structure for a conference room without a permit. The structure is blocking one of the garage doors. Obtain plans for an after-the-fact permit and inspections. Corrected. Permit Number 25380709-0 1/23/2026.

Further, Affiant sayeth naught

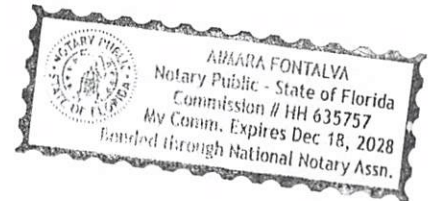
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/23/2026


NOTARY PUBLIC, STATE OF FLORIDA



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8742
Petitioner,)
)
vs.)
)
SENECA INDUSTRIAL HOLDINGS LLC)
%ERNST & YOUNG LLP)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

FOLIO #: 5142 20 17 0040

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th of October 2024.

TOWN OF PEMBROKE PARK



Andre McKeney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of October, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 9.64

Total Postage and

SENECA INDUSTRIAL HOLDINGS LLC

Sent To

%ERNST & YOUNG LLP

Street and Apt. No.

AFO #8742 FO #9982

City, State, ZIP+4

PO BOX 30428

CHARLOTTE NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9053

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Extra Services & Fees (check box, add fee as appropriate)

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Here

Postage

\$ 9.64

Total Postage and

CORPORATION SERVICE COMPANY

Sent To

AFO #8742 FO #9982

Street and Apt. No.

1201 HAYS STREET

City, State, ZIP+4

TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9053

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SENECA INDUSTRIAL HOLDINGS LLC

Sent To

%ERNST & YOUNG LLP

Street and Apt. No.

AFO #8742 FO #9982

City, State, ZIP+4

2601 SW 32 AVE,

PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
AFO #8742 FO #9982
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8703 33

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2150 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HCF #8742 NOV #9982
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 8582 3244 8704 63

2. Article Number (Transfer from service label)

9589 0710 5270 2337 6210 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Dennis Ratliff*

X Dennis Ratliff

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
Restricted Delivery
(J)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HCF #8742 NOV #9982
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8704 70

2. Article Number (Transfer from service label)

9589 0710 5270 2337 6210 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
AFO #8742 FO #9982
PO BOX 30428
CHARLOTTE NC 28230



9590 9402 8582 3244 8703 40

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1950 02

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/24/29

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

CORPORATION SERVICE COMPANY
AFO #8742 FO #9982
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 8582 3244 8703 57

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1949 99

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Mona Lisa Hart

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP**

**2601 SW 32 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Date:

09/17/2024

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Property Description:

514220170040

Certified Mail #:

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 09/9/2024

Phone: 954-456-4300

Email: rena@stanweaver.com

Property Address: 2601 SW 32 Ave, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rena Adan (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8742 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 18, 2024 10/16/24 J.E. 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on April 18, 2024 imposing the fine of \$250.00 per day for violation(s) of the Town's Code of Ordinances: 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Rena Adan

Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)

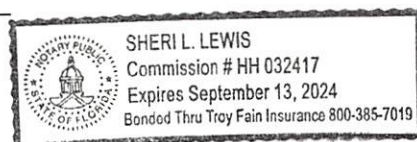
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Rena Adan, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10 day of September, 2024.

[Signature]
Notary

My Commission expires 9-13-2024



9589 0710 5270 1605 9733 07

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No

City, State, ZIP+4®

PS Form 3800, J

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HET #8742
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



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Postage

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Total Postage a

\$

Sent To

Street and Apt. No

City, State, ZIP+4®

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SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HET #8742
PO BOX 30428
CHARLOTTE NC 28230



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HET #8742
PO BOX 30428
CHARLOTTE NC 28230



9590 9402 7288 2028 9907 93

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9732 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/23/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

30)

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1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HET #8742
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 7288 2028 9907 86

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9733 07

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

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C. Date of Delivery

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☐ Yes

☐ No

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☐ Adult Signature Restricted Delivery
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

30)

Domestic Return Receipt

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP

Respondent

CASE NO. 8742

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 2:33 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

DATE: 04/08/2024

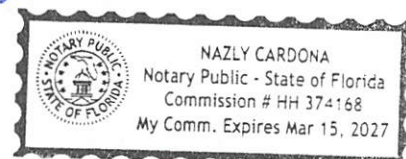
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:
8742

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220170040

Legal Description:
SENECA PLAT 185-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B, S
104.02, E 534.44 TO POB N 631, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:
2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, axonometric plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

04/05/2024 14:33

TF

9589 0710 5270 2337 6210 16

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
\$

Sent To
CORPORATION SERVICE COMPANY
HCF #8742 NOV #9982
1201 HAYS STREET
TALLAHASSEE, FL 32301

Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, J

Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33024

9589 0710 5270 2337 6210 09

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Restricted Delivery	\$

Postage
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%ERNST & YOUNG LLP
HCF #8742 NOV #9982
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023

Street and Apt. No.
City, State, ZIP+4®

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Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33024

9589 0710 5270 2337 6210 23

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
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HOLLYWOOD FL 33024

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Certified Mail Fee	\$
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☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
\$

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%ERNST & YOUNG LLP
HCF #8742 NOV #9982
PO BOX 30428
CHARLOTTE NC 28230

Street and Apt. No.
City, State, ZIP+4®

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Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8742

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

Address: 2601 SW 32 Ave Pembroke Park, FL 33023

Folio: 514220170040

Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM
NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/28/2024

Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections. Not corrected.

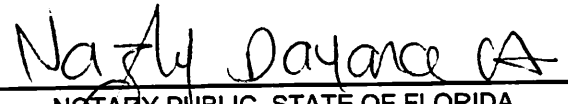
Further, Affiant sayeth naught

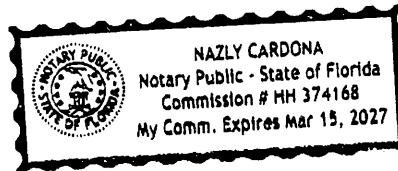
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA



Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	2601 SW 32 Ave Pembroke Park, FL 33023	2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Folio

514220170040

Legal Description

SENECA PLAT 165-9 B POR OF PARS A & B DESC AS: COMM NW COR PAR B, S 104.02, E 534.44 TO POB N 631, E 455.50, S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Case Status	Open	Case #	8742	Date Next Inspection	10/16/2024
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Notes GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
 1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/17/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
9/6/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/6/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$21,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$21,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$21,600.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O
ERNST & YOUNG LLP

CASE NO. 8742

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 10:49 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

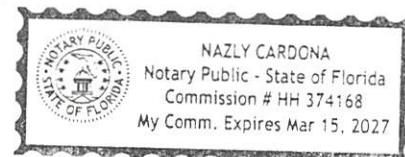

AFFIANT

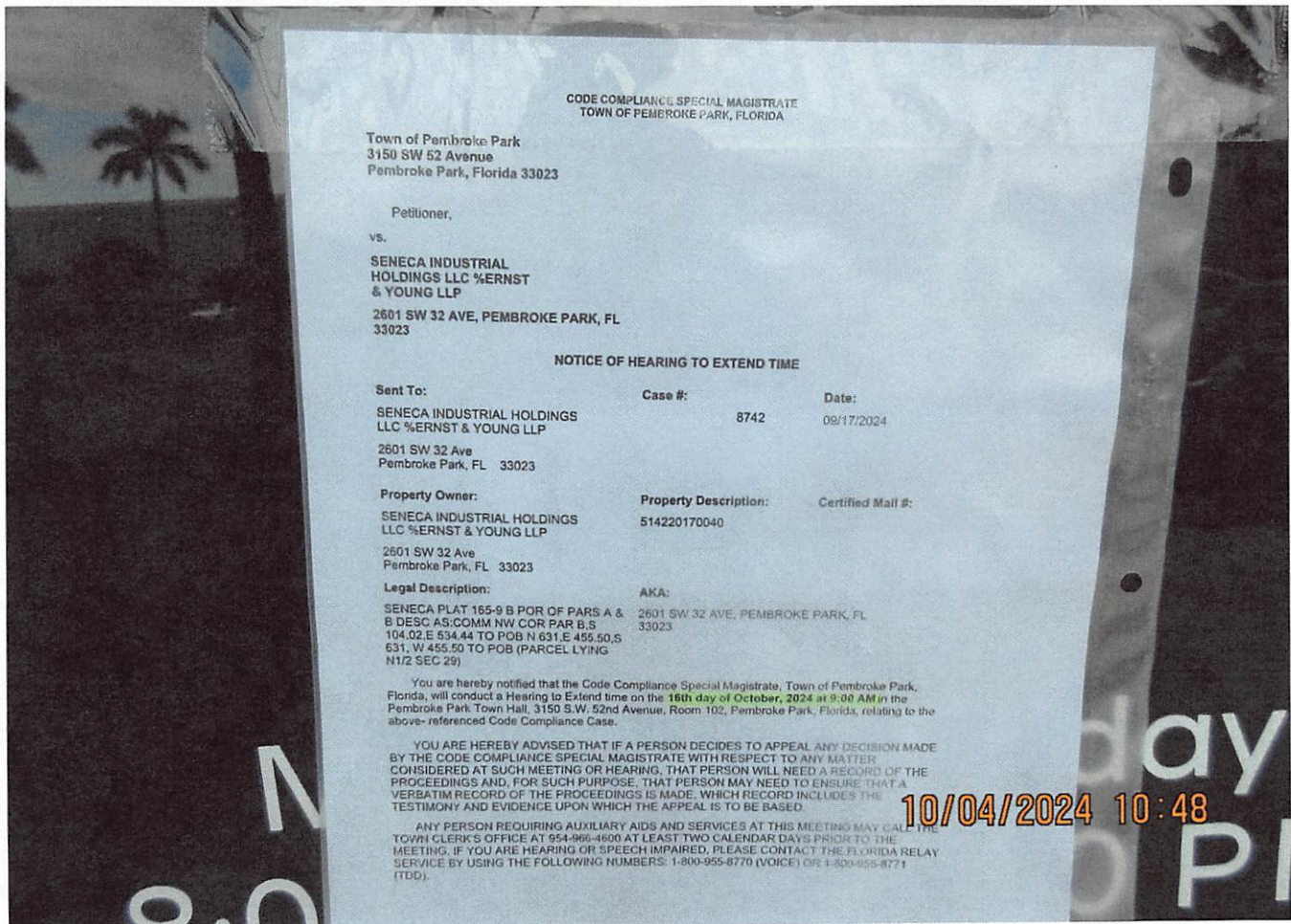
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8742
Petitioner,)
)
vs.)
)
SENECA INDUSTRIAL HOLDINGS LLC)
%ERNST & YOUNG LLP)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

FOLIO #: 5142 20 17 0040

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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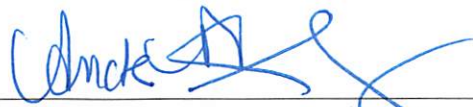
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th of April 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9285 12

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☐ Adult Signature Restricted Delivery \$

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\$ **8.69**

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\$

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City, State, ZIP+4®

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APR 18 2024
HOLLYWOOD FL 33021

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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HOLLYWOOD FL 33021

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742
PO BOX 30428
CHARLOTTE NC 28230

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Total Postage and Fees
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APR 18 2024
HOLLYWOOD FL 33021

CORPORATION SERVICE COMPANY
FO #6658, #8742, #6661, #6619
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8695 35

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9285 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742
PO BOX 30428
CHARLOTTE NC 28230



9590 9402 8582 3244 8695 42

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9285 05

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

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Mail Restricted Delivery
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Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220170040

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



3/28/2024

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 %ERNST & YOUNG LLP
 NOH #8742
 2677 SW 32 AVE,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

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 %ERNST & YOUNG LLP
 NOH #8742
 2601 SW 32 AVE,
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Postage
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Total Postage and
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Sent To
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 City, State, ZIP

Postmark Here
 MAR 28 2024

SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 NOH #8742
 PO BOX 30428
 CHARLOTTE NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

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☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Required \$
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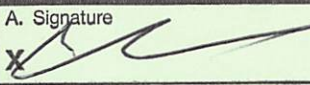
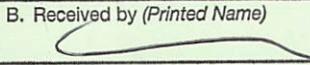
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 Street and Apt. No.,
 City, State, ZIP+4®

Postmark Here
 MAR 28 2024

CORPORATION SERVICE COMPANY
 NOH #8742
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  B. Received by (Printed Name)  C. Date of Delivery 4/9/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP NOH #8742 PO BOX 30428 CHARLOTTE NC 28230	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9279 97	Barcode: 9590 9402 8582 3244 8682 62

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8682 55

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 73

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

PO BOX 30428
CHARLOTTE, NC 28230

Case #:

8742

Date:

07/17/2023

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

PO BOX 30428
CHARLOTTE, NC 28230

Property Description:

514220170040

Certified Mail #:**Legal Description:**

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

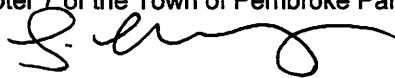
Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 3. Installed channel letter sign without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Compliance Officer



Site Address	2601-2799 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0040
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	Millage	0613
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230	Use	48-09
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)		

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

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$1,724,620	\$11,223,030	\$12,947,650	\$12,213,200	
2022	\$1,724,620	\$9,378,290	\$11,102,910	\$11,102,910	\$234,497.91
2021	\$1,724,620	\$9,028,520	\$10,753,140	\$10,753,140	\$231,241.98

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$12,947,650	\$12,947,650	\$12,947,650	\$12,947,650
Portability	0	0	0	0
Assessed/SOH	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2007	SW*-T	\$100	44911 / 14	\$6.00	287,437	SF
3/8/2000	SW*	\$10,373,300	30326 / 2044			
2/10/1999	WD*	\$1,702,600	29242 / 1919			
				Adj. Bldg. S.F. (Card, Sketch)		109616
				Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
109616								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Mailing Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

AGARD, WAYNE A
730 THIRD AVENUE
NEW YORK, NY 10017

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

PO BOX 30428
CHARLOTTE, NC 28230

Case #:

8742

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CORPORATION SERVICE COMPANY

NOV #8742.

1201 Hays Street,
Tallahassee, FL 32301



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023

043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

SENECA INDUSTRIAL HOLDINGS LLC

% ERNST & YOUNG LLP

NOV #8742.

2799 SW 32 AVE,
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023

043M30245597

US POSTAGE

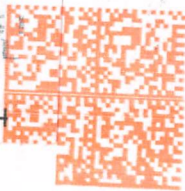
TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

B/C 10/19



9589 0710 5270 1814 2150 14



quadiant
CORRECTION
IMI
\$009.64⁹
10/17/2024 ZIP 33023
043M30245597

NOV 04 2024

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
AOF #8742 FO #9982
2601 SW 32 AVE,
PEMBROKE PARK, FL 3302

NIXIE 331 FE 1 0010/31/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9322020295520029

33023-7701
33023>5413

BC: 33023541350 *1687-083
Page 193 of 298



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MCANE FL 330

28 MAR 2024 PM 6 L

9589 0710 5270 1605 9279 66



quadrant

CORRECTION

IMI

\$008.69⁰

03/28/2024 ZIP 33023
043M30245597

US POSTAGE

NSN

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
PEMBROKE PARK, FL 33023

1: 93270206540123

33023-77017
33023-5413

NIXIE

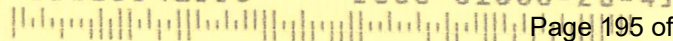
331 DE 1

0004/12/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 33023541350

*2606-01006-28-45



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8682 48

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

21 JUL 2023 PM 6 L

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

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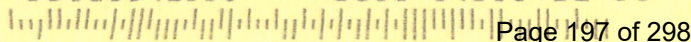
331 DE 1

0007/30/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

.. 9326010903323480 33023-770101 ANK
33023>5413

BC: 33023541350 *2606-04555-21-36











BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
 115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000
VALID OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023

DBA:
Business Name: GDR ACQUISITIONS LLC DBA CORP AIR **Receipt #:** 270-327474
Business Type: MANUFACTURING (HVAC MFG REP)

Owner Name: G DERRICK ROBERTS
Business Location: 2601 SW 32 AVE
 PEMBROKE PARK
Business Phone: 954-456-4300

Business Opened: 07/15/2022
State/Country/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		24		

Number of Machines:		For Vending Business Only				Total Paid
Tax Amount	Transfer Fee	NSF Fee	Penalty	Vending Type:	Collection Cost	
135.00	0.00	0.00	0.00	Prior Years	0.00	135.00
					0.00	

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

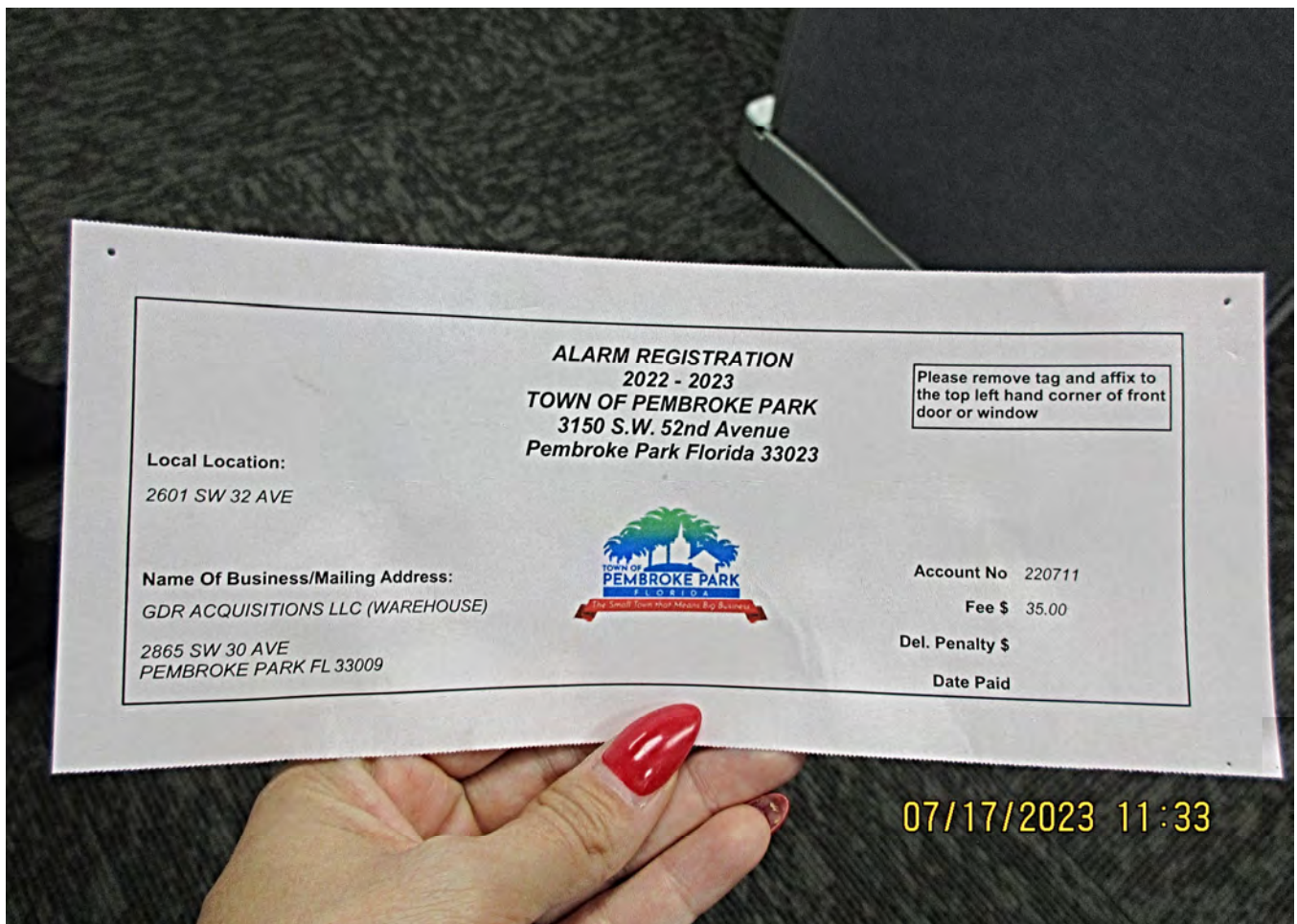
THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Mailing Address:
 G DERRICK ROBERTS
 2865 SW 30 AVE
 PEMBROKE PARK, FL 33009

Receipt # 03A-21-00003519
Paid 07/15/2022 135.00

2022 - 2023

07/17/2023 11:32





Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 8760

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023

Folio

514230180040

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE
ABUTTING PROP

Case Status Closed **Case #** 8760

Notes

1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department.
 3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department.
 4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department.
 5. Bathroom tile wall is damaged. Repair and obtain any necessary permits from the building department.
 6. New toilet installed, obtain any necessary permits from the building department.
 7. Underground pipe exposed. Repair and obtain any necessary permits from the building department.
 8. Safety hazard. Erosion on premise causing wooden step to deteriorate and collapse. Fill in with soil to elevate and make sure that barb wires on steps are not exposed. Any irrigation pipes in an abandon state, requires remove with a demolition permit. Repair and obtain any necessary permits from the building department.
 9. Safety hazard. Side walk elevated. Repair and obtain any necessary permits from the building department.
 10. Bare spots on grass areas, remove shrubs and put new sod to cover bare spots.
 11. Utility box not covered properly. Repair.
 12. A/C slabs are filled with moss, dirt and debris. Clean a/c condense unit area.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2023		Notice of Violation	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/27/2023		Affidavit of Non-Compliance	Certified Mail
10/19/2023	10/18/2023	Final Order	Certified Mail
2/18/2026		Affidavit of Compliance	
3/27/2026	4/15/2026	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Completed
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/18/2026

Fines

Fine Type	Section	Fine Type	Date Completed	Total Fine
Individual Violation		Individual Violation	2/18/2026	\$198,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$198,600.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$198,600.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 15, 2026
INVOICE NO.: 435
FOR:

Case No. 8760
INFINITY AZURE
5216 SW 32 ST
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE
5216 SW 32 ST
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b)(h)(k)(l), 5-105, 12-76(b), 5-104 and 5-17.		
1	Final Order 10/18/2023 Admin Fee	\$ 100.00	\$ 100.00
794	Day(s) of Per Diem from (12/17/2023 - 02/18/2026)	\$ 250.00	\$ 198,500.00
	Recommend to Abate Per Diem Fine by 90%		\$ 19,850.00
	\$19,850.00 + \$100.00		\$ 19,950.00
	Balance		\$ 198,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

**5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park,
FL 33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8760	03/27/2026
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of April, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC

CASE NO. 8760

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5216 SW 32 ST, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 4:35 PM ON THE 31st DAY OF MARCH 2026.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

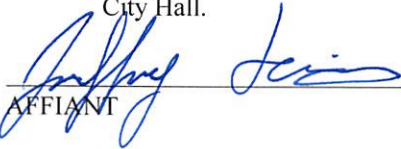
T Y P E O F S E R V I C E

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

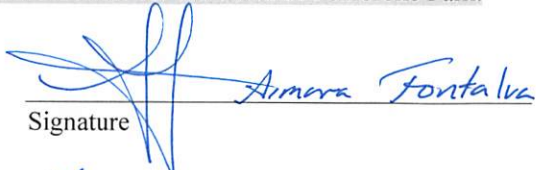
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

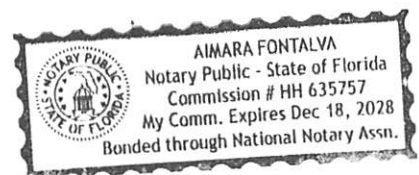

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs
INFINITY AZURE LLC
5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park,
FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8760	03/27/2026
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023	

03/31/2026 16:35

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park,
will hear the case on the 15th day of April, 2026 at 9:00 AM in the Pembroke



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8760

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park, FL
33023

Respondent(s)

On 2/18/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154

Folio: 514230180040

Site Address: 5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST,
Pembroke Park, FL 33023

Legal Description: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E
28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/18/2026

Notes/Mean of Correction:

1. Installed water heater without a permit. Obtain plans for an after-the-fact permit and complete all inspections. corrected. Permit # 26391106-0
2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department. corrected. minor repair, no permit required.
3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department. Corrected. Minor repair, no permit required.
4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department. Corrected. Verified with Mechanical Chief, no permit required for repair.
5. Bathroom tile wall is damaged. Repair and obtain any necessary permits from the building department. Corrected. Vinyl tile layover.
6. New toilet installed, obtain any necessary permits from the building department. Corrected.
7. Underground pipe exposed. Repair and obtain any necessary permits from the building department. corrected. Pipes buried and new mulch over the area
8. Safety hazard. Erosion on premise causing the wooden step to deteriorate and collapse. Fill in with soil to elevate and make sure that barb wires on the steps are not exposed. Any irrigation pipes in an abandoned state, requires remove with a demolition permit. Repair and obtain any necessary permits from the building department. Corrected. New soil and mulch.
9. Safety hazard. Sidewalk elevated. Repair and obtain any necessary permits from the building department. corrected. New Mulch around the premises to avoid an uneven walkway. New project of tree root removal.
10. Bare spots on grass areas, remove shrubs and put sod to cover bare spots. Corrected. New soil/mulch.
11. Utility box not covered properly. Repair. Corrected, repaired by Comcast.

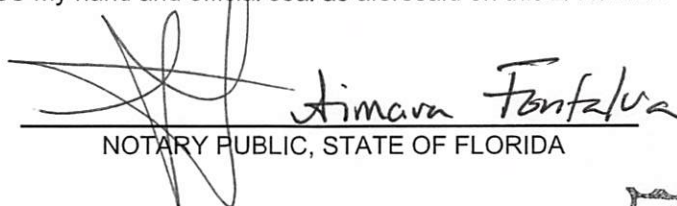
Further, Affiant sayeth naught

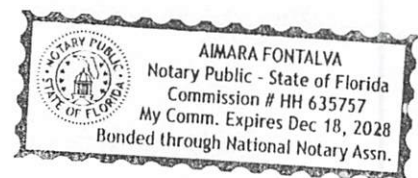
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/18/2026


NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8760
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5216 SW 32 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b)(h)(k)(l); 5-105; 5-104; 5-17 and 12-76(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b)(h)(k)(l); 5-105; 5-104; 5-17 and 12-76(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.** 88

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of October 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

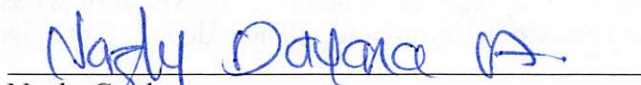
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAW OFFICES OF ISAAC BENMERGUI, P.A.
 FO #5160
 10800 BISCAYNE BLVD, SUITE 650
 NORTH MIAMI, FL 33161



9590 9402 7581 2098 7769 01

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3571

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery
 (0)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023

Folio

514230180040

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE
ABUTTING PROP

Case Status	Open	Case #	8760	Date Next Inspection	9/27/2023
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Notes	1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections. 2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department. 3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department. 4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department. 5. Bathroom tile wall is damaged. Repair and obtain any necessary permits from the building department. 6. New toilet installed, obtain any necessary permits from the building department. 7. Underground pipe exposed. Repair and obtain any necessary permits from the building department. 8. Safety hazard. Erosion on premise causing wooden step to deteriorate and collapse. Fill in with soil to elevate and make sure that barb wires on steps are not exposed. Any irrigation pipes in an abandon state, requires remove with a demolition permit. Repair and obtain any necessary permits from the building department. 9. Safety hazard. Side walk elevated. Repair and obtain any necessary permits from the building department. 10. Bare spots on grass areas, remove shrubs and put new sod to cover bare spots. 11. Utility box not covered properly. Repair. 12. A/C slabs are filled with moss, dirt and debris. Clean a/c condense unit area. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
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Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2023		Notice of Violation	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/27/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/27/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 9/27/2023

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

INFINITY AZURE LLC

Respondent

CASE NO. 8760

A F F I D A V I T O F S E R V I C E

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO FORMAL HEARING

ADDRESS: 5216 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:59 A.M. ON THE 05 DAY OF OCTOBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

[Signature] 10/10/23
AFFIANT

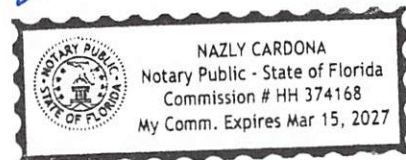
STATE OF FLORIDA
COUNTY OF BROWARD

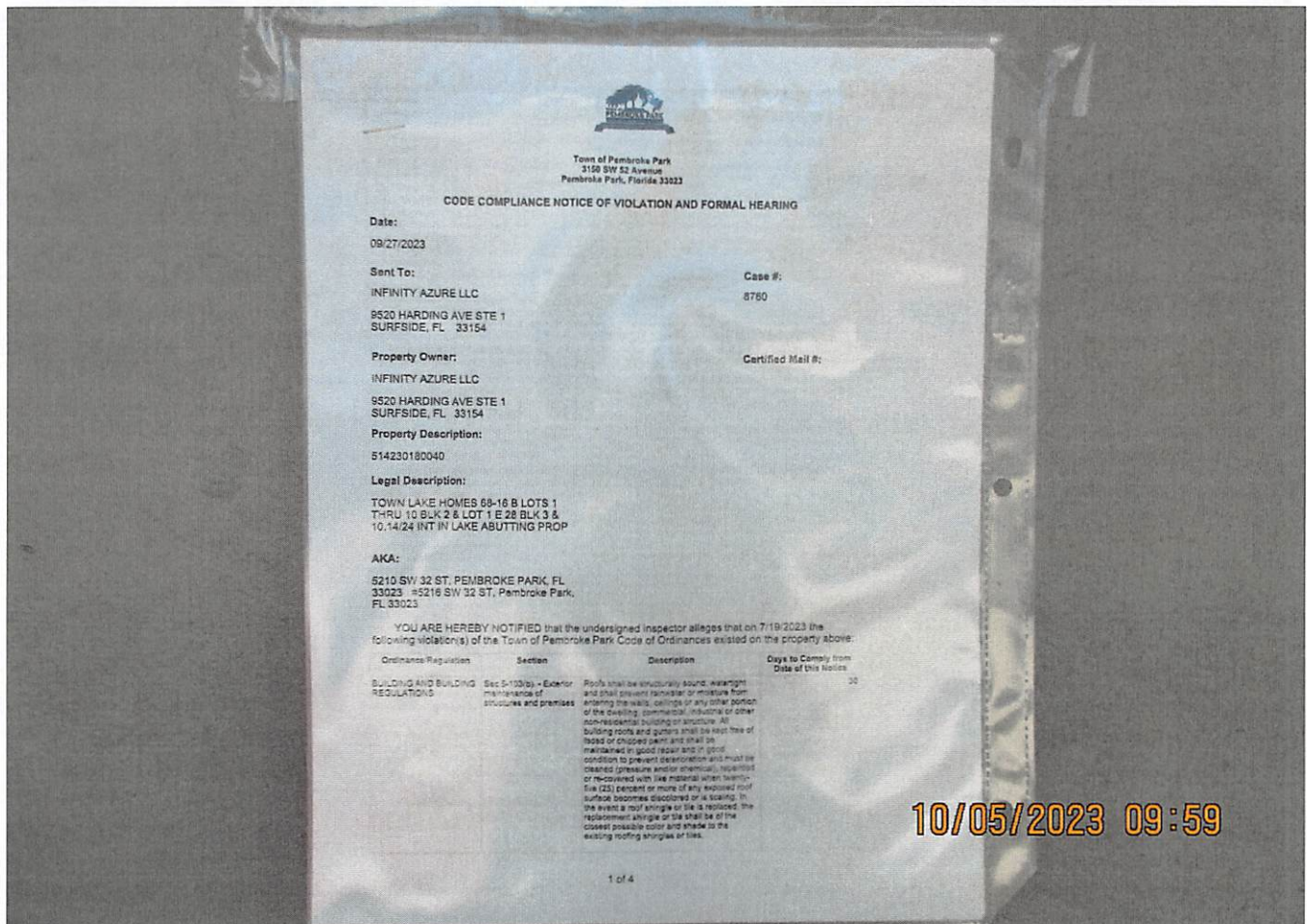
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of Oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8760

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park,
FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department.
 3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department.
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 11. Utility box not covered properly. Repair.
 12. A/C slabs are filled with moss, dirt and debris. Clean a/c condense unit area.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

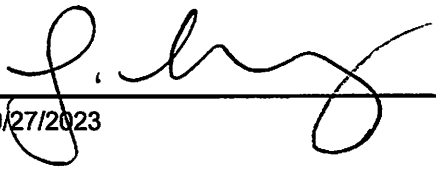
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



9/27/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8760

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park, FL
33023

Respondent(s)

On 9/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230180040
Site Address:	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023
Legal Description:	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 9/27/2023
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HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 9/27/2023

Notes/Mean of Correction:

1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department. Not corrected.
3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department. Not corrected. Re-inspection required.
4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department. Not corrected. Re-inspection required.
5. Bathroom tile wall is damaged. Repair and obtain any necessary permits from the building department. Not corrected. Re-inspection required.
6. New toilet installed, obtain any necessary permits from the building department. Not corrected.
7. Underground pipe exposed. Repair and obtain any necessary permits from the building department. Not corrected. Re-inspection required.
8. Safety hazard. Erosion on premise causing wooden step to deteriorate and collapse. Fill in with soil to elevate and make sure that barb wires on steps are not exposed. Any irrigation pipes in an abandon state, requires remove with a demolition permit. Repair and obtain any necessary permits from the building department. Not corrected. Re-inspection required.
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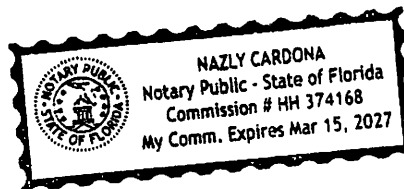
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/27/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8760

Date: 07/19/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230180040

Certified Mail #:

Legal Description: TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10.14/24 INT IN LAKE ABUTTING PROP

AKA: 5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park,
FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty- five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
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Notes/Mean of Correction:

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- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Compliance Officer



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022
2023	03/17/2023



Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

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

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$71,340	\$2,581,640	\$2,652,980	\$2,652,980	
2022	\$71,340	\$2,345,230	\$2,416,570	\$2,416,570	\$51,038.91
2021	\$54,190	\$1,037,060	\$1,091,250	\$1,079,020	\$23,282.93

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980
Portability	0	0	0	0
Assessed/SOH	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	\$31,750,000	117307491
1/30/2018	QC*-T	\$100	114868624
2/1/1974	WD*	\$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$2.00	35,672	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
20								

TOWN OF PEMBROKE PARK

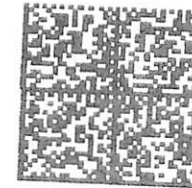
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

INFINITY AWE LLC

NOV # 8760

5216 SW 32 ST,

PEMBROKE PARK, FL 33023.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

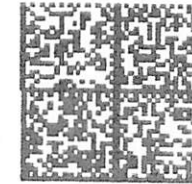
07/20/2023 ZIP 33023

043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/20/2023 ZIP 33023
043M30245597

US POSTAGE

Goldfarb, Ighal

Nov

Sent To:

Case #:

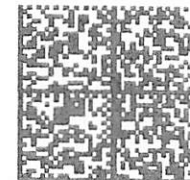
INFINITY AZURE LLC

8760

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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\$000.60⁹
07/20/2023 ZIP 33023
043M30245597

US POSTAGE

INFINITY AZURE LLC

NOV # 8760

5210 SW 32 ST,
PEMBROKE PARK, FL 33023

7022 2410 0001 1497 2260

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 8.53

Total Postage and Fees

\$

Sent To

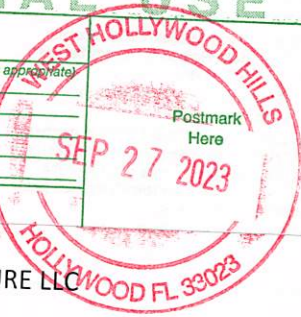
Street and Apt. No.

City, State, ZIP+4®

INFINITY AZURE LLC
NOH #8760
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7022 2410 0001 1497 2246

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 8.53

Total Postage and Fees

\$

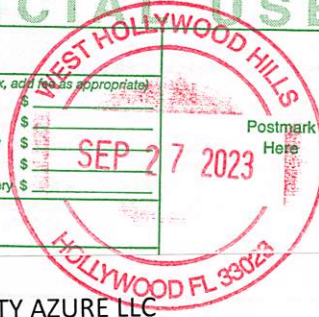
Sent To

Street and Apt. No.

City, State, ZIP+4®

INFINITY AZURE LLC
NOH #8760
5210 SW 32 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, A



7022 2410 0001 1497 2253

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 8.77

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

INFINITY AZURE LLC
NOH #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
NOH #8760
9520 HARDING AVE STE 1
SURFSIDE FL 33154



9590 9402 7581 2098 7707 49

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2260

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

INFINITY AZURE LLC

NOV # 8760

5216 SW 32 ST,

PEMBROKE PARK, FL 33023.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

7022 2410 0001 1497 3540

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

INFINITY AZURE LLC

FO #8760

9520 HARDING AVE STE 1

SURFSIDE FL 33154

7022 2410 0001 1497 3571

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

LAW OFFICES OF ISAAC BENMERGUI, P.A.

FO #8760

10800 BISCAYNE BLVD, SUITE 650

NORTH MIAMI, FL 33161

7022 2410 0001 1497 3557

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

INFINITY AZURE LLC

FO #8760

5210 SW 32 ST,

PEMBROKE PARK, FL 33023

7022 2410 0001 1497 3564

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

INFINITY AZURE LLC

FO #8760

5216 SW 32 ST,

PEMBROKE PARK, FL 33023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
 FO #8760
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154



9590 9402 7581 2098 7769 25

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3540

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

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Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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07/20/2023 ZIP 33023
043M30245597

US POSTAGE

Goldfarb, Ighal

NOV

Sent To:

Case #:

INFINITY AZURE LLC

8760

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiënt
FIRST-CLASS MAIL
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\$000.60⁹
07/20/2023 ZIP 33023
043M30245597

US POSTAGE

INFINITY AZURE LLC

NOV # 8760

5210 SW 32 ST,
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



7022 2410 0001 1497 3564



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CORRECTION
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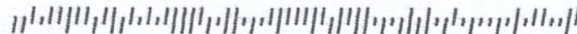
10/19/2023 ZIP 33023
043M30245597

US POSTAGE

RECEIVED OCT 23 2023

INFINITY AZURE LLC
FO #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023

33023-535116



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
FO #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7768 95

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3564

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

19 OCT 2023

7022 2410 0001 1497 3557



gradient

CORRECTION

IMI

\$008.53⁰

10/19/2023 ZIP 33023
043M30245597

US POSTAGE

INFINITY AZURE LLC
FO #8760
5210 SW 32 ST,
PEMBROKE PARK, FL 33023

RECEIVED OCT 23 2023

33023-535110



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
FO #8760
5210 SW 32 ST,
PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7769 32

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3557

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Registered Mail Restricted Delivery | |
| ☐ Return Receipt (Hard Copy) | |

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



7022 2410 0001 1497 2253

INFINITY AZURE LLC
NOH #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023

MIAMI FL 330

SEP 27 2023 PM 4:11

PM 4:11

CORRECTION

\$008.77⁰

09/27/2023 ZIP 33023
043M30245597

US POSTAGE

33023-5351 16



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
NOH #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7707 32

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2253

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



27 SEP 2013

7022 2410 0001 1497 2246



CORRECTION

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\$008.53⁰

09/27/2023 ZIP 33023

043M30245597

US POSTAGE

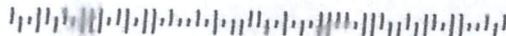
INFINITY AZURE LLC

NOH #8760

5210 SW 32 ST,

PEMBROKE PARK, FL 33023

33023-535110



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
NOH #8760
5210 SW 32 ST,
PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7707 56

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2246

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



NEAND FL 330

27 MAR 2026 PM 11

9589 0710 5270 3205 4405 24



quadiant

CORRECTION
IMI

\$010.44⁰

03/27/2026 ZIP 33023
043M30245597

US POSTAGE

Amh

INFINITY AZURE LLC
OA NO. 8760
5216 SW 32 ST
PEMBROKE PARK, FL 33023

APR 06 2026

NIXIE 326 DE 1 0004/03/26

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023341950 *2006-02095-27-46

NSW
33023-535116

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
INFINITY AZURE LLC
OA NO. 8760
5216 32 ST
PEMBROKE PARK, FL 33023



9590 9402 9175 4225 2443 42

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4405 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery





















Agenda Item Report

Subject:	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
Meeting Date:	Code Compliance Special Magistrate Hearing - April 15, 2026
Prepared For:	Code Enforcement Special Magistrate
Staff Contact:	Aimara Fontalva, Code Compliance Officer, Jeffrey Louis, Chief Code Compliance Officer
Dept/Group:	Code Compliance
Recommendation for Counsel to Consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Attachments:

1. Case Overview Case No. 10669

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA
91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status Closed **Case #** 10669

Notes

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/18/2025		Notice of Violation	Regular Mail
4/1/2025		Affidavit of Non-Compliance	Regular Mail
4/1/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	4/16/2025	Final Order	Certified Mail
12/23/2025		Affidavit of Compliance	
3/26/2026	4/15/2026	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	12/23/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	12/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	12/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	12/23/2025
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	4/1/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/23/2025	\$55,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$55,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$55,350.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 2, 2026
INVOICE # 435
FOR:

Case No. 10669
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN
PEMBROKE PARK, FL 33023

Bill To:

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town of Pembroke Park Ordinances Sections 21-20(c)(3b), 15-175, 15-177, and 15-28.		
1	Final Order 04/16/2025 Admin Fee	\$ 100.00	\$ 100.00
374	Day(s) of Per Diem from (01/14/2025 - 01/23/2026)	\$ 250.00	\$ 93,500.00
	Recommend to Abate Per Diem Fine by 85%		\$ 14,025.00
	\$14,025.00 + \$100.00		\$ 14,125.00
	Balance		\$ 93,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL
LLC

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY CLUB
LN

NOTICE OF HEARING TO ABATE FINE

Sent To:

HALLANDALE RETAIL LLC

Case #:

10669

Date:

03/26/2026

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Property Owner:

HALLANDALE RETAIL LLC

Property Description:

514229000312

Certified Mail #:

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of April, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON 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 CLERK'S 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HALLANDALE RETAIL LLC

CASE NO. 10669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

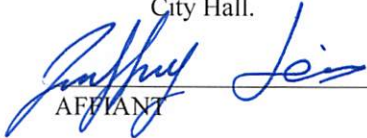
ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: HALLANDALE RETAIL LLC AT 5:09 PM ON THE 31st DAY OF MARCH 2026.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

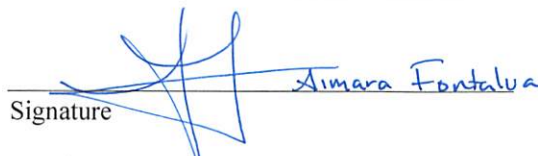
TYPE OF SERVICE

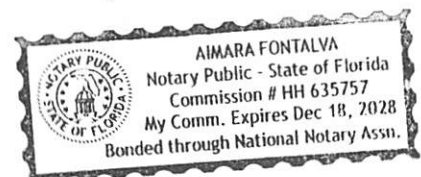
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known X OR Produced Identification _____
Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL
LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY CLUB
LN

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
HALLANDALE RETAIL LLC	10669	03/26/2026
2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
HALLANDALE RETAIL LLC	514229000312	
2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of April, 2026 at 9:00 AM in the Town of Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

03/31/2026 17:09



9589 0710 5270 3205 4406 09

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
 \$ 10.44

Sent To
 HALLANDALE RETAIL LLC
 CORPORATION SERVICE COMPANY
 HAF NO. 10669

Street and Apt. No.,
 1201 HAYS STREET

City, State, ZIP+4®
 TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 MAR 27 2026
 USPS
 BR MIAMI

9589 0710 5270 3205 4405 86

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
 \$ 10.44

Sent To
 HALLANDALE RETAIL LLC
 HAF NO. 10669

Street and Apt. No.,
 2940 COUNTRY CLUB LN

City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
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 USPS
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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
 \$ 10.44

Sent To
 HALLANDALE RETAIL LLC
 HAF NO. 10669

Street and Apt. No.,
 8800 N BRONX AVE 2ND FLOOR

City, State, ZIP+4®
 SKOKIE, IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
10669

Petitioner,

vs.

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY CLUB
LN

Respondent(s)

On 12/23/2025 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	HALLANDALE RETAIL LLC
Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009
Folio:	514229000312
Site Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN
Legal Description:	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	12/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	12/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	12/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	12/23/2025
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	4/1/2025

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

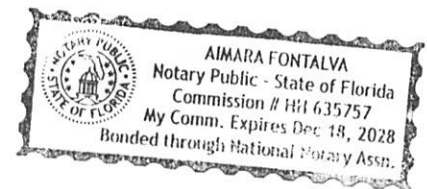


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/23/2025



NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 10669
Petitioner,)
)
vs.)
)
HALLANDALE RETAIL LLC,)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 16th, 2025, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC

FOLIO NO.: 514229000312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-175, 15-177, 15-22, 15-28, and 21-20(c)(3b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-175, 15-177, 15-22, 15-28, and 21-20(c)(3b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of April 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of April 2025.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

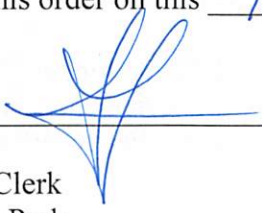
Any person aggrieved by an order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 16th day of April, 2025.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9744 27

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☐ Adult Signature Restricted Delivery \$

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HALLANDALE RETAIL LLC
FO NO. 10669, 10675
8800 NORTH BRONX AVE
2ND FL
SKOKIE, IL 60077

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☐ Adult Signature Restricted Delivery \$

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HALLANDALE RETAIL LLC
CORPORATION SERVICE COMPANY
FO NO. 10669, 10675
1201 HAYS STREET
TALLAHASSEE, FL 32301

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

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Total Postage and
\$ 9.64
Sent To

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City, State, ZIP+4[®]
HALLANDALE RETAIL LLC
FO NO. 10669
2940 COUNTRY CLUB LN
PEMBROKE PARK, FL 33009

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HALLANDALE RETAIL LLC
PO NO. 10669, 10675
8800 NORTH BRONX AVE
2ND FL
SKOKIE, IL 60077



9590 9402 9016 4122 6603 35

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9744 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAY 07 2025

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HALLANDALE RETAIL LLC
CORPORATION SERVICE COMPANY
PO NO. 10669, 10675
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 9016 4122 6603 04

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9743 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Dennis Ratt. II

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAY 05 2025

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA
91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status	Open	Case #	10669	Date Next Inspection	4/1/2025
--------------------	------	---------------	-------	-----------------------------	----------

Notes

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/18/2025		Notice of Violation	Regular Mail
4/1/2025		Affidavit of Non-Compliance	Regular Mail
4/1/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/1/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS

Sec. 15-22. - Application.

(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...

Not in Compliance -
Reinspection Date:
4/1/2025

LICENSES AND BUSINESS REGULATIONS

Sec. 15-28. - Display.

Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)

Not in Compliance -
Reinspection Date:
4/1/2025

SIGNS AND ADVERTISING

Sec 21-20(c)(3b).
Permanent Signs.

(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.

4/1/2025

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$ 9.64

Sent To

Hallandale Retail LLC

NOH

Street and Apt. No., or PO Box No.

8800 N Bronx Ave 2nd Floor 10669

City, State, ZIP+4®

Skokie, IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

\$ 9.64

Sent To

Hallandale Retail LLC

NOH 10669

Street and Apt. No., or PO Box No.

2940 Country Club Ln

City, State, ZIP+4®

Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$ 9.64

Sent To

Hallandale Retail LLC Corporation Service Company

Street and Apt. No., or PO Box No.

1201 Hays Street

City, State, ZIP+4®

Tallahassee, FL 32301 10669

PS Form 3800, April 2015 PSN 7530-02-000-9047

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Not 10669

Hallandale Retail LLC
8800 N Bronx Ave
2nd Floor

Skekie, IL 60077



9590 9402 9016 4122 6621 24

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9642

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 08 2025

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted DeliveryMail Restricted Delivery
(0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Hallandale Retail LLC Not 10669
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301



9590 9402 9016 4122 6621 31

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9659

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 17 2025

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted DeliveryMail
Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

Respondent

Apr 4, 2025 at 12:48:00 PM



Apr 4, 2025 at 12:48:07 PM

Town of Pembroke Park
3190 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/01/2025

Sent To:

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Property Owner:

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/01/2025

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Property Owner:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



4/1/2025



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
10669

Petitioner,

vs.

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY CLUB
LN

Respondent(s)

On 4/1/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HALLANDALE RETAIL LLC
Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009
Folio:	514229000312
Site Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN
Legal Description:	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/1/2025
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	4/1/2025

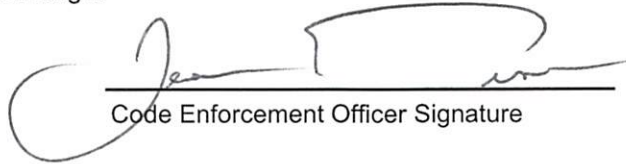
Notes/Mean of Correction:

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Must cease all operations until Business Owner obtains Business Tax Receipt License. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.
4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/1/2025


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Date:

02/18/2025

Property Owner:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Property Description:

514229000312

Certified Mail #:**Legal Description:**

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14) (c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	30

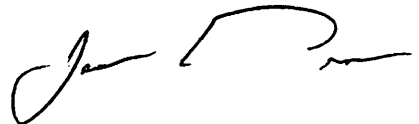
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3. Display Business License within unit.
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Jean Gustin







MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

* 2025 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2025*	\$417,680	\$2,972,920	\$3,390,600	\$3,114,290		
2024	\$417,680	\$2,972,920	\$3,390,600	\$2,831,180	\$64,289.98	
2023	\$417,680	\$2,156,120	\$2,573,800	\$2,573,800	\$55,561.14	
2025* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$3,390,600	\$3,390,600	\$3,390,600	\$3,390,600		
Portability	0	0	0	0		
Assessed/SOH	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2018	SW*-E	\$2,200,000	114933541	\$7.00	59,669	SF
6/30/1998	WD	\$590,000	28546 / 691			
4/6/1998	QCD	\$100	28546 / 690			
6/1/1994	TD*	\$100	22424 / 572			
3/1/1990	WD	\$830,000				
				Adj. Bldg. S.F. (Card, Sketch)		18139
				Eff./Act. Year Built: 1997/1977		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18139								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number M18000001029
FEI/EIN Number 82-4141082
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Mailing Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Title SIGNATORY

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS
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\$000.97
02/18/2025 ZIP
043M30245597

NOV

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Hallandale Retail LLC

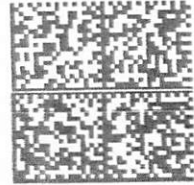
8800 N Bronx Ave

2nd Floor

Skokie, IL 60077

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS
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02/18/2025 ZIP
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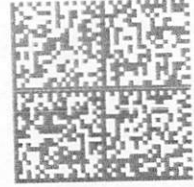
Hallandale Retail LLC
Corporation Service Company

1201 Hays Street

Tallahassee, FL 32301

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

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02/18/2025 2
043M302455!

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Property Owner:

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



7021 0350 0001 0297 9635



quadiant

CORRECTION
IMI

\$009.64⁹

04/01/2025 ZIP 33023
043M30245597

US POSTAGE

NOH
10669

APR 28 2025

Hallandale Retail LLC
2940 Country Club Ln
Pembroke Park, FL 33009

NIXIE

331 DE 1

0004/24/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9400921787113240

33009-510440

33023>5413

BC: 33023541350

*2506-05393-01-47

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hallandale Retail LLC
2940 Lantry Club Ln
Pembroke Park, FL 33009
Nott 10669



9590 9402 9016 4122 6621 17

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9635

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

18 FEB 2025 PM 5



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

02/18/2025 ZIP 33023
043M30245597

US POSTAGE

F

Nov

FEB 26 2025

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

IA

33009-5104423

NIXIE

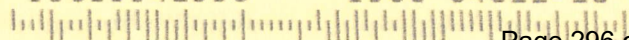
331 DE 1

0002/23/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-04611-18-47



TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

MAY 02 2025

CERTIFIED MAIL®

MIAMI FL 330



16 APR 2025 PM 5 L

9589 0710 5270 1605 9744 10



quadiant

CORRECTION
IMI

\$009.64⁰

04/16/2025 ZIP 33023
043M30245597

US POSTAGE

HALLANDALE RETAIL LLC
FO NO. 10669
2940 COUNTRY CLUB LN
PEMBROKE PARK, FL 33009

6th day of April

NIXIE

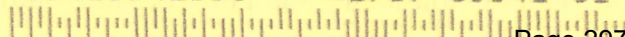
331 FE 1

0005/01/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*1787-05541-01-21



33009-510440

33023>5413

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HALLANDALE RETAIL LLC
FO NO. 10669
2940 COUNTRY CLUB LN
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6603 11

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9744 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
Mail Restricted Delivery
(0)